

## Facts & Figures

**Owner:** Boston Scientific Corporation, Natick, MA  
**Type of Project:** New office and research and development laboratory space in three existing buildings

**Project Manager:** CB Richard Ellis, Boston, MA

**Architect:** BKA Architects, Inc., Brockton, MA

**Construction Manager:** Payton Construction, Boston, MA

**Size:** 100,000 square feet (Building 50); 200,000 square feet (Building 100); 200,000 square feet (Building 200)

**Construction Time:** April 2004 - July 2006

**The Need:** Open and collaborative office and research and development laboratory space

**The Challenge:** Dealing with project changes and staying on a tight budget

## Supportive Team Members

**Automation Solutions, Inc.**  
Toilet Partitions & Accessories

**Brand Scaffold Rental & Erection, Inc.**  
Scaffolding & Equipment Rental

**The Cheviot Corporation**  
Acoustical/Glass & Glazing

**DM Berg Consultants, P.C.**  
Structural Engineers

**Greenscape, Inc.**  
Landscape Contractors

**Paint Systems of New England**  
Paint & Wallcover

**Rolli Marble and Tile, Inc.**  
Tile & Stone Contractor

**TAC**  
Systems Integrator



Photos courtesy of Todd Pollock

Marlborough, Massachusetts

# Boston Scientific Corporation - Marlborough Complex

Boston Scientific Corporation now has much needed new office and research and development laboratory space in three existing buildings for one of its largest and fastest-growing business groups. Completed in July 2005, the four phased tenant fitout included the

complete gutting and renovation of the buildings, which were formerly a software/computer manufacturer's complex. The two three-story buildings (Building 100 and Building 200) and the two-story building (Building 50) are positioned as three points on a triangle and connected by three one-story enclosed pedestrian walkways.

Completely renovated, all three buildings now comprise

approximately 80 percent office, conference and support space, and 20 percent research and development laboratory space for Boston Scientific's endosurgery commercial business division and the clinical science division. Additionally, buildings 100 and 200 include a fitness center, a cafeteria, an auditorium, a barber shop, a copy center and an employee credit union. Replacing the existing electric roof-top



mechanical system is a new central utility/chiller plant.

According to Kevin Golemme, senior associate for BKA Architects, Inc., the project's architect, the complex's design complements Boston Scientific's need to provide a more open and collaborative work environment for its employees. This was accomplished by lining the exterior window walls with open office areas and cubicles and keeping most hard-wall offices toward the center of the space. This configuration allowed the team to incorporate ample natural light into the space while decreasing the use of artificial light. In addition, all the hard-wall offices utilized the latest generation of demountable partitions, allowing Boston Scientific the flexibility to reconfigure the space in the future.

The project has also achieved Leadership in Energy and Environmental Design (LEED™) silver certification. The project's green features include low volatile organic compounds (VOC) emitting materials, HVAC equipment with a reduction in chlorofluorocarbons (CFCs), and innovative waste water technology.

Boston Scientific was continuously evolving during the project, which resulted in a deviation from the project's original plan and created challenges for the team. "There were multiple reorganizations

within many departments during the programming, design and construction phases, sometimes without warning, which the design and construction team had to react to instantaneously," Golemme said. Additionally, the

tight budget remained a constant project challenge, making it difficult to accommodate many of the owner's changes.

However, the team's hard work paid off. Boston Scientific now has superior office and research

and development laboratory space that will accommodate a fast-growing branch of its company and provide a quality work environment for its employees for years to come. ■

— June Campbell



Photos courtesy of Todd Pollock



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