

PARTNERS HEALTHCARE ADMINISTRATIVE CAMPUS

Assembly Row, Somerville, MA
826,000 square feet, 13 stories
\$465 million



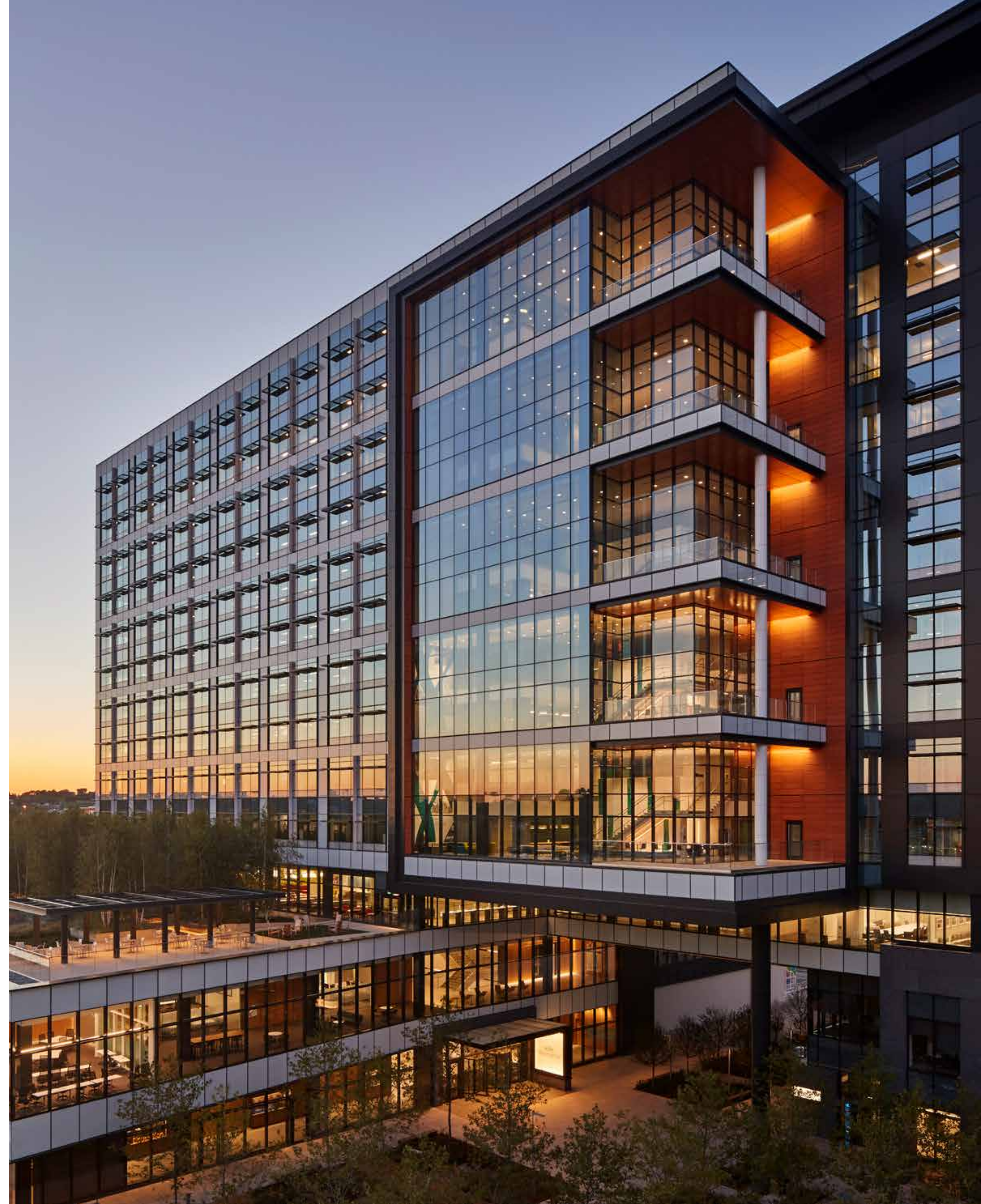
Partners HealthCare approached its administrative campus as an opportunity to transform a brownfield site in an urban, mixed-use development into a healthy and environmentally-responsible campus that reflected its values as a healthcare industry leader. Each aspect of the design was carefully considered for its impact on employees, the community, and the environment.

