



GrowSmartRI

Power of Place Summit

Friday May 11, 2012 · Rhode Island Convention Center



The Power of Place Summit

May 11, 2012 – Rhode Island Convention Center

**Beyond Austerity:
Leveraging the *Power
of Place* for a *Stronger
State Economy***



Company Overview



Donna M. Camiolo, CFO

Jack C. Hobbs, President and CEO

Joseph Naughton, COO



Collaboration is not just part of our name; it is who we are and what we do.

- Real Estate Advisory and Project Management
- Serving greater New England for over 30 years
- Project types:
 - Educational & Institutional
 - Health Care & Life Sciences
 - Commercial & Residential
- From concept to close-out we supply:
 - Leadership
 - Strategic thinking
 - Facilitative skills
 - Entrepreneurial spirit; and
 - Collaborative attitude.
- Diverse range of disciplines:
 - Architecture
 - Engineering
 - Planning
 - Real Estate Advisory
 - Cost Estimation
 - Construction Advisory



Markets

The Power of Place Summit

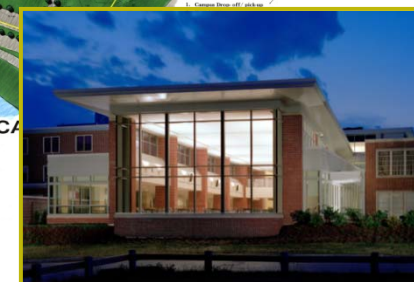
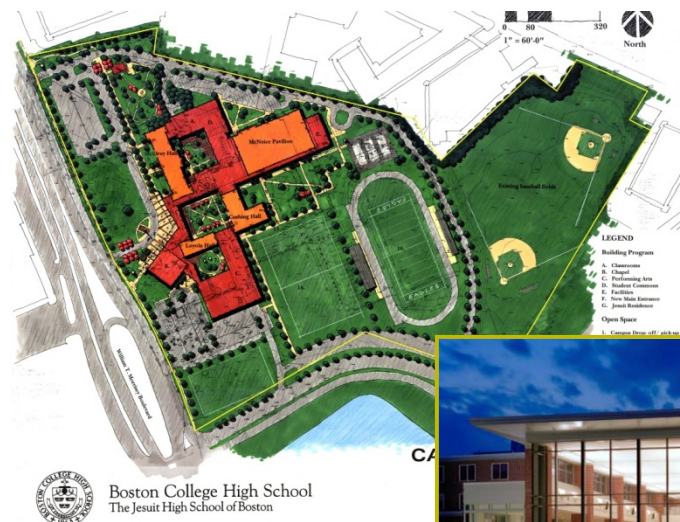
Game-Changing Project In Action: Warwick Station Development District

May 11, 2012

K-12



Natick High School
(Natick, MA)



Medford Public Schools Phase I and II
(Medford, MA)



Howe-Manning Elementary School
(Middleton, MA)



East Bridgewater High School
(Bridgewater, MA)



Whitman - Hanson Regional High School
(Hanson, MA)



Advancing Your Vision...

Higher Education



Suffolk University Dormitories at 10 West Street and Modern Theater (Boston, MA)



UMass Lowell Summer Projects (Lowell, MA)



Boston University School of Public Health Talbot Building (Boston, MA)



UMass Boston Master Plan Implementation Strategy (Boston, MA)



Bridgewater State University New Residence Hall (Bridgewater, MA)

Health Care and Life Sciences



BioSquare Master Planning
(Boston, MA)



National Emerging Infectious Disease Laboratories
(Boston, MA)



Boston Medical Center BCD Building
(Boston, MA)



Steward Health Care Five Site Initiative
(Brighton, MA; Fall River, MA; Brockton, MA; Methuen, MA; Dorchester, MA)



Boston Medical Center FGH Building
(Boston, MA)



Commercial and Residential



Copley Place Retail Expansion and Residential Addition
(Boston, MA)



Penmark and James Court
(Boston, MA)



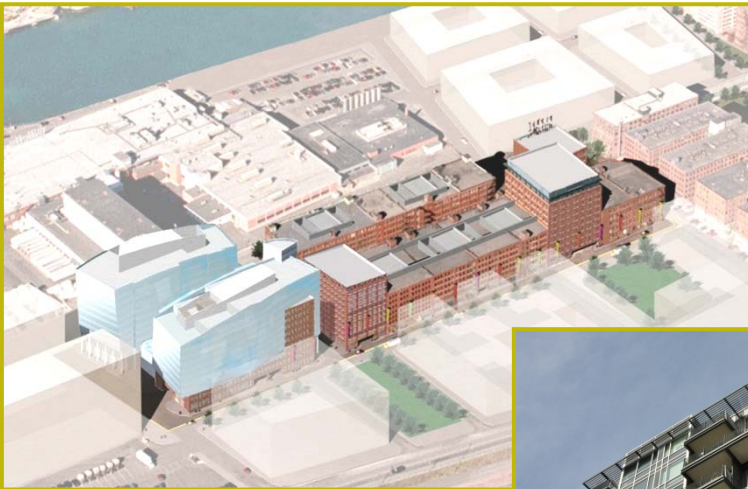
Lenane Building
(Boston, MA)



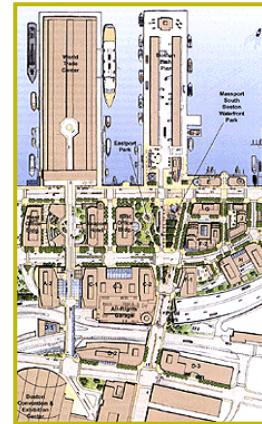
Boston Latin Academy Residential Conversion
(Boston, MA)



The International Cargo Center of New England
(Boston, MA)



Channel Center
(Boston, MA)



