

G | R | L | A  
 Gorman Richardson Lewis Architects

## FIRM HISTORY

**Founded in 1976**, Gorman Richardson Lewis Architects (GRLA) is a multidisciplinary firm offering a full range of services including:

- **architecture**
- **master planning**
- **interior design**
- **building envelope consulting**
- **forensic services**



We are client-focused, technical problem solvers. Our goal is to develop workable, intelligent design solutions and document them clearly. We seek form and function - and we have the in-house team to support our vision.

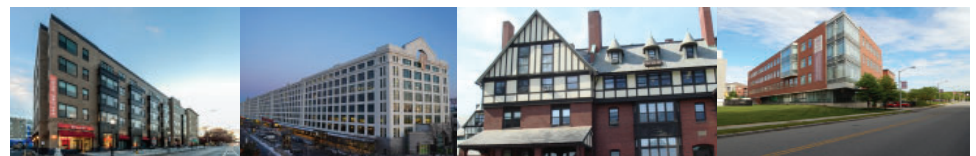
GRLA has a diverse client base including corporations, municipalities, colleges and universities, cultural institutions, and property developers and managers.



Our firm's culture is based on creativity and collaboration — and we extend those values to each project, working closely with our clients, as well as the consulting engineers, construction professionals, and vendors from project kick-off through completion.



**In-house building envelope expertise is a strength of our firm.** Our building envelope sciences (BES) team offers building envelope forensic services, building envelope consulting, building envelope commissioning (BECx), and building envelope testing services both to our colleagues within GRLA as well as directly to a range of external clients.



Our team of talented architects, engineers, interior designers, planners and building envelope specialists work cohesively to develop the right solutions for each client and we look forward to working with you on your next project.



**Scott Richardson, AIA, LEED AP**  
**Principal, Co-Founder**

Since co-founding GRLA in 1976, Scott Richardson has served as Principal-in-Charge on a variety of corporate, educational, community, and residential projects. From initial client contact through design and construction, Scott is committed to creative problem-solving and careful oversight for each of his projects. He is passionate about sustainable design, and is a LEED-Accredited Professional. He provides leadership on all of the firm's green projects, and strives to incorporate environmentally responsible design practices into all of GRLA's work.



**Anita Sandberg**  
**Associate, Director of Interior Design**

Anita Sandberg has over 30 years of interior design experience, including project and team management of corporate, life science, financial, and tech clients. Her portfolio also includes extensive experience with municipalities, schools, community groups, and not-for-profit institutions. Anita is responsible for all phases of interior design projects from inception to completion, handling site inspection and documentation as well as programming, space planning, design, and construction.



**George O'Neill, AIA, MCPPO**  
**Associate, Senior Project Manager**

As an Associate and Senior Project Manager with GRLA, George has over 35 years of experience on a variety of project types. His design expertise includes corporate, single and multi-family residential, community, religious, and educational projects, as well as the renovation of historic buildings. Combining design expertise with excellent organizational and communication skills, George guides each of his projects from kick-off to completion with the client's best interest in mind.



**Marc DiPilato**  
**Associate, Project Manager**

Marc has over 30 years of experience in the design and construction industry. He has managed many of the GRLA's complex corporate, tech, and life science projects. Marc's expertise in management, design, detailing, coordination of consultants, and his construction administration skills have been instrumental in the success of projects for industry leaders such as Dell/EMC, PerkinElmer, AMD, and Cognex. His experience is diverse from ground-up construction to corporate and tech renovations to specialty spaces.



