

### High-Profile: GREEN FACILITIES DEVELOPMENT NEWS

## BCBSMA Quincy Center Gets Leed® Certification Designed by Margulies & Associates

Boston, MA - Blue Cross Blue Shield of Massachusetts (BCBSMA) announced that the company's Quincy facility has become one of a handful of large-scale building renovations to be awarded Leadership in Energy & Environmental Design (LEED) certification by the U.S. Green Building Council (USGBC).

"Blue Cross Blue Shield of Massachusetts is committed to promoting healthy workplaces and communities. This recognition by the USGBC demonstrates the importance we place on the health and

well-being of our associates," said Allen Maltz, BCBSMA's Chief Financial Officer.

Originally developed in the late 1970s, the 345,000 sf Quincy building was purchased in 2004 by BCBSMA as part of a long-term real estate strategy to consolidate multiple leased locations on Boston's South Shore into a single facility.

When BCBSMA took ownership, the property did not meet the company's standards for supportive workspace design. Accommodating the business needs of the more than 1,500 associates

who would work in the center required reconfiguring the building's floor plan, replacing building systems, adding a full-service kitchen and cafeteria, constructing a 1,350-space parking garage and developing an on-site child-care center.

"Early in the planning for the revitalization of this facility, our design team realized that BCBSMA intended



*Photo of the Exterior Building Designed by Margulies & Associates*



*Interior View of the Blue Cross Blue Shield Facility*

to incorporate many green and healthy workplace design features," recalls Janet Morra, AIA, LEED AP, principal in charge of the project for architecture firm Margulies & Associates of Boston.

"We introduced BCBSMA to the LEED certification process, and found that the LEED standards were a great fit with

BCBSMA's interests in the well-being of its associates, reduced long-term operating costs and lower-impact construction practices."

Morra says that BCBSMA expects to save \$110,000 a year in energy costs, a result of efficient building systems and operating practices.