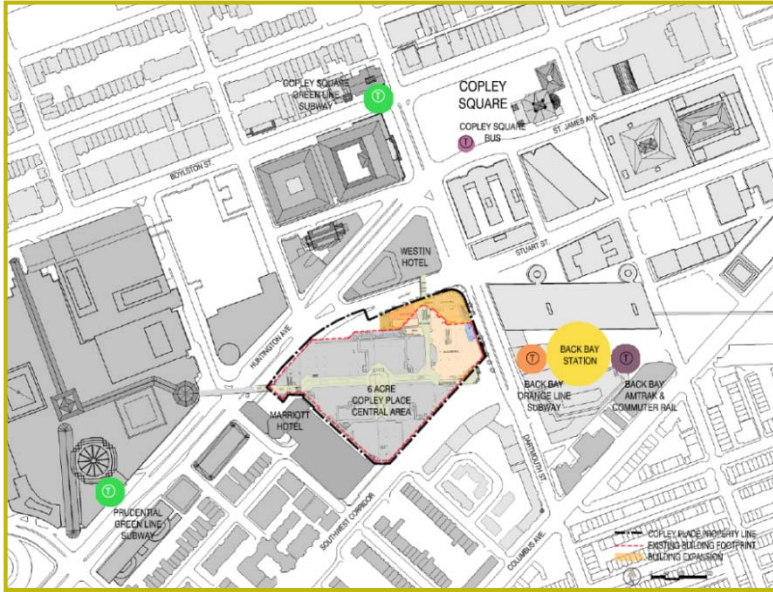
Massachusetts Port Authority South Boston Planning Services
(Boston, MA)



Three Projects, Three Markets

Copley Place
Channel Center
BioSquare

Copley Place Retail Expansion and Residential Addition



Project Notes:

- Owner: Simon Property Group
- Value: \$500 million
- Highlights:
 - Project will add to the Copley Place Development
 - Initially built on air rights above the Boston Extension of the Massachusetts Turnpike
 - 114,000 square feet of new retail space
 - 115,000 square feet of Neiman Marcus Expansion
 - 660,000 square feet of new residential programming (280 dwelling units)
 - Improvements to public realm surrounding the site will increase pedestrian connectivity and beautify the neighborhood
 - Development will create employment opportunities in addition to other public benefits
 - Prominent location in established neighborhood reduces risk and increases return on investment

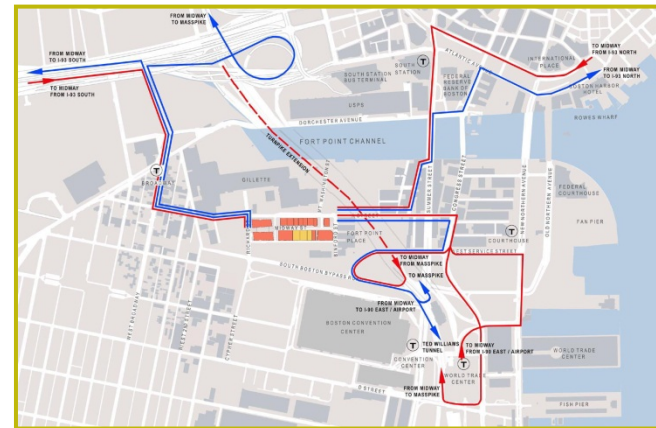


Channel Center

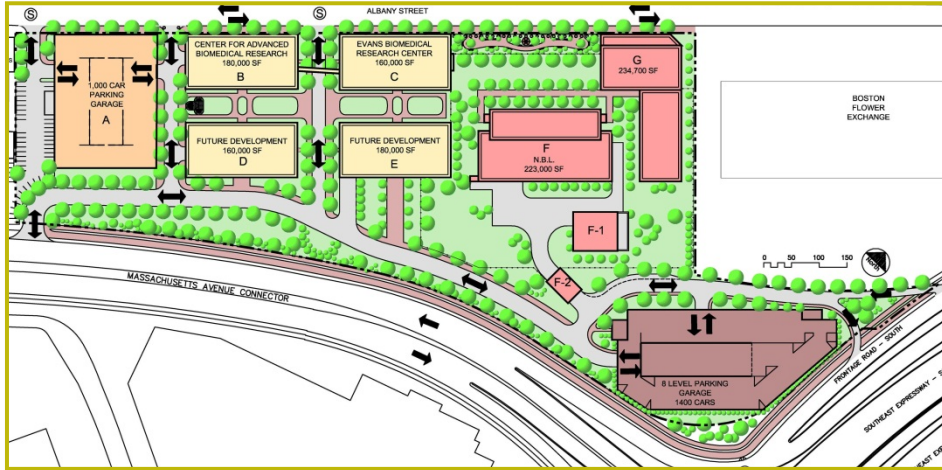


Project Notes:

- Owner: Beacon Capital Partners
- Value: \$400 million
- Highlights:
 - 1.5 million square feet of redevelopment of large warehouse district in downtown Boston
 - 17 buildings (existing buildings + new infill buildings)
 - Creation of 800 feet of pedestrian boulevard with mixed use retail at street level, artist loft residences above
 - Time to market shortened through collaboration with local agencies to pioneer an efficient development management process