**Chris Paszko, PE**  
**Director of Building Envelope Sciences**

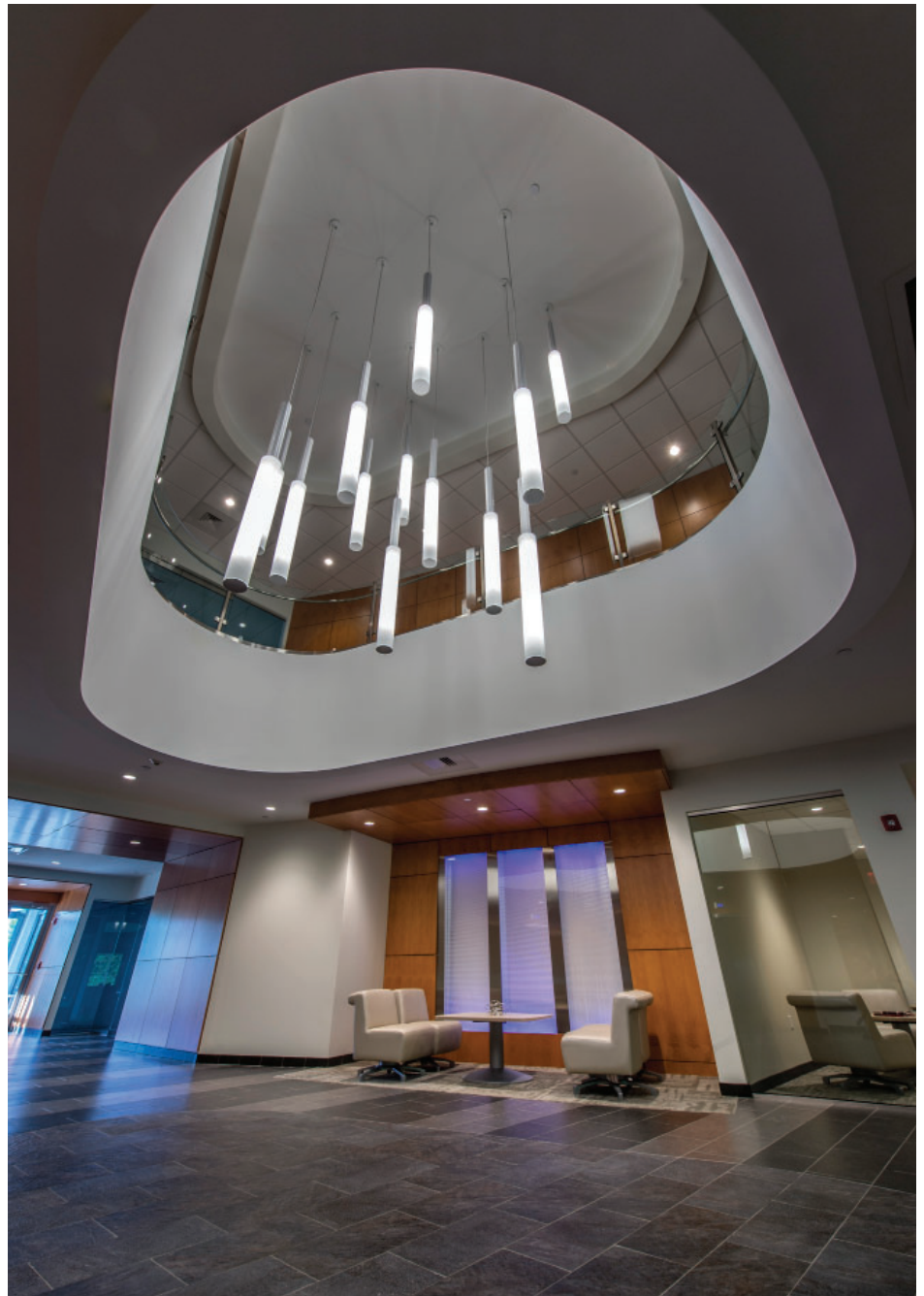
Chris has 15 years of experience in BES including commercial, residential, academic, public, and institutional structures. His expertise includes investigation and repair of existing failed and deteriorated systems, new construction design peer review, design assistance, and commissioning. Chris is skilled in generating construction cost estimates, technical specifications, and design drawings for construction. He is knowledgeable in all building envelope components, particularly masonry, flashing, roofing, waterproofing, and windows.



**Skye Jensen**  
**Associate, Director of Finance**

Skye has been with GRLA since 2015. She handles everything to do with finance, from payroll to project billing and everything in between. In this role, she has grown to be the office Deltek maven. She is known to occasionally bring treats to the office, especially during month-end closing.

- ADA/Handicap Access Assessments
  - Architectural Design
  - Building Code Analysis
  - Building Envelope Sciences
  - Capital Needs Assessments
  - Construction Administration
- Contractor Selection Assistance
  - Cost Estimation
- Design/Build Services
  - Due Diligence
- Feasibility Studies
  - Graphic Design
  - Interior Design
- Life-Cycle Costing
  - Master Planning
- Permitting and Approvals
- Post Occupancy Evaluations
  - Programming
- Project Management
- Property Development Studies
  - Pro-forma Analyses
  - Space Planning
- Sustainable Design



# REPRESENTATIVE CLIENT LIST

## Advanced Technology / Corporate

AMD  
Barry Controls  
Cognex Corporation  
Dell/EMC  
Hanover Insurance  
Liberty Mutual  
Subaru of New England  
Ten24 Digital Solutions  
Thermo Fisher Scientific  
WCVB-TV Channel 5

## Biotech / Life Sciences

Bristol-Myers Squibb  
EyePoint Pharmaceuticals  
Kendall Healthcare  
Koch Membrane Systems  
Olympus Biotech  
PerkinElmer

Quanterix  
Rinchem Corporation  
Stryker BioTech  
Sunovion

## College / University / Educational

Anna Maria College  
Boston Architectural College  
Brown University  
Eliot Montessori School  
Harvard University  
Kingsley Montessori School  
Marlborough School Department  
Massachusetts Institute of Technology  
Quinsigamond Community College  
St. Benedict Center

St. Joseph School  
St. Mark's School  
Summit Montessori School  
Tufts University  
Ursuline Academy  
Wentworth Institute of Technology  
Wheaton College  
Worcester Polytechnic Institute

## Developers / Property Managers

Berkeley Investments  
Capital Group Properties  
Carruth Capital  
CB Richard Ellis  
Dartmouth Group  
Duffy Properties  
Lincoln Property Company  
Philips International



Thayer & Associates  
 Thorndike Development  
 UDR Properties  
 Worcester Business Development Corp.

## Manufacturing

American Science & Engineering  
 Harbar Manufacturing  
 Insulet Corporation  
 Lista International  
 Onset Computer Corporation  
 Tywood Manufacturing  
 Vicor Corporation  
 Viken Detection

## Museums and Arts Facilities

Acton Theatre III  
 American Heritage Museum

EcoTarium  
 Framingham History Center  
 Hopkinton Center for the Arts  
 Performing Arts Center of  
 MetroWest  
 Southborough Arts Center  
 Worcester Art Museum

## Not-for-Profits / Institutional

Advocates, Inc.  
 Boston Public Library  
 Chestnut Hill Foundation  
 Congregation of the Sisters of St.  
 Joseph  
 MetroWest YMCA  
 United Way of Tri-County  
 US Citizenship & Immigration  
 Services

West Suburban YMCA  
 Worcester County Food Bank  
 YMCA of Central Massachusetts

## Retail / Banking / Restaurants

Bill's Pizzeria  
 Central Public House  
 Dedham Institution for Savings  
 F.W. Webb  
 Middlesex Savings Bank  
 Staples, Inc.  
 Start Line Brewing Company  
 UniBank  
 Walgreens