The resulting campus embodies Partners' commitment to holistic wellness. Floor-to-ceiling windows deliver abundant natural light and offer views of a thoughtful landscape design that incorporates native planting and manages rainwater retention. Spacious staircases and sit-to-stand workstations encourage employee movement. Expansive roof terraces and accessible balconies provide easy access to fresh air, and the full-service cafeteria offers a wide variety of healthy choices. The stringent Healthier Hospitals Initiative criteria, the highest industry standard for healthy interior furnishings, was critical to furniture selection.

The campus' energy performance was also a priority for the project team. Energy consumption is expected to be 51% lower than comparable buildings in the region, and the campus is the first New England building certified as LEED Gold V4 BD+C. A 0.64-acre green roof absorbs water and lowers heat absorption. Atop the garage, an approximately 2-acre solar array offsets 40% of peak campus demand. To address long-term resiliency, the project team elevated the flood zone site by three feet and placed critical equipment on the roof.

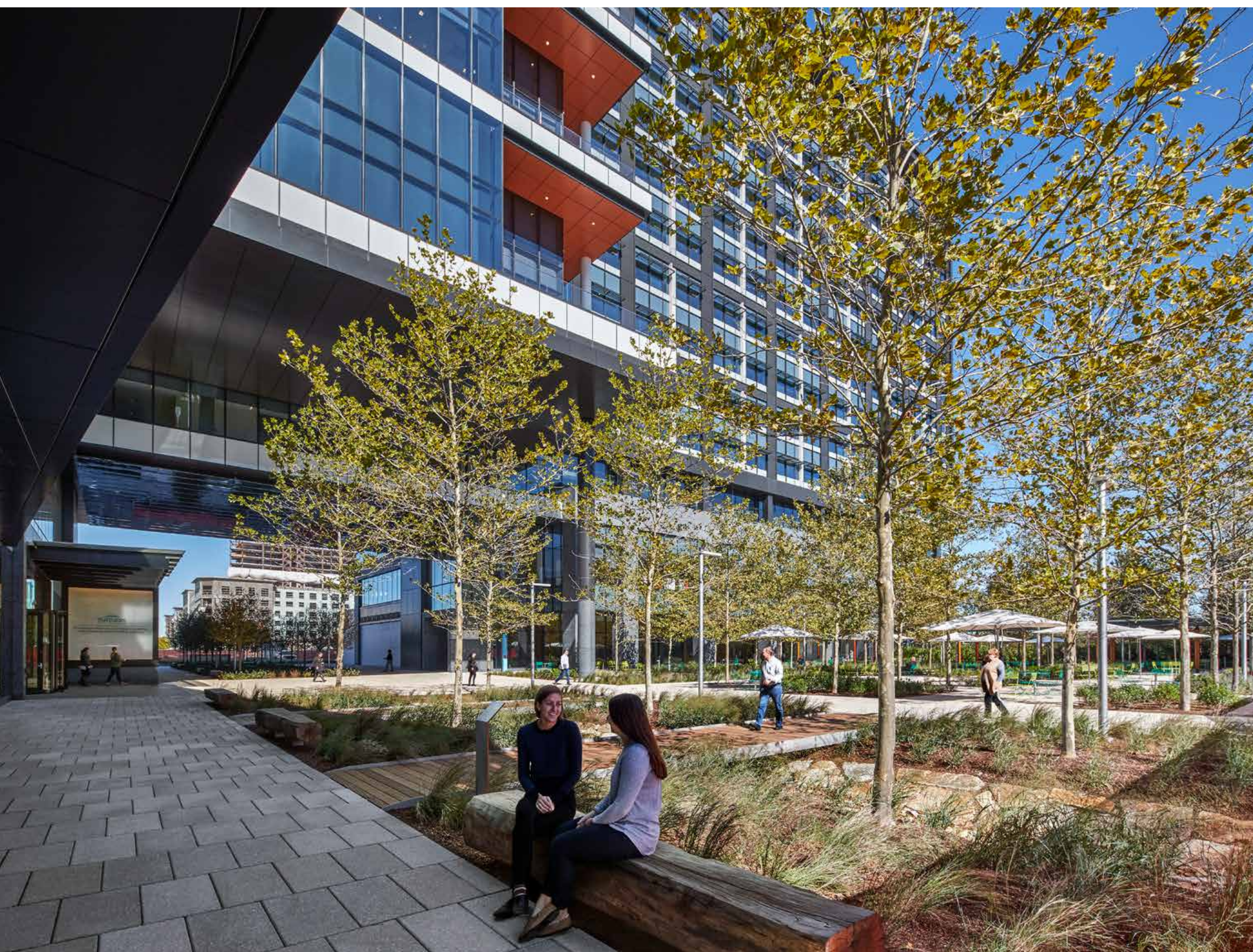
In addition, this site was selected for its connectivity and access to public transportation. The campus entrance is less than 500 feet from an MBTA subway station, providing an easy link for employees and visitors. Bicycling is encouraged through on-site locker rooms and showers, parking for over 150 bicycles, and an easy connection to a nearby bike path network. The campus design also includes generous public outdoor spaces that further contribute to the community's green space network.

