



CELEBRATING
55 YEARS

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Commodore Builders' 10 Post Office Sq. project named LEED-Platinum

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Commodore Builders' 15 Days Project teamed up Commodore builders, Leggat McCall Properties and Audrey O'Hagan Architects, LLC last September to create a build-out of Leggat McCall's 10,000 s/f office space at 10 Post Office Sq. The project typically would have taken 10 to 12 weeks but instead was built in just 15 days, from September 8-26, 2008.

The project became one of the first commercial interior works in the city to be certified LEED-Platinum by the U.S. Green Building Council (USBGC), the highest designations bestowed by the organization, held exclusively for the nation's most environmentally sustainable construction projects. It is one of only 30 LEED-Platinum commercial interior projects in the U.S.

Other special recognition for the project included Boston Society of Architects Design Award; cited for low waste flexibility in a modern office space and International Facility Management Association (IFMA) Best Practice Award, Small Project Category.

The project's goals included:

Squeezing out inefficiencies of procurement and implementation process.

Embracing new technologies, green development techniques and aggressive benchmarks.

Building in flexibility for future reconfigurations, expected to cost 50 percent less than traditional construction, take 25 percent of the time and reuse 100 percent of the materials while being built to within 10 percent of the cost of a traditional project.

Utilizing local and environmentally concerned sub-contractors in hopes of inspiring other companies to create sustainable, environmentally friendly spaces through pre-planning to cut costs and reduce inefficient practices.

Building to within 10 percent of the cost of traditional construction; increases in cost due to the use of a sustainable palette of materials were offset by numerous tax advantages granted to the project.

For further information on the project visit <http://www.15days.tv/15days.html>.

The Team

The Client: Leggat McCall Properties

Construction Manager: Commodore Builders

Project Manager: Dave Cooper

Architect: Audrey O'Hagan Architects, LLC.

Landlord: Broadwar Real Estate Services

Base Building Contractor: Suffolk Construction

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