# LARGE PROJECTS



711,000 SF	EMC	<b>Manufacturing Facility</b>	Franklin, MA
650,000 SF	EMC	<b>Corporate Headquarters</b>	Hopkinton, MA
377,000 SF	EMC	<b>Corporate IT Facility</b>	Westborough, MA
368,000 SF	EMC	<b>Corporate R &amp; D Facility</b>	Hopkinton, MA
350,000 SF		<b>Liberty Mutual Corporate &amp; IT Facility (LEED Gold)</b>	Dover, NH
305,000 SF		<b>Proposed Mixed-Use Development</b>	Mendon, MA
350,000 SF		<b>Bay State Commons Lifestyle Center</b>	Westborough, MA
207,000 SF	EMC	<b>Corporate Offices</b>	Franklin, MA
255,000 SF	EMC	<b>Research Offices &amp; Labs</b>	Milford, MA
200,000 SF		<b>Duffy Properties Mixed-Use Development</b>	Burlington, MA
195,000 SF	EMC	<b>Network Attached Storage Facility</b>	Southborough, MA
165,000 SF		<b>Subaru of New England Corporate Headquarters</b>	Norwood, MA
160,000 SF	EMC	<b>Corporate Offices</b>	Hopkinton, MA
145,000 SF	WBDC	<b>Worcester Innovation Center</b>	Worcester, MA
140,000 SF		<b>PerkinElmer Center for Innovation</b>	Hopkinton, MA
133,000 SF		<b>AMD R &amp; D Facility Renovations</b>	Boxborough, MA
125,000 SF	Fidelity	<b>Corporate Offices</b>	Marlborough, MA
110,000 SF		<b>Caliper Life Sciences Corporate Headquarters &amp; Manufacturing</b>	Hopkinton, MA



A long-trusted partner and advisor to a variety of life sciences and research and development companies, GRLA has a track record of success in advancing the ability of our clients to do groundbreaking work and attract world class talent.

Working with clients that develop innovative solutions focused on improving the quality of life and health of the population, urgency is always part of the equation – and even more so in today's world-wide health crisis. GRLA is experienced in fast-track projects and understands the need for sensitivity to research equipment, materials, and the processes involved.

*PerkinElmer develops diagnostic, bio-pharma and life sciences research instruments and software for customers throughout the world. GRLA designed new chemistry, biochemistry, Vivarium/Imaging, Microscopy, and Cell Culture laboratories. Front-of-the-house and back-of-the-house operations meld seamlessly, enhancing both staff efficiency and laboratory security.*



**Our portfolio features design solutions that respond to the complexities of different goals, users, locations and institutional and corporate cultures, including:**

- ATOZ Labs – Hopkinton – Renovations to accommodate testing laboratories
- Insulet Corporation – Billerica/Bedford - Multiple interior renovations to accommodate manufacturing, labs, R&D and corporate offices
- PerkinElmer – Hopkinton, Waltham, Boston – Multiple phased projects including new construction and renovations to accommodate clean rooms, labs, R&D, manufacturing, offices and upgraded infrastructure totaling over 250,000 SF
- Web Industries – CT– Extensive renovations and upgrades to accommodate clean room labs, R&D, manufacturing, and upgraded infrastructure
- Quanterix – Billerica – Extensive renovations and upgrades to accommodate labs, R&D, manufacturing, corporate offices and upgraded infrastructure
- Worcester Polytechnic Institute – Renovation on three floors in the Washburn Building, being developed for 6 research laboratories.
- Other life sciences and biomedical projects include: EyePoint Pharmaceuticals, Lonza, Stryker, Amerita and Brown University



*Quanterix is a scientific research company digitizing biomarker analysis with the goal of advancing the science of precision health. Their needs consist of a variety of specialized lab spaces to host their digital health instruments and provide a comfortable and functional research environment. GRLA designed state-of-the-art labs and office areas.*







GRLA strives to incorporate sustainable design initiatives into every project, whether the goal is LEED certification or not. We focus on making buildings more efficient, comfortable, and safe for the end-user. And many green design strategies are low, or even no-cost. Our sustainable design work includes:

- **Smart site and building design** that mitigate the impact of new construction on the surrounding landscape while making the most of natural elements like the sun.
- **High-performing building envelopes** for improved efficiency and reduced energy usage.
- **Heating and cooling systems that do more with less**, powering buildings using fewer resources and reducing reliance on fossil fuels.
- **Recycled and sustainably-sourced materials**
- **Improved indoor air quality**, through the use of low-emitting building materials and increased ventilation.

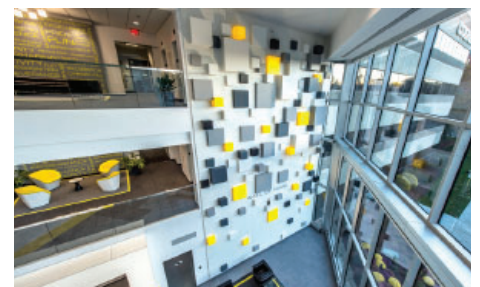
## KEY SUSTAINABLE PROJECTS

- **Subaru of New England Corporate Headquarters** Norwood, MA  
165,000 SF | LEED Platinum
- **EMC Corporate Headquarters** Hopkinton, MA  
650,000 SF | LEED Gold
- **Liberty Mutual Insurance Group New Office Building** Dover, NH  
350,000 SF | LEED Gold
- **U.S. Citizenship & Immigration Building** Lawrence, MA  
35,000 SF | LEED Silver
- **Worcester Innovation Center** Worcester, MA  
140,000 SF | LEED Certified | Adaptive Re-Use Project



Cognex Corporation asked GRLA to re-imagine the lobby of their corporate headquarters with the goal of creating a dramatic and inspiring experience for clients, visitors and employees alike.