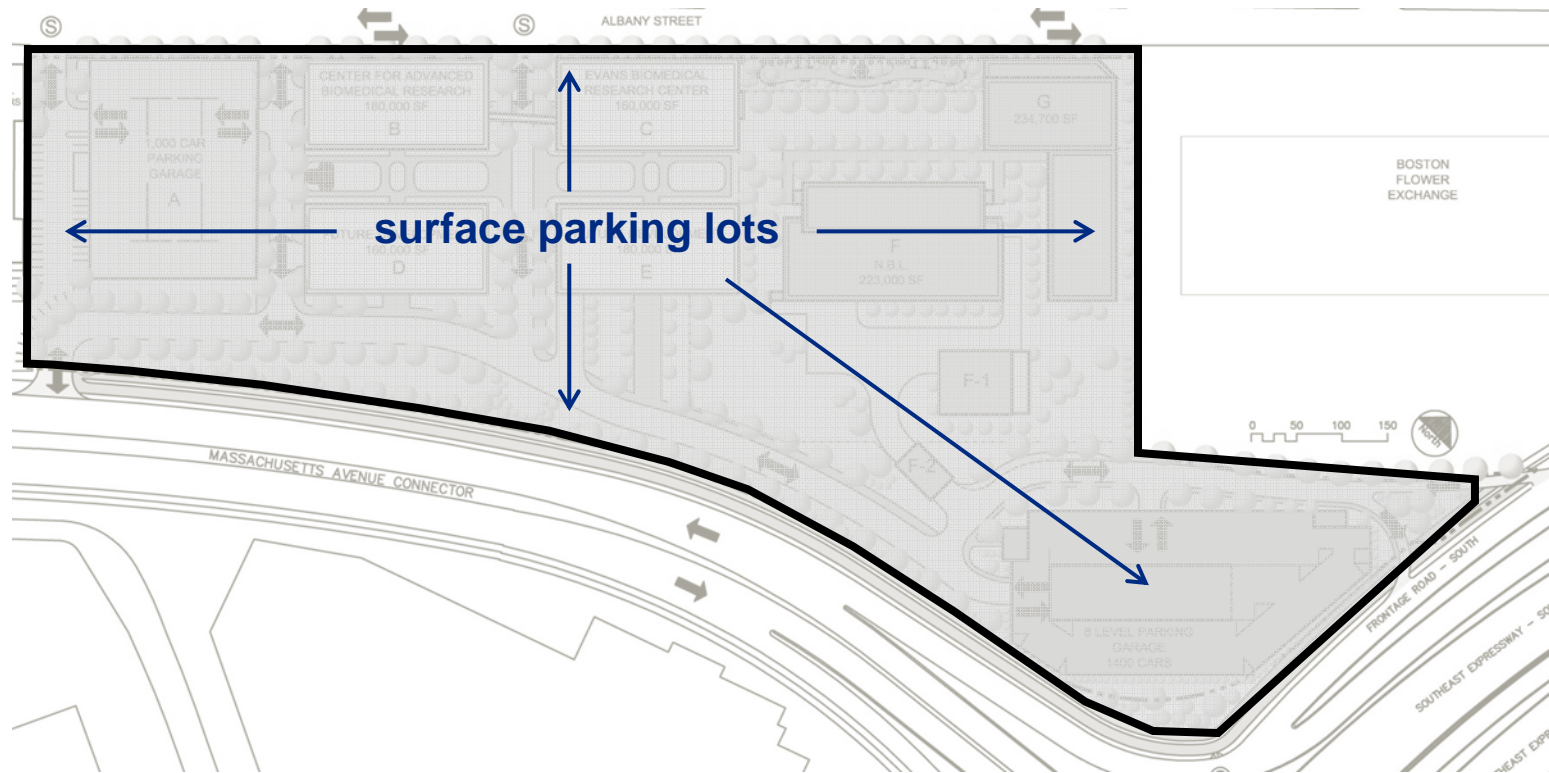
BioSquare



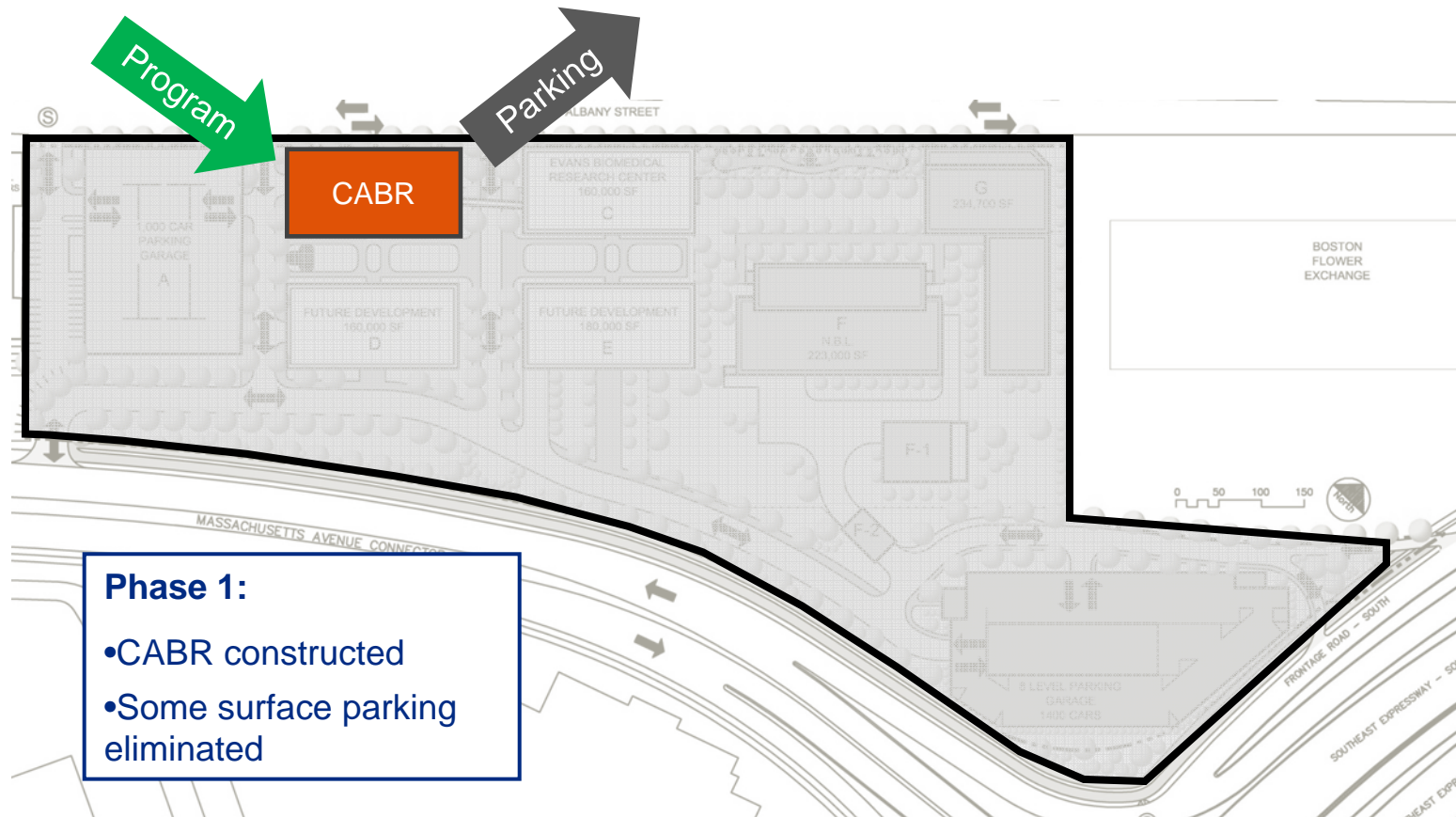
Project Notes:

- Owner: University Associates (a joint venture of Boston University and Boston Medical Center)
- Value: \$ 500 million
- Highlights:
 - 1.5 million square feet of phased development (over 20 years)
 - Original 16-acre site contained primarily parking
 - New site planning for biomedical research and office park replaced parking lots with two parking garages (2800 cars accommodated)
 - Project included the 200,000 square foot Center for Advanced Biomedical Research (CABR) and the 195,000 square foot National Emerging & Infectious Disease Laboratory (NEIDL)

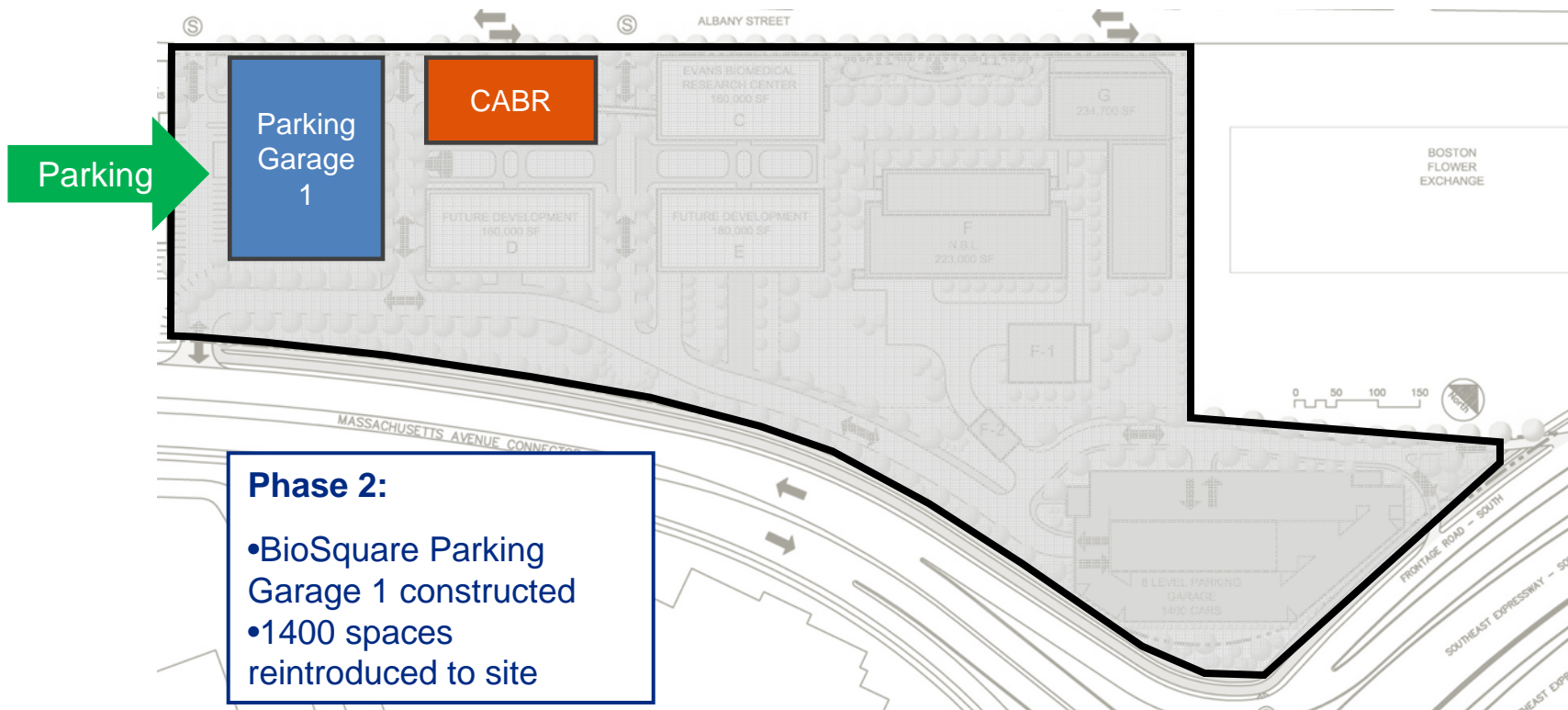
BioSquare Phasing – Original 16-acre site (1991)



