



# HOBBS BROOK MANAGEMENT LLC



**Note attached photo courtesy of FM Global:** (l-r) Tom Lawson, executive vice president, FM Global; Ray Phillips, vice president, Boston operations manager, FM Global; Carmen D'Angelo, vice president, chemical operations manager, FM Global; Tom Dusel, president and chief operating officer, Hobbs Brook Management; Don Oldmixon, first vice president, real estate construction and leasing, Hobbs Brook Management; John Parker, chief executive officer, Dedham Medical Associates; Helen Abdallah Donohue, Selectwoman, Town of Norwood; Marc Margulies, principal, Margulies Perruzzi Architects; Lisa Rudenstein, administrative assistant, FM Global; Jim Marsh, senior vice president, chief operating officer, Columbia Construction Company; Mike Turner, senior vice president, Eastern division manager, FM Global

## **Hobbs Brook Management Breaks Ground on First LEED Building in Norwood**

*Project team, town officials and tenants celebrate construction of  
Norwood's landmark sustainable building*

**WALTHAM, Mass.** – October 28, 2011 – [Hobbs Brook Management LLC](http://www.hobbsbrook.com), a pioneer in the development of office space in the Boston suburbs, announced today that it recently broke ground on its latest Class A office building, a four-story, 160,000 SF structure in Norwood,

Massachusetts. It is anticipated the project will achieve LEED Silver certification for new construction by the U.S. Green Building Council (USGBC) and will be the first office building in Norwood to do so. The building, located at 1175 Boston/Providence Highway in Norwood, will be shared by FM Global, one of the world's largest business property insurers, and Dedham Medical Associates. The groundbreaking occurred on October 21<sup>st</sup>.

"I felt very strongly about being here today. You build quality structures; you employ people, you conduct yourself in a very refined manner, and you bring us jobs, which is so important to all of us," said Helen Abdallah Donohue, selectwoman for the Town of Norwood. "Thank you. We're so proud you chose to make Norwood as your next improvement location and we hope you'll always stay with us."

FM Global, which has operated in Norwood since the late 1940's, will relocate nearly 200 employees from 500 River Ridge Drive in Norwood to this new building, which is situated on the same campus as FM Global's Center for Property Risk Solutions. The 4.7 billion company chose to relocate its insurance offices to enhance the company's ability to meet client needs and provide a centralized location for its Massachusetts-based employees. Dedham Medical Associates will relocate its Norwood office from 325 River Ridge Drive in order to enhance the patient experience in a larger space.

"As an environmental advocate and leader, conservation has been ingrained in our business philosophy for more than 175 years," said Tom Lawson, executive vice president, FM Global. "We're looking forward to maintaining our long-standing presence here in Norwood in a green building that is built to last, minimizes environmental impact, and promotes the health and wellness of our employees, and provides them a great place to work."

Margulies Perruzzi Architects designed the building to accommodate both tenants with separate entrances and lobbies for each. The Dedham Medical office features a drop-off canopy entrance for patient convenience and an adjacent glass-enclosed stair tower visible from Route 1. FM Global's entrance features a glass canopy. A shared café resides on the FM Global side of the building, but is accessible to Dedham Medical patients from an exterior door. The new building was sited to fit into the complex of office buildings that comprises FM Global's Center for Property Risk Solutions, and a landscaped connection was created to join the new building to the existing buildings. The facade of pre-cast concrete and metal rainscreen panels was chosen to blend into the context of the other buildings.

"We've been a stable and long-time property owner in Norwood since 1949 and we're thrilled to be developing another Class A office building in this town," said Thomas Dusel, president and CEO of Hobbs Brook Management LLC. "Since developing the first suburban office building in 1954, Hobbs Brook Management has been committed to providing quality, Class A office space, and Norwood is a great place to be located. We're very pleased Dedham Medical Associates has decided to join FM Global in our proposed building and we expect to be their landlord for a very long time."

Hobbs Brook Management has incorporated energy efficiency and green building practices in the construction and renovation of its properties for the last three decades. This approach to sustainability substantially reduces and eliminates negative environmental impacts, and, as an added benefit, green operations and management reduce operating costs, enhance building marketability, increase workers' productivity, and reduce potential liability resulting from indoor air quality problems. The new building will be designed, constructed and operated as a high-performance green building. Planned features include:

- 22% optimized energy performance and high performance HVAC equipment
- 40% water use reduction

- Drought resistant plant materials, indigenous to the region, that minimize the need for irrigation water
- Bioswale and rain gardens that remove silt and pollution from surface water runoff prior to releasing into the storm water system
- A high reflection roof to reduce heat islands and to reduce building energy
- Solar shading on exterior window system to cut down on heat gain in the building
- Implementation of recycled and regional building product materials

The project team consists of:

- Owner: Hobbs Brook Management, LLC
- Tenants: FM Global; Dedham Medical Associates
- Leasing Agent: Wyman Street Advisors
- Architect: Margulies Perruzzi Architects
- Construction Manager: Columbia Construction Company.
- M/E/P: AHA Consulting Engineers
- Civil Engineer: Kelly Engineering Group
- Geotechnical Engineer: Haley & Aldrich, Inc.
- Elevator Consultants: Lerch Bates & Associates
- Building Envelope Consultants: Simpson Gumpertz & Heger
- Specifications: Kalin Associates, Inc.
- Landscape Architect and Engineer: Cosmos Associates
- Structural Engineer: Goldstein-Milano, LLC
- Food Service Designers/Consultants: Colburn & Guyette
- Code Consultant: R.W. Sullivan Engineering
- LEED Consultant: Richard Moore Environmental Consulting
- Hardware Consultant: Campbell-McCabe
- Engineering: FM Global
- Tenant Project Manager: Murphy & McManus, LLC

Hobbs Brook Management currently owns and operates 23 buildings totaling over 3 million square feet in Massachusetts. The project is slated for completion in 2013.

**About Hobbs Brook Management LLC**

As both owner and operator, Hobbs Brook Management LLC is committed to providing its tenants and their employees with a reliable and fully functional business environment. For leasing information, please visit [www.hobbsbrook.com](http://www.hobbsbrook.com).

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