GRLA's design includes a new curtain wall system, LED lighting, glass-enclosed huddle rooms with sliding doors, custom film on walls and glazing, a three-story back-lit feature wall with giant "pixels", a custom reception desk made of translucent Corian and lit with LEDs, a product display area, renovated elevator lobbies, a new employee entrance with a custom-colored metal panel canopy, musical piano stair, and flat-screens throughout. The result is a crisp, modern lobby experience aligned with Cognex's brand and color palette, firmly planted in the 21st Century.





**T**en24, a web design and marketing company, worked with GRLA on their office fit-out on the top floor of the new Worcester Innovation Center. The sleek, modern design features eye-catching orange and gray graphic walls, an open-cell ceiling grid, and several co-working spaces, including a lounge area with ping pong and video games. White board paint on select walls allows project teams to brainstorm and hold informal meetings, while floor-to-ceiling glass walls at the conference room allow for private meetings while taking advantage of the natural light and views of Worcester's Common. The result is an exciting, collaborative experience in step with Ten24's brand and company culture.





Duffy Properties, a long-time client, asked GRLA to design a new 120,000 SF office building close to Route 128 in Burlington. The new building is within the Blanchard Woods office park, and is prime commercial real estate just outside of Boston.

The new office building features dynamic roof overhangs, curved glass, and a pre-cast concrete facade.

Inside, the building features an expansive, modern lobby and amenities such as a cafe and fitness center. The tenant spaces offer plenty of natural light.

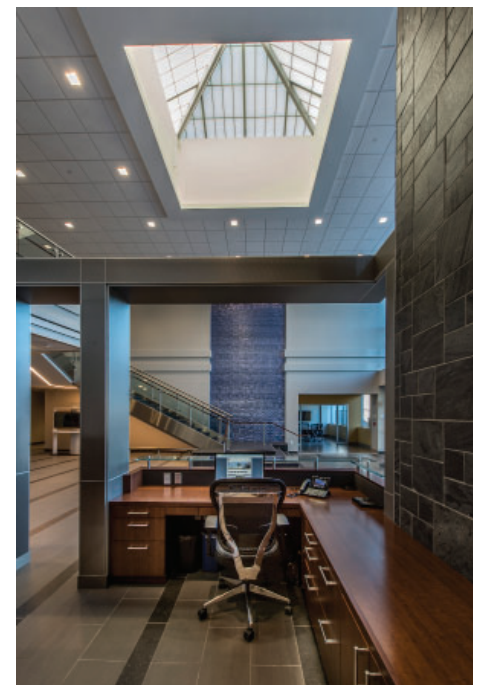
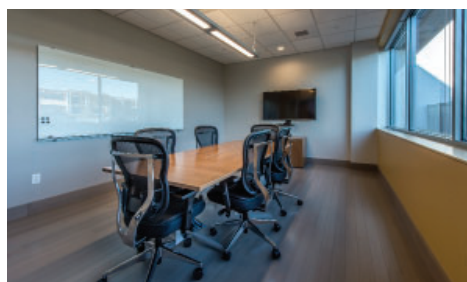




Subaru of New England tasked GRLA with designing a new updated corporate facility near Route 1 in Norwood, MA. The project consists of a 75,000 SF Office Building and a 90,000 SF Distribution Facility to accommodate the Subaru of New England Corporate offices, as well as state-of-the-art Technician Training Facilities, Dealer Distribution Offices, Advertising, and New England Subaru Parts Distribution and Support.

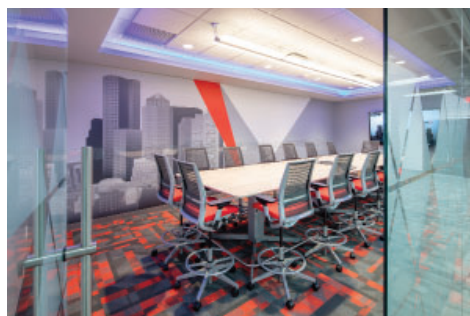
Sustainable design features include: Solar PV Array, a highly efficient Chilled Beam HVAC system, super insulated building envelope, low-flow plumbing fixtures, LED lighting throughout, occupancy sensors and daylight harvesting systems, rain gardens and drought-tolerant landscaping, and many regionally-sourced and recycled materials.

The project was awarded 86 LEED points, ranking it in the top privately-owned LEED NC V2009 projects over 100,000 SF in the United States. It is the highest rated project of its kind in Massachusetts.





**G**RLA worked with WCVB-TV Channel 5 in Needham on a major renovation to the station's newsroom and Chronicle program offices. The existing space was a dark, dated maze of offices and conference rooms with multiple floor levels and ramps connecting different areas. GRLA's design team has created a bright, modern space within the existing footprint, with sleek fixtures and furniture, flat screens with live feeds of the news broadcast, open work areas, and large "ribbons" of the Channel's signature red woven throughout the space for visual excitement. The new design encourages collaboration and productivity.



## Liberty Mutual New Office Building Dover, New Hampshire

GRLA designed the core and shell as well as the interior fit-out for a new four-story 350,000 SF office building on Liberty Mutual's corporate campus in Dover, NH. This building is certified LEED Gold, and incorporates many green design features, including: high efficiency glazing, a white roof, and the use of adjacent river water for irrigation. Interior lighting uses daylight controls and exterior lighting is "dark sky" compliant.



