

RESERVOIR WOODS / EAST CAMPUS

Reservoir Woods – NATIONAL GRID NORTHEAST HEADQUARTERS

40 Sylvan Road

Waltham, Massachusetts

Class 'AA' Corporate Headquarter Office Campus – phased new construction at former VERIZON Property



Project: This 312,000 square foot three story headquarters building meeting LEED GOLD STANDRD CERTIFIED energy conservation requirements and a supporting new 420 space parking structure is part of an overall new corporate 54 acre campus development.

This property is the former GTE Sylvania Verizon Facility located on wooded land in Waltham, Massachusetts (just west of Boston). It is located within the mid-portion of *Boston's Route 128 Technology Corridor* and the campus faces the Cambridge Reservoir.

This new headquarters building has been designed to meet the LEEDS energy conservation GOLD Standard (both Core & Shell and Tenant Improvements) and will be occupied by *National Grid USA Service Company, Inc.* As part of National Grid's energy conserving policies related to its electric and natural gas services and products, NATIONAL GRID is adding solar electric producing (photovoltaic) panels on the building's roof and solar shading louvers on the south facing facades. All roof rain water is stored in a large storage tank under the building for use in landscape irrigation and 'grey water' uses within the building.

All existing VERIZON buildings in the Phase One portion of the property received internal environmental abatement and demolition of all existing buildings except a small portion. The remaining portion of the existing buildings were retained and

renovated for use by VERIZON, this building (about 136,000 SF) will be adjacent to the new three story NATIONAL GRID Headquarters structure.

New off-site traffic improvements will include major expansion of traffic capacity and new turning lanes along Winter Street along the Cambridge Reservoir and the main entrance into the new office campus.

For the Phase Two redevelopment of the overall campus an additional three story office building is planned supported by an increased parking garage structure; a new hotel site is also anticipated.

Unique Energy Conservation Features: NATIONAL GRID is adding energy conservation features to the building including solar electrical (Photovoltaic) panels on the building's roof; the PV Solar system will include (736) solar panels producing about 25 kW (DC) electricity – two inverters will convert the DC power to AC for use within the building.

The building will also feature solar shading louvers on the south facing facades thereby controlling solar overheating of interior spaces; all roof rain water is also stored in a large storage tank under the building for use in landscape irrigation and 'grey water' uses within the building.

Project Status: The property was purchased in partnership between Davis Marcus Partners (Developer) and Prudential Real Estate Investors (Equity Partner) to create a world-class headquarters campus. The first phase of redevelopment, a 312,000 square foot office complex and new six-story parking garage is in construction using 'Fast-track GMP' procedures with the project scheduled for delivery within a demanding thirteen month period ('Core & Shell' to be delivered in February 2009).



View of New Parking Garage in Progress (left) – Headquarters Building (right); Renovated VERIZON Building Beyond in Center



View of a Portion of the North Façade of New Headquarters Building Featuring Pre-cast & Curtainwall



View of a Portion of Supporting Site Improvements Including Landscaped Storm Water Detention Pond



View of North Façade with Future Main Building Entry Atrium in Center



View of Outrigger Supports for Sunscreen Louvers on South Facing Facades

Harley-Services: GDHarley & Associates represented the equity investor – Prudential Real Estate Investors providing due diligence services and review of the proposed architectural designs prior to the loan closing; during following construction phase we provided monthly construction inspections, attendance at selected construction coordination meetings, review of monthly DRAW Package and project close-out reviews.

Project Design-Construction-Credits:

Office Headquarters Redevelopment – Phase One / NATIONAL GRID:

Developer:	Davis Marcus Partners
Owner:	DMP RWE II, LLC
Equity Partner:	Prudential Real Estate Investors
Lender:	Wachovia Bank, NA
Contractor:	John Moriarty & Associates, Inc.
Architect:	ADD Inc.
Geotechnical Engineer:	Sanborn, Head & Associates
Structural Engineer:	McNamara / Salvia, Inc.
MEP Engineer:	AHA Consulting Engineers
Specifications:	Kalin Associates, Inc.

Civil Engineers: John Crowe Associates
Landscape Architect: Geller Devellis Associates
Owner's Materials
Testing Consultant: UTS of Massachusetts

Tenant's Architect: Sasaki Associates
Tenant's Consultants:
Construction Manager: John Moriarty & Associates, Inc.
Development Manager: Jones Land LaSalle
MEP Engineer: AHA Consulting Engineers
Lighting Consultant: Atelier Ten
Acoustical Consultant: Cavanaugh Tocci Associates, Inc.
Specifications: Kalin Associates, Inc.
Audio-Visual: ACT Associates
Telecommunications: CCR Pyramid, Inc.
Solar Design: Solar Design Associates, Inc.

Brief Project Technical Description – Phase One / NATIONAL GRID:

- New Parking Garage was constructed of precast concrete components, total parking is 420 spaces, garage façade features expanded stainless steel fabric mesh as part of design and initial garage allows for future expansion in support of the overall campus development.
- Headquarter building for NATIONAL GRID meets the 'Core and Shell' GOLD LEED Standard – NATIONAL GRID's tenant improvements will also meet the GOLD LEED Standard.
- NATIONAL GRID is adding other energy conservation features to the building including solar electrical (Photovoltaic) panels on the building's roof; the PV Solar system will include (736) solar panels producing about 25 kW (DC) electricity – two inverters will convert the DC power to AC for use within the building.
- The building will also feature solar shading louvers on the south facing facades thereby controlling solar overheating of interior spaces; all roof rain water is also stored in a large storage tank under the building for use in landscape irrigation and 'grey water' uses within the building.
- Storm water drainage detention pond excavations required removal of existing outcroppings & stone ledge.
- Site work improvements include renovated and new parking lots connected by sidewalks to entrance atrium, new storm drainage system including controlled retention structures, renovated fire protection system, supplemental new driveways and plazas, new electrical services and site lighting and extensive new landscaping.