Energy Use Intensity (EUI): 53.6 Lighting Power Density (LPD): 0.44



PROJECT TEAM

Architect	Gensler
Construction Manager	Suffolk Construction
MEP/FP Engineer	Buro Happold Engineering
Structural Engineer	McNamara/Salvia
Landscape Architect	The Office of James Burnett
Environmental Consultant	Richard Moore Environmental Consulting



LEED Facts

for New Construction v4.0 BD+C

Gold	63/110
Location & Transportation	10/16
Sustainable Sites	05/10
Water Efficiency	06/11
Energy & Atmosphere	22/33
Materials & Resources	04/13
Indoor Environmental Quality	07/16
Innovation & Design Process	06/07
Regional Priority Credits	03/04

Certified on 06/07/2017

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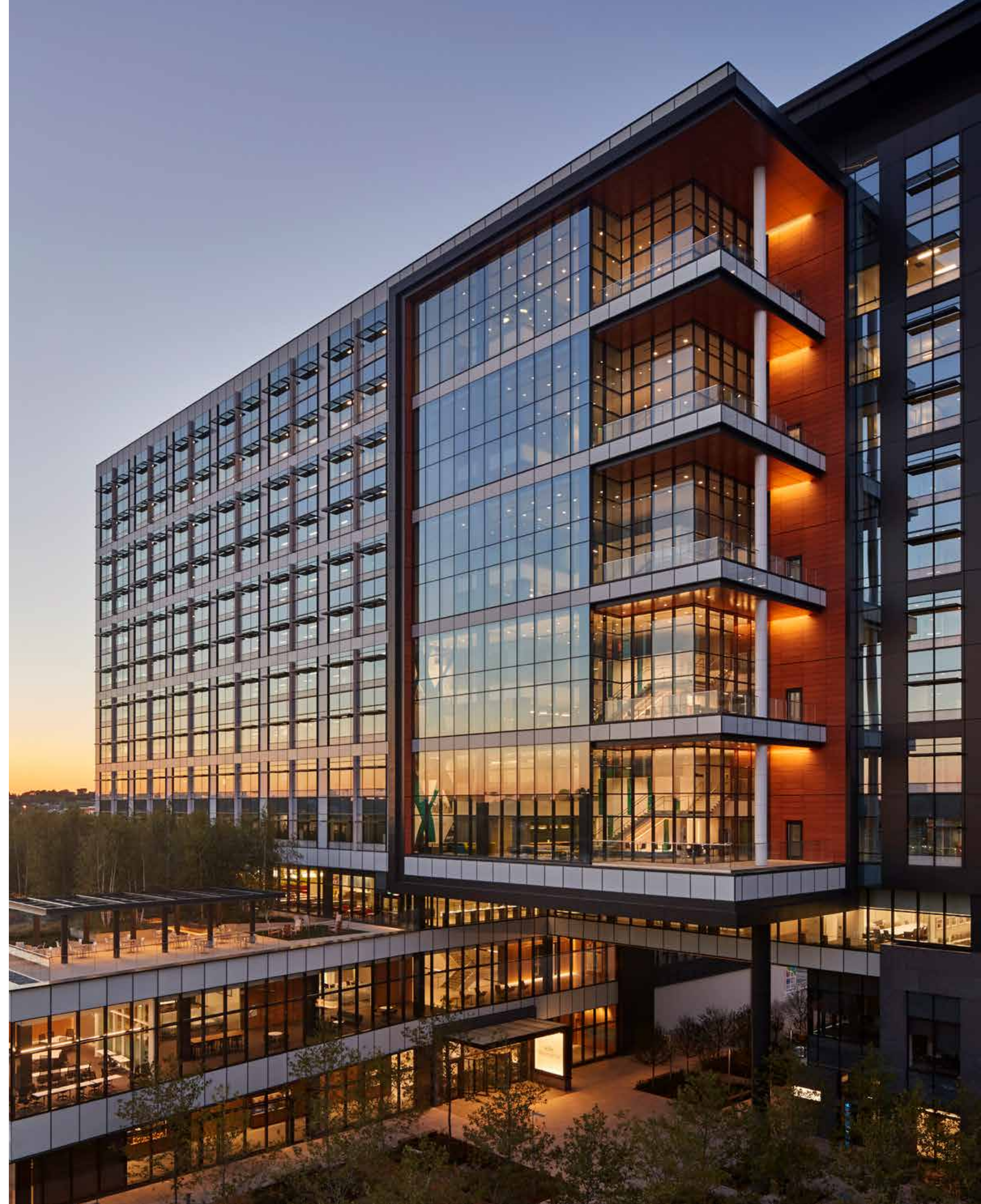
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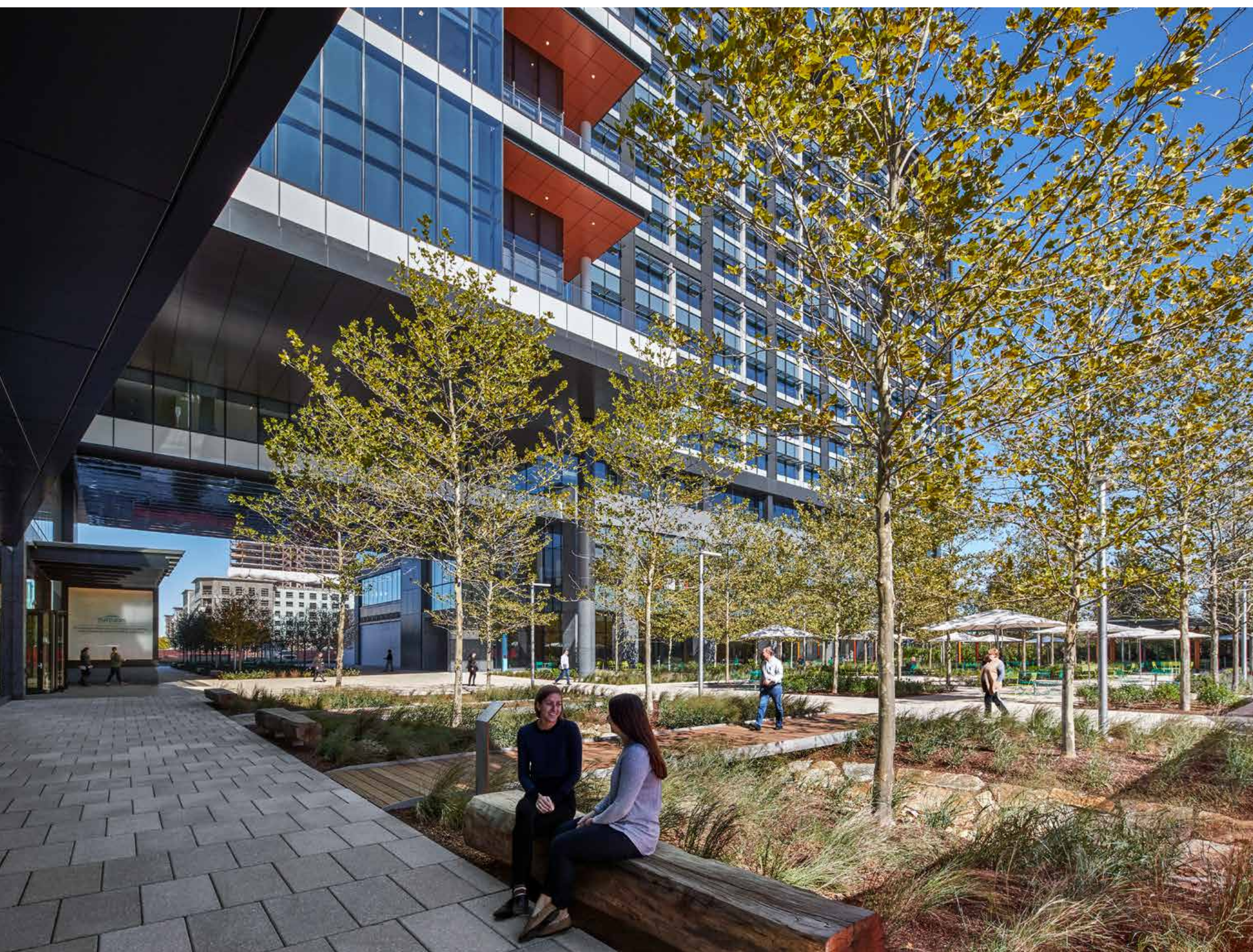
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