## UniBank Operations Center Whitinsville, Massachusetts

Gorman Richardson Lewis Architects had designed a new 48,000 SF Operations Center, adjacent to UniBank's existing headquarters.

Design of the Operations Center offered a wonderful, creative challenge. The building had to mediate between the more modern architecture of the existing UniBank - to which it is physically tied and a next-door-neighbor - and the more historic mill, municipal and commercial buildings that make up the unique fabric of Whitinsville. It also stands at another crossroads - between the community's municipal core and its commercial center.



## PerkinElmer Center for Innovation Hopkinton, Massachusetts

Gorman Richardson Lewis recently completed a Center for Innovation for client PerkinElmer at their Hopkinton, MA location. The 110,000 SF renovation and expansion project is home to a research and development team of scientists and engineers. Collaborative work area solutions were achieved through an open floor plan organized around a central, two-story hub that connects the first and second floors and includes a generous lobby with water feature, monumental stair, and seating areas with panoramic views. Offices, laboratories, clean rooms, a full-service cafeteria, fitness center, and executive spaces were carefully designed to provide the most efficient use of the space.



## **EMC Research & Development Facility** Franklin, Massachusetts

For this project, GRLA designed a very flexible 207,000 SF, three-story Research & Development, testing, light assembly and office facility to accommodate a variety of uses. The first floor of approximately 70,000 SF is intended primarily for prototype and test manufacturing. Laboratories have extensive open areas designed for maximum flexibility with bus duct and cable tray, indirect lighting and support offices. The upper two floors are comprised of additional test lab areas and a mix of private offices, conference rooms and open office areas to accommodate approximately 600 employees.



## **Bose Research & Development Building Office Expansion** Framingham, Massachusetts

The project involved the renovation of approximately 20,000 SF of storage area into a first-class research and development engineering environment. Design challenges included designing a flexible space to address the changing needs of Bose engineers.

Through the use of translucent skylight systems and serpentine ceilings, the space has been transformed into a bright, innovative work space designed to maximize the ceiling height in work areas. A raised floor wire management system enables the space to be reconfigured to accommodate the project team's changing needs.



## **AMD Office Fit-Out** Boxborough, Massachusetts

Gorman Richardson Lewis Architects worked with AMD on their phased interior renovations in Boxborough totaling over 91,000 SF. Projects included general office space, flexible video conference rooms, data centers, research and development labs, and product demonstration rooms.

Additionally, GRLA completed a phased building amenities project which provided AMD with a very dense data center and a cafeteria with a flexible dining area to accommodate a 300-person meeting space. Also included in their renovation were upgraded locker rooms, a fitness center with aerobic studio and a game room for employee activities.





### EMC Corporate Campus Hopkinton, Massachusetts

In the heart of EMC's Hopkinton campus, this 650,000 SF corporate facility has been designed as the headquarters for the hardware engineering department's research and development efforts. The building contains extensive lab spaces, offices, a full service cafeteria, a coffee shop and a fitness center. Also included is a 98-car capacity Parking Structure to supplement the surface parking. The new parking structure consists of three pre-cast concrete single level parking decks which are terraced on a sloping site.



### EMC Building Connector Project Hopkinton, Massachusetts

This complex and creative design solution joins two existing buildings with a four-level, 60,000 SF addition. The addition provides a new image and a more accessible entrance to EMC's major Research & Development facility in Hopkinton. The program includes an expansive two-story lobby and reception area, security control, full service cafeteria, engineering offices, a conference center and a fitness center.



### EMC Executive Briefing Center Hopkinton, Massachusetts

GRLA designed a state-of-the-art 28,000 SF executive briefing center within an existing building. The project includes a curvilinear design scheme with extensive use of cherry trim mill-work, glass partitions, granite flooring and fabric wall coverings. The atmosphere created is conducive to both intimate product demonstrations and large scale presentations.

The space includes a 43-seat amphitheater, extensive and varied conference rooms, display areas, executive dining and cafeteria and complete audio/visual and multimedia presentation equipment for every room.



## **Anna Maria College** Paxton, Massachusetts

GRLA has worked with longtime client Anna Maria College on multiple projects, including:

- 20,000 SF Mondor-Eagen Library & Information Commons renovation & expansion
- Design of new residence hall with 28 4-bedroom apartments
- 12,000 SF Art & Music Building Expansion
- Campus-wide Master Plan
- Campus-wide ADA Study



## **Brown University** Providence, Rhode Island

Working with Brown University as an on-call architect, GRLA completed several complex, fast-track projects, including:

- Biotechnology Laboratory renovations
- Physics, engineering laboratory renovation
- Class 100,000 Clean room renovations
- Animal care facility renovation
- Historic renovation/restoration of Italianate mansion housing the Department of Gerontology



## **Quinsigamond Community College** **Healthcare & Workforce Development Center** Worcester, Massachusetts

GRLA completed an 80,000 SF tenant fit-out for Quinsigamond Community College, as part of its expansion into downtown Worcester. The project, part of the former Telegram & Gazette core and shell renovation, provides space for over 1,000 students and faculty, and focuses on healthcare and workforce development programs. Technical classrooms and simulation labs provide cutting edge training for students in the fields of nursing, emergency medical services, and dental and radiological technician training. In addition, ESL and adult basic education programs are included, close to transportation hubs and within easy reach of all city neighborhoods.



## Tufts University Cummings School of Veterinary Medicine North Grafton, Massachusetts

Gorman Richardson Lewis Architects worked closely with Tufts' veterinary faculty and campus planning staff to complete a comprehensive feasibility study for a new equine arena and teaching facility. GRLA's first task was to determine an appropriate site for the future arena, in accordance with the University's new master plan and expansion. After a site was determined, GRLA designed 3 options for the arena, including classroom space, horse diagnostic area, and a viewing section for students and faculty. Finally, GRLA provided design services under a design-build contract.



## Wentworth Institute of Technology Boston, Massachusetts

Gorman Richardson Lewis Architects worked with Wentworth Institute of Technology (WIT) on several projects, including:

- Residence Hall renovations & assessments
- Fitness center renovation
- Architecture studio renovations
- Civil engineering and construction management lab renovations



## Worcester Polytechnic Institute Worcester, Massachusetts

GRLA completed a window replacement study for the college's historic Kaven Hall, which houses the Civil and Environmental Engineering departments. An assessment of the building envelope and existing windows revealed many inefficiencies and failures. Building on this assessment, GRLA provided a report and recommendations for complete window replacement, as well as a detailed cost estimate for the work.

At Gateway Park, GRLA's Building Envelope group was hired to investigate the cause of cold-air infiltration at a new constructed bioengineering building. GRLA's recommendations were implemented and repairs were completed.



## **EMC Manufacturing Facility** Franklin, Massachusetts

This new state-of-the-art 680,000 SF manufacturing facility, consisting of four floors, provides EMC Corporation with extensive manufacturing and assembly areas, eight environmental testing chambers, engineering and Research & Development offices, a cafeteria, conference space and over 700 workstations. This ultra fast-track project was completed in one year and has been recognized by the New England Construction Users Council and the Massachusetts Association of General Contractors.

### **Awards**

David B. Perini, Jr. Award  
AGC Honor Award



## **Cognex Corporation, Manufacturing Facility** Natick, Massachusetts

GRLA renovated approximately 21,500 SF of existing production and office area on the first floor of One Vision Drive, to accommodate manufacturing equipment, a relocated fitness center, and shipping docks with waste compactor. Additional scope included alterations to the existing training room and kitchen to relocated Demo equipment from the abandoned training room. GRLA provided architectural, structural and civil engineering services to permit and implement the plan in a design/build relationship with the construction manager.



## **Plexus NPI+ Manufacturing Facility Expansion** Ayer, Massachusetts

Plexus NPI+, formerly Agility, Inc., a manufacturer of circuit board panels, is located in Ayer, Massachusetts. For this company, Gorman Richardson Lewis Architects has master planned phased additions and renovations totaling 65,000 SF. Phase I includes the construction of an 8,800 SF two-story office addition and a 30,000 SF one story manufacturing addition. The design solution incorporates curved elements and glass curtain walls to soften the effect of the large addition.



**TyWood Manufacturing Company**  
Holliston, Massachusetts

A new manufacturing facility totaling 85,000 SF was designed to consolidate TyWood’s three separate facilities to streamline their manufacturing processes. Gorman Richardson Lewis Architects’ design solution involved reducing the large rectangular building to human scale. Creative use of texture, materials, colors and massing helped to create a facade that, although 455 feet long, is unique and unimposing. An innovative, translucent wall system maximizes natural light and accommodates rack storage in the work area. Through the use of open span web trusses, interior columns were kept to a minimum, reducing steel costs and foundation work, as well as providing a more flexible manufacturing area.



**3Com Corporate, Engineering and Manufacturing Offices**  
Southborough and Marlborough, Massachusetts

Gorman Richardson Lewis Architects provided a phased space planning and fit-out of two buildings for a total of 160,000 SF to accommodate expanded engineering, manufacturing, offices, a computer room, conference rooms, and a new cafeteria. Using a fast-track construction process, the main manufacturing and support areas of 80,000 SF were completed in just five weeks.



**Lista Manufacturing Facility Addition**  
Holliston, Massachusetts

GRLA assisted Lista International Corporation in the overall master planning of their existing 180,000 SF facility and designed expansions to enhance their operations. These two additions were designed totaling 30,000 SF, to redefine the focus of the buildings to the center, where the main executive offices and boardroom are located. The other two-story, metal panel and masonry accommodates office, locker rooms, a dining area and conference space.



# RETAIL & RESTAURANT

## Hopkinton Square

Hopkinton, Massachusetts

Hopkinton Square, located near Interstate 495, is a 100,000 SF mixed-use development featuring retail, restaurant, and office space in a style reminiscent of traditional New England town squares. The highly detailed architecture, using brick and stone, is punctuated at each corner by vertical towers, adding visual interest through varying roof lines. Abundant plantings, plazas and walkways create a park-like atmosphere for shoppers.

The complex includes Price Chopper, Zio's Quattro restaurant, Webster First Federal Credit Union, Bison Burger restaurant, a dental office, a nail salon, offices for EMC's Lenovo group, and high-end wine and cheese retailer Vin Bin.



## Bay State Commons

Westborough, Massachusetts

GRLA worked closely with Philips International and the site engineer, Waterman Design Associates, to develop a unique shopping and residential project in downtown Westborough. The project consists of over 350,000 SF of retail, restaurant and specialty shops in eight buildings as well as a housing component. The project also incorporates a two-acre park as a key feature amenity that will be a focal point of the development.



## Central Public House

Hopkinton, Massachusetts

Gorman Richardson Lewis Architects designed a new 110-seat restaurant with bar area and outdoor dining. Using reclaimed wood, sleek lighting, metal accents, and lots of greenery for texture, a chic urban feel creates a unique destination for this discerning suburban community.



ADDITIONAL PROJECTS

- AJ Wright
- Bangkok Oriental Restaurant
- Bill's Pizza
- Boston Public Library Cafe
- Brown & Howard Wharf
- Cafe Italiano
- Capital One Bank
- Connexis Credit Union
- Dedham Savings Bank
- EcoTarium Museum Cafe
- Landry's Bicycles
- Middlesex Savings Bank
- Nouvelle
- Panera Bread
- Staples
- TD Bank
- TJ Maxx/Marshall's
- Walgreens



# DATA CENTERS

## EMC Computer Rooms Operation Center Hopkinton, Massachusetts

This facility is the headquarters for EMC's Internet Solutions Group. This group develops, implements, maintains and monitors all technical aspects of their customers' data and commerce needs. This 24x7 facility includes two Data Centers and an Operations Center with sixteen monitors at the core of the facility. All functions of the data centers are monitored within the operations center. Building systems components include N+1 redundant systems for all mechanical and electrical systems. The Operations Center also had to meet Class 100,00 Clean Room standards.



## AMD Boxborough, Massachusetts

5,500 SF full-service data center contained 230 server racks which generated 10,000 watts each. Also included in the data center were 400 tons of supplemental cooling with processing chillers on new roof dunnage system, installation of Liebert Site Scan System, new 2,000 amp electrical service upgrade, a new pre-action fire suppression system and a 24" raised flooring system.



## EMC Data Center/IT Support Center Westborough, Massachusetts

Upgrade and expansion of existing data center to 20,000 SF, including UPS and emergency power, without interruption to the 24x7 operation. Critical project phasing to ensure a smooth transition. The expansion had to be fully operational before information systems could be relocated from the existing data center to complete the upgrade. Building system components include N+1 redundant systems for all mechanical and electrical systems. Project included the planning of an additional 15,000 SF of IT support with control center that monitors information systems which are displayed on overhead plasma screens; and an open office area for support staff.



### Other Data Center Projects Include:

Liberty Mutual Insurance  
New Horizons Training Center

Motorola, Inc.  
3Com Corporation

Verizon Wireless  
UniBank Corporation

BOSE Corporation  
Egenera, Inc.



**PerkinElmer**  
Hopkinton, Massachusetts

Major renovation and expansion of PerkinElmer's facility, including a new dining, kitchen, and servery area totaling 5,238 square feet with seating for 180. When not in use as a cafeteria, the dining room can be used as a large training and conference center.



**Blanchard Woods**  
Burlington, Massachusetts

Full-service cafe for a new 120,000 SF office building. Other amenities include a fitness center and a dramatic two-story lobby with water feature. These important amenities are a major factor in attracting new tenants.



**Bose Corporation**  
Framingham, Massachusetts

New 10,000 SF full service corporate cafeteria as part of over 200,000 SF of renovations at the Bose R & D facility.



## ABOUT BUILDING ENVELOPE SCIENCES

The building envelope is a collective term for roof, wall, window, curtain-wall and foundation systems. We specialize in water penetration resistance, water vapor mitigation, and improving thermal performance. Our Building Envelope Sciences (BES) group was founded in 2003 and specializes in:

- Diagnosis of building envelope failures and remedial design for existing buildings
- Design and technical support and testing for new construction
- Capital Needs Assessments and Long Term Replacement Costs
- Building Envelope Commissioning

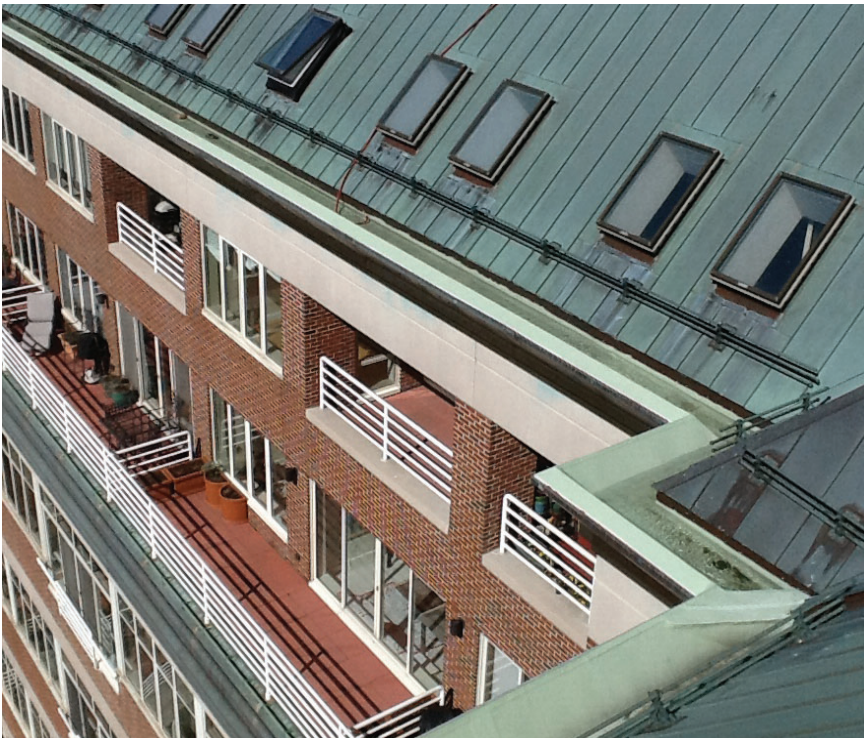
## BES SERVICES

### Existing Construction

- Analysis and reporting on failures of building components
- Infrared Thermography
- Water penetration testing and reporting
- Remedial solutions design and documentation
- Remedial bidding and construction administration
- Due-diligence, facilities, and capital needs assessments
- Inspection and maintenance programs
- Historic restoration and renovation
- Coordination with MEP and structural consultants on investigations and remediation plans

### New Construction

- Drawing and specification review and detailing
- Systems design and development
- Construction observation and testing
- Building Commissioning



**369 Congress Street**  
Boston, Massachusetts

This project involved facade repair and restoration of a former industrial building in the heart of Boston’s booming Seaport District. GRLA worked closely with the building’s owner, the City of Boston Landmarks Commission, and the Contractor to restore the crumbling concrete facade while preserving the building’s character within the neighborhood.

