

## RESERVOIR WOODS

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Reservoir Woods  
850-920 Winter Street  
Waltham, Massachusetts

Class 'AA' Corporate Office/Research Campus – phased renovation & new construction at former Polaroid Headquarters

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*Project:* This 590,000 square foot corporate campus, formerly the Global Research Headquarters of Polaroid Corporation, is located on 56 acres of 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.

All existing Polaroid buildings in the Phase One portion of the property received internal environmental abatement and demolition of all existing internal building mechanical systems and walls, etc. as well as all facades and roof coverings. All buildings were 'stripped' down to their basic structural components prior to total new renovation.

One building received a new top floor and all buildings received all new building MEP and fire protection systems, new elevators, new public toilets and egress stairs, new roof membranes, glazing and curtain wall facades as well as new building entrances at each of the three wings in the new complex.

The former truck dock was demolished and a new main atrium entrance to serve the entire Phase One complex was created ([see architectural video](#)) including new employees cafeteria, reflecting water feature and views to a new rear landscaped courtyard. This atrium ties all three former Polaroid buildings into one new corporate complex. One office wing features enclosed executive parking within the lower level and a new six story parking garage structure was constructed to the rear of the property featuring covered walkways connecting to two of the three renovated office wings.

For the Phase Two redevelopment an existing Polaroid manufacturing building will be demolished to make room for the new office 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 \$300 million office/research campus. The first phase of redevelopment, a 451,000 square foot office complex and new six-story parking garage structure is currently under construction and scheduled to be

occupied in the Fall of 2006. The second phase, an 185,000 square foot office building, is planned to commence construction in early 2007.

*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-Research Redevelopment – Phase One:

Developer:	Davis Marcus Partners
Owner:	PD Winter Street LLC
Equity Partner:	Prudential Real Estate Investors
Lender:	Wachovia Bank, NA
Contractor:	John Moriarty & Associates
Architect:	Spagnolo / Gisness & Associates, Inc.
Atrium Architect:	Elkus / Manfredi Architects
Geotechnical Engineer:	McPhail Associates, Inc.
Telephone/Data:	The Cavan Group, Inc.
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
Code Consultant:	WBA Associates & R.W. Sullivan, Inc.
Marketing Video:	Produced by Neoscape

#### Additional Consultants for New Parking Garage:

Structural Engineer:	Capobianco & Associates
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### Brief Project Technical Description – Phase One:

- New Parking Garage was constructed of precast concrete components, total parking is 871 spaces, garage façade features expanded stainless steel fabric mesh as part of design
- Garage is connected to office complex by two covered bridges
- Office campus has three 3 & 4 story wings
- Garage footings – foundations excavations required some rock blasting of existing outcroppings & ledge
- South Wing received new steel framed top floor, old structure was poured in place concrete, North Wing was steel framed, East Wing was poured-in-placed concrete, all three wings were combined into in entrance atrium
- New three story entrance atrium includes new fitness room, protected enclosed executive parking, cafeteria and water feature, views to new landscaped rear courtyard, adjacent Cambridge reservoir and wooded property, walking and running trails are available
- 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 supplemental landscaping