



CELEBRATING
55 YEARS

nerej

UMass Chan Medical School's \$350 million education & research building earns LEED Gold

May 23, 2025 - Front Section



Worcester, MA The new education and research building at UMass Chan Medical School—a 350,000 s/f facility—is now the most energy-efficient building on the medical school's campus. Officially named the Paul J. DiMare Center, the \$350 million building marks a significant milestone in the university's push toward long-term decarbonization and sustainable campus development. It is also officially among the most energy-efficient biomedical research facilities in the country.

As construction manager, Shawmut Design and Construction led the delivery of this fast-track, high-performance project in partnership with architect ARC/Architectural Resources Cambridge, in collaboration with ZGF Architects, and TERVA/Trident as the owner's project manager. The LEED Gold-certified facility features a suite of sustainability-driven design and construction strategies that support its core mission of advancing education, research, and clinical care in the life sciences.

Key sustainability and energy-efficiency measures include:

- A hybrid geothermal system—UMass Chan's first—featuring 75 boreholes drilled 500 feet deep, supplying 88% of the building's heating and 50% of its cooling

- 55% reduction in greenhouse gas emissions, eliminating an estimated 2,400 tons of CO₂ annually

- 80% energy recovery via advanced air-handling wheels

- Triple-pane, sawtooth glass façade that exceeds Massachusetts thermal performance codes by 22%

100% outside air ventilation to enhance indoor air quality and occupant wellness

Designed for flexibility, collaboration, and occupant well-being, the Paul J. DiMare Center features active learning classrooms, wet and dry labs, a three-season outdoor terrace, indoor communal “living rooms,” and wellness rooms that support students, faculty, and staff.

The new building supports UMass Chan’s mission to improve health and well-being across the globe—providing a future-ready space for collaboration, innovation, and discovery.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540