In addition to the work on the facade, GRLA completed an investigation and repair of spalling issues at multiple locations, and oversaw masonry re-pointing and replacement of window sealant systems. The 8-story, 57,000 SF building was constructed in 1918 and is part of the Fort Point Channel Landmark District.



**Kingsley Montessori School**  
Boston, Massachusetts

GRLA was hired to undertake a complete evaluation of the building envelope, intent of undertaking a restoration program. GRLA then provided design and construction services for the repair of the existing roof and complete restoration of the brick and stone masonry façade, as well as older, historic windows.



**Lincoln Public Library**  
Lincoln, Massachusetts

GRLA performed initial building envelope studies to assess required remedial work for observed leaks at masonry walls, cast stone areas and the roof. Based on those studies, a scope of work was developed and several projects were then completed.

These projects included brick wall repair and repainting, chimney repair work, new slate roofing, replacement window work, copper gutter and downspout work, cast stone repair work, site drainage improvements and interior finishes replacement. A long-term maintenance program was also developed, as well as a future window replacement analysis.



## Waterplace

Providence, Rhode Island

GRLA worked at Waterplace to diagnose and provide design and construction services for repairs. GRLA successfully addressed several leaks from balcony membrane and curtain wall systems; assisted with repairs of improperly pitched balconies; worked with the roof manufacturer to address roof uplift issues; and also worked to assist with addressing issues with the building's mechanical systems.



## St. Mark's School

Southborough, Massachusetts

GRLA conducted a comprehensive campus-wide capital needs assessment at St. Mark's School. The survey included 17 school buildings and 23 faculty residences. At each building, GRLA inspected the building envelope, identifying materials, conditions of same, maintenance issues, and expected remaining lifetime. Each building was examined for leaks, insect damage, and potential structural deficiencies.

A highly detailed report provided the client with capital planning recommendations, a schedule for building envelope repairs and maintenance, and cost analysis.



## Town of Shrewsbury

Capital Needs Assessment

The Town of Shrewsbury hired GRLA to complete a capital needs assessment of ten properties totaling approximately 750,000 SF. Work includes the Town Hall, Police and Fire Stations, Senior Center, and K-12 schools.

For each building, GRLA managed architectural and building envelope assessments, as well as overseeing a team of outside engineering consultants for building systems and site work.



**WCVB-TV**  
Needham, MA

To help gain a competitive edge, WCVB-TV was concerned about the building’s appearance as it fronted Route 128. GRLA provided design, technical, and construction services for the replacement of an outdated, failed curtain wall system.

Working with Colantonio, a complex schedule of phased envelope repair, new curtain wall installation, and interior office renovation work was developed to avoid disrupting the fully occupied television broadcasting station, operational 24 hours a day. The exterior work included a new glass facade and masonry repairs.



**The MERC at Main & Moody**  
Waltham, Massachusetts

GRLA routinely provides new construction services to the design and construction industry. The intent is to provide technical assistance in guidance during design, bidding and construction phases to help mitigate building envelope failure in the built environment. Services typically include systems design, document reviews, team meetings to help with detailing, consulting during Subcontractor by-outs, and construction observation and testing.

The MERC at Main and Moody in Waltham, MA is a multi-use commercial and residential facility consisting of three buildings



**Maple Ridge**  
Burlington, MA

GRLA was hired to conduct investigative studies of roof, wall and windows conditions, leading to design, bidding and construction administration services for a \$6,000,000 roof and wall re-cladding project with window replacement. The scope included extensive structural repairs to address rot, deterioration and microbial growth.



## Pavilion Properties

Cambridge, Massachusetts

The Pavilion is a 114-unit luxury condominium complex. GRLA was initially hired to perform a complete building envelope study to determine the cause of major water intrusion issues.

The BES team determined the exterior insulation and finish system wall cladding, windows and curtain wall system were a major source of the leaks and prepared a building remediation solution for the client. In 2012 the exterior building envelope was re-clad with a new exterior insulation and finish system (EIFS), new windows, and new curtain wall.



## Bethany Hill Place

Framingham, Massachusetts

GRLA has worked with the Sisters of St. Joseph of Boston on a variety of restoration, renovation, and building envelope projects since 1994. The former school campus has been converted into housing for adults with special needs, a rehabilitation hospital, and a retirement home operated by the Congregation.

GRLA conducted a complete building envelope evaluation and investigation of brick masonry bulging. Eventually this led to design and construction administration services for the roof cladding replacement and complete masonry restoration, including reconstruction of major portions of the façade, stone replacement, and pointing.



## Flagship Wharf

Charlestown, Massachusetts

GRLA performed a comprehensive study of the building envelope at Flagship Wharf. The Board weighed options, and decided that leaks would be addressed as they arise. For a decade, GRLA's BES team had sourced, designed repairs for, and provided construction services that successfully addressed over two hundred leaks at this building. Building envelope systems included an EPDM roof membrane; standing-seam copper roofing; brick masonry, precast concrete, curtain wall, windows, and plaza-deck waterproofing.





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