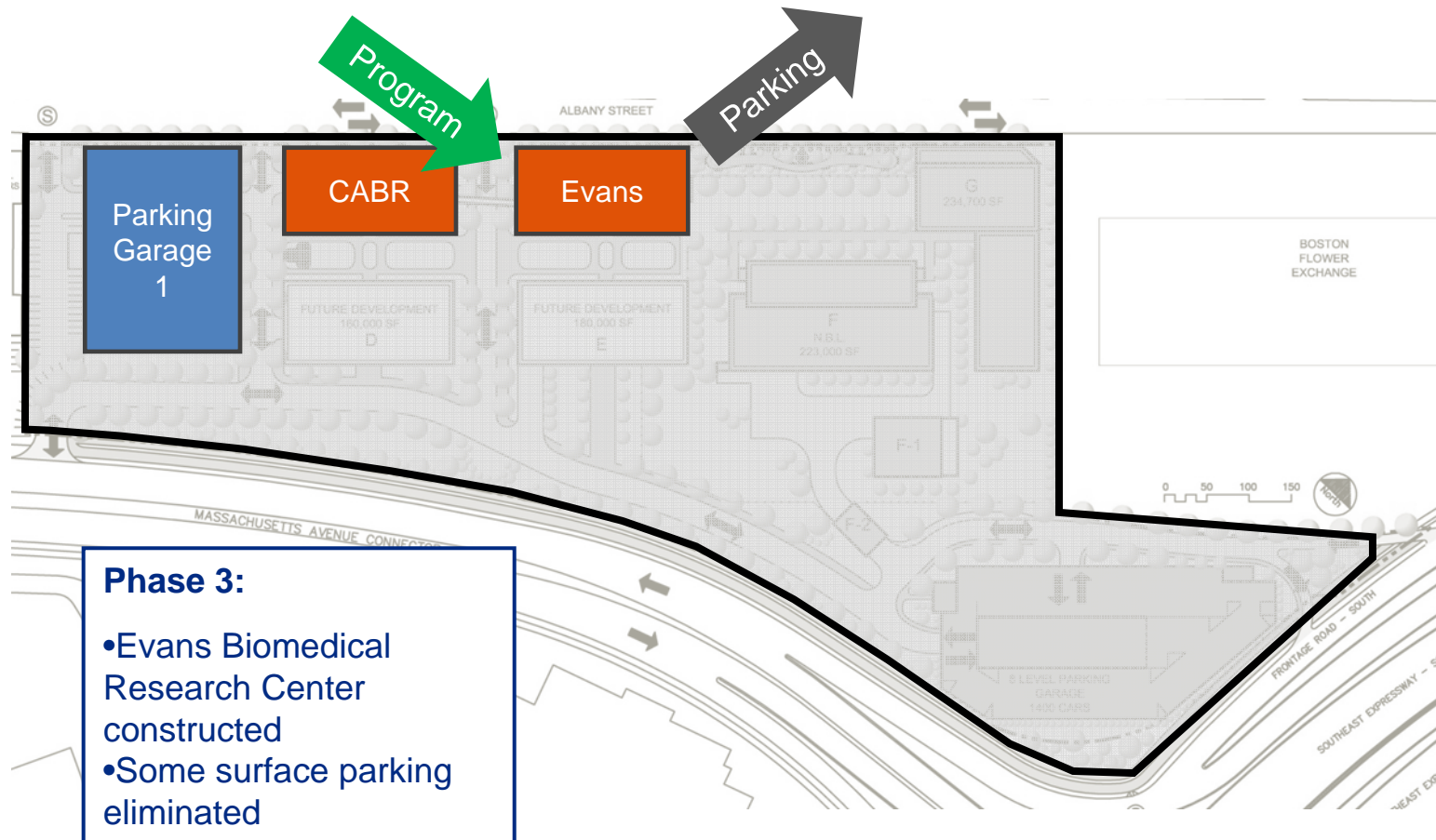
BioSquare Phasing – Phase 1 (1993)



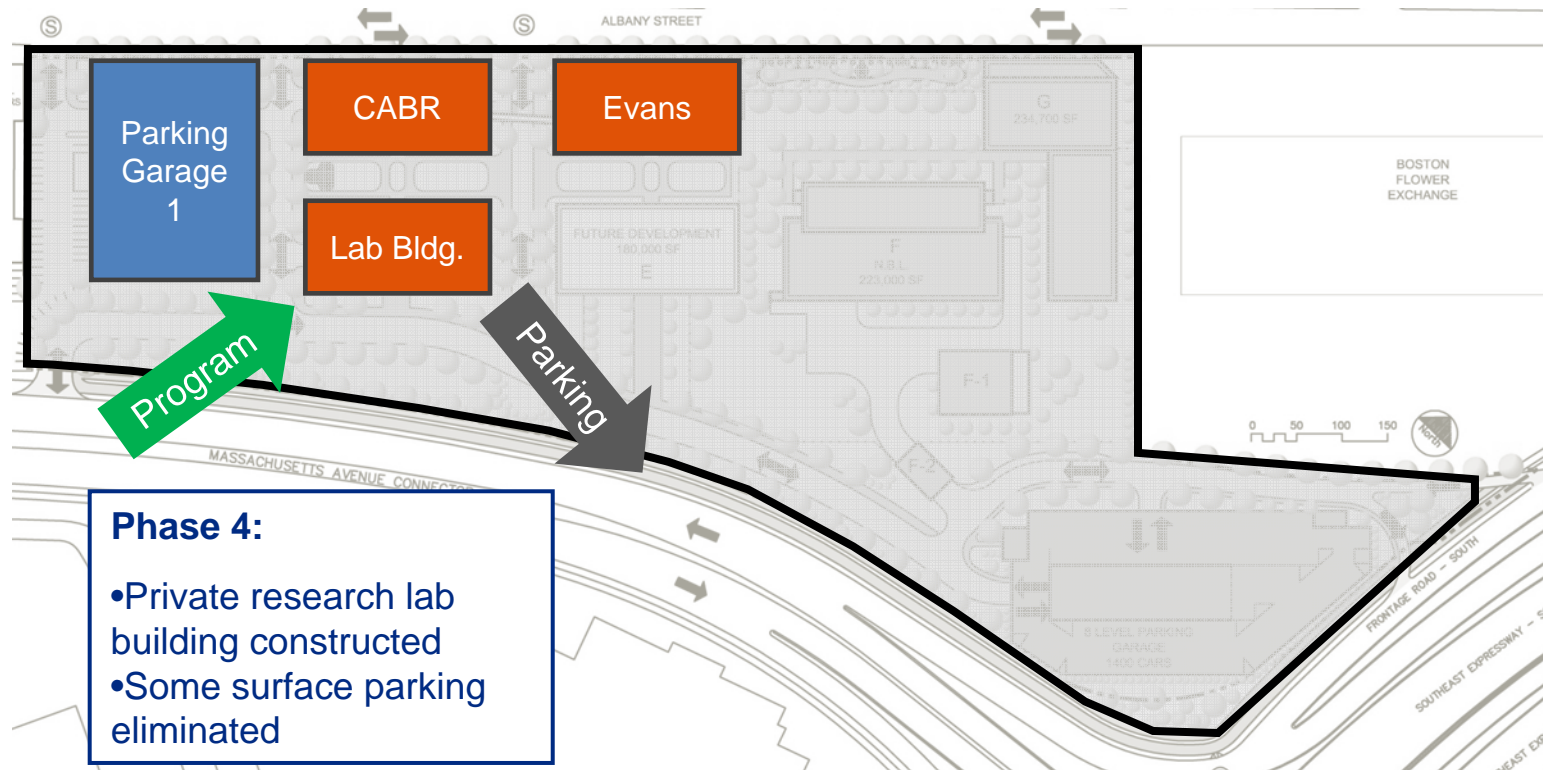
BioSquare Phasing – Phase 2 (1994)



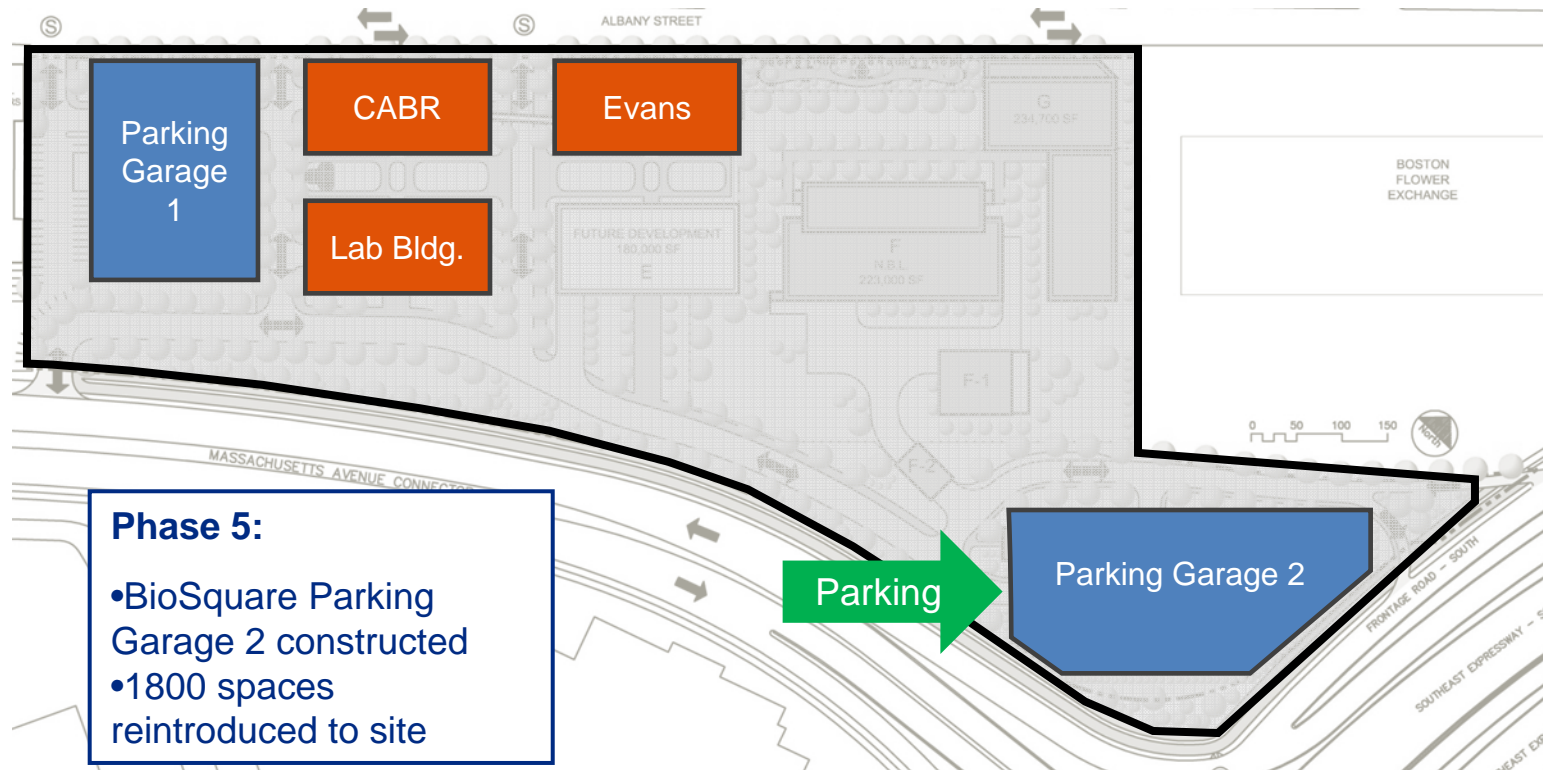
BioSquare Phasing – Phase 3 (1996)



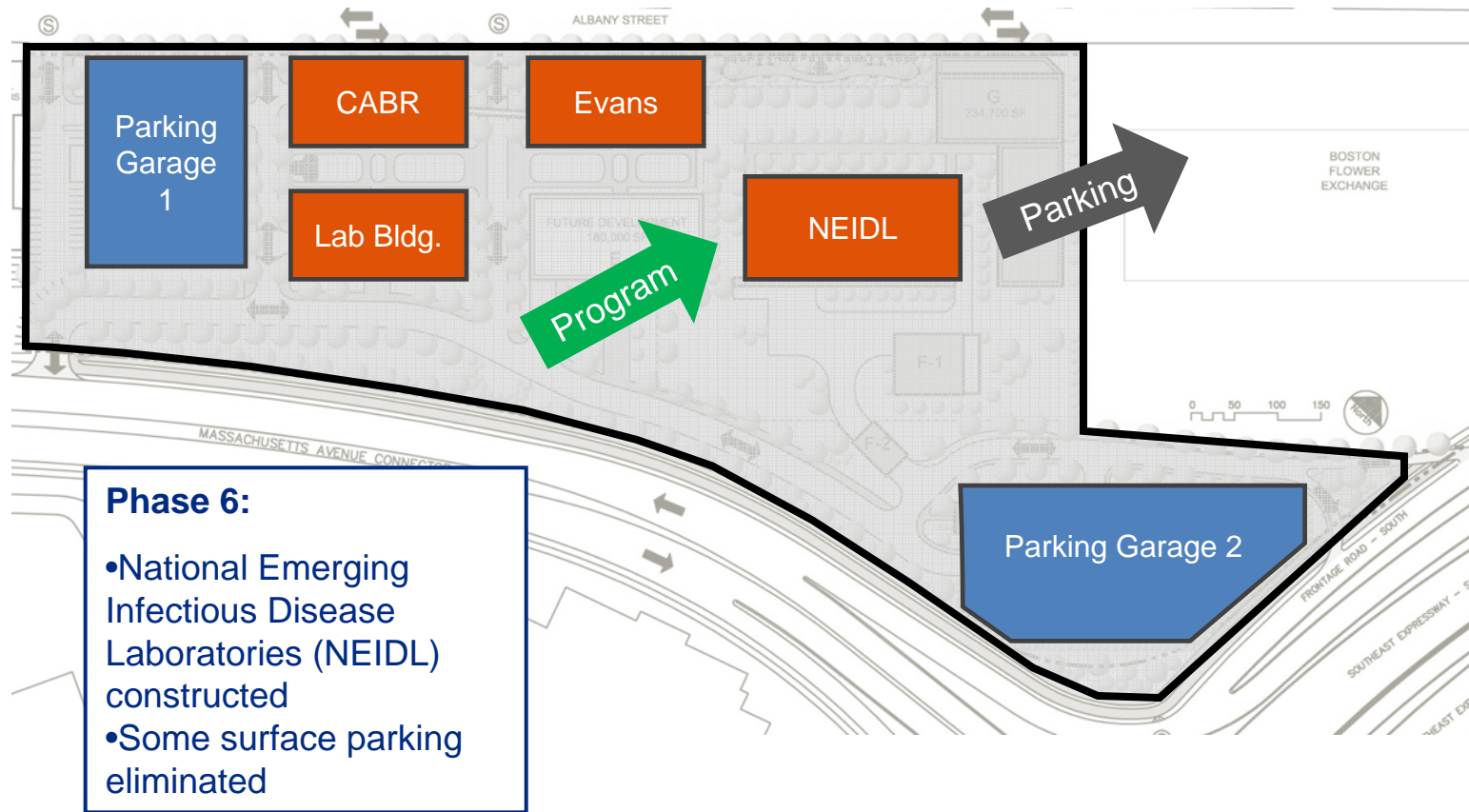
BioSquare Phasing – Phase 4 (2004)



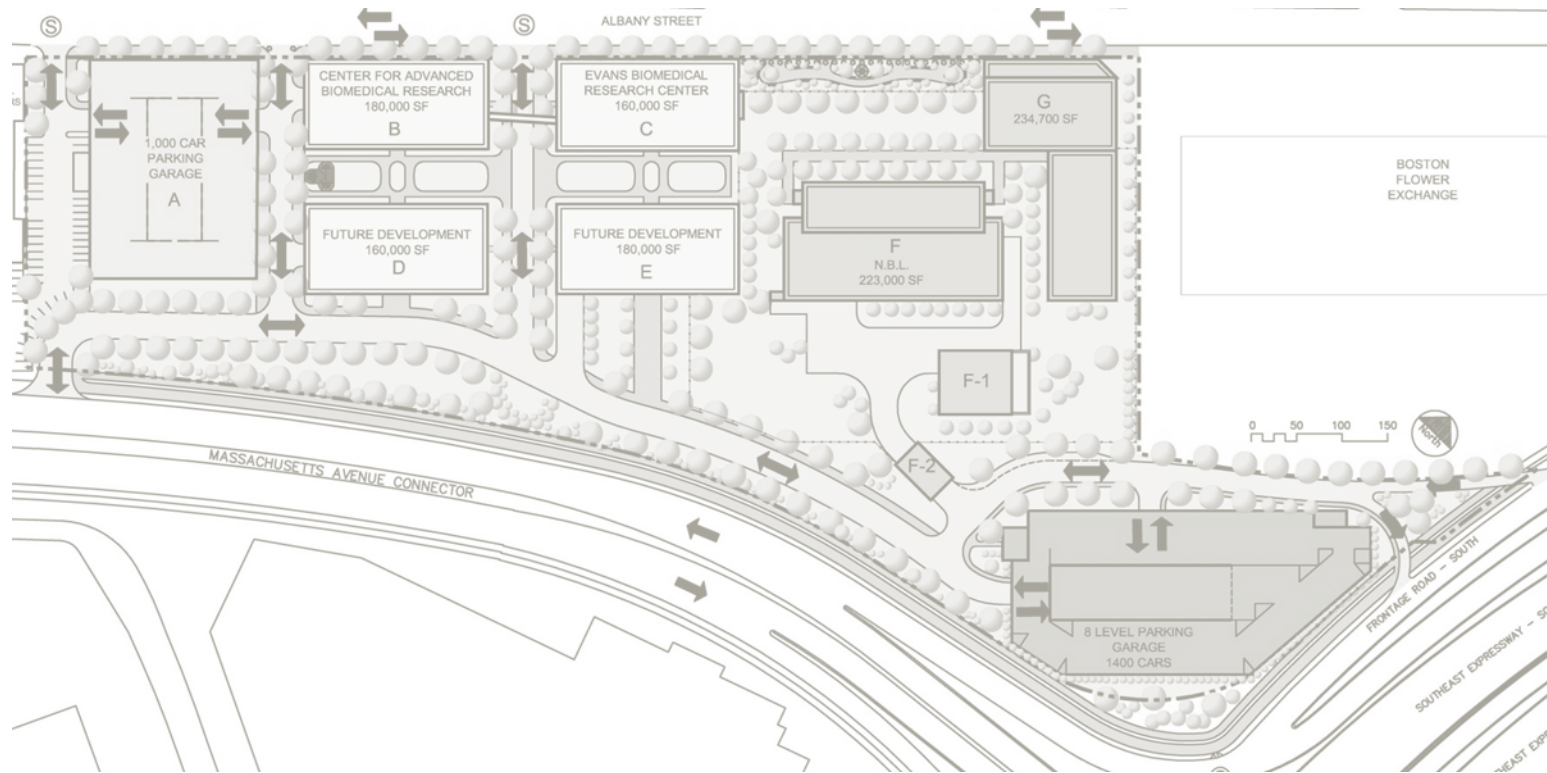
BioSquare Phasing – Phase 5 (2004)



BioSquare Phasing – Phase 6 (2005)



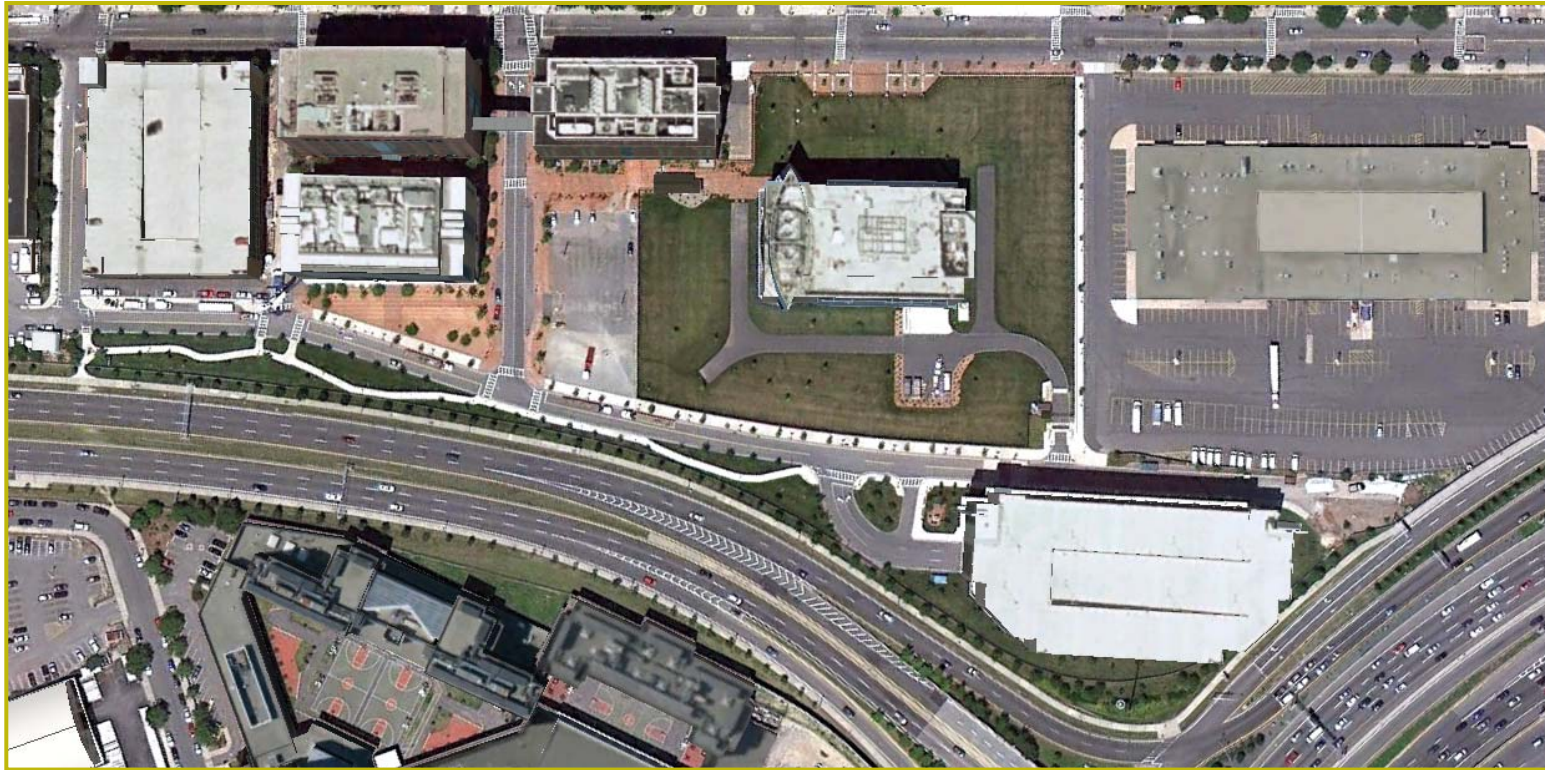
BioSquare Phasing – From Master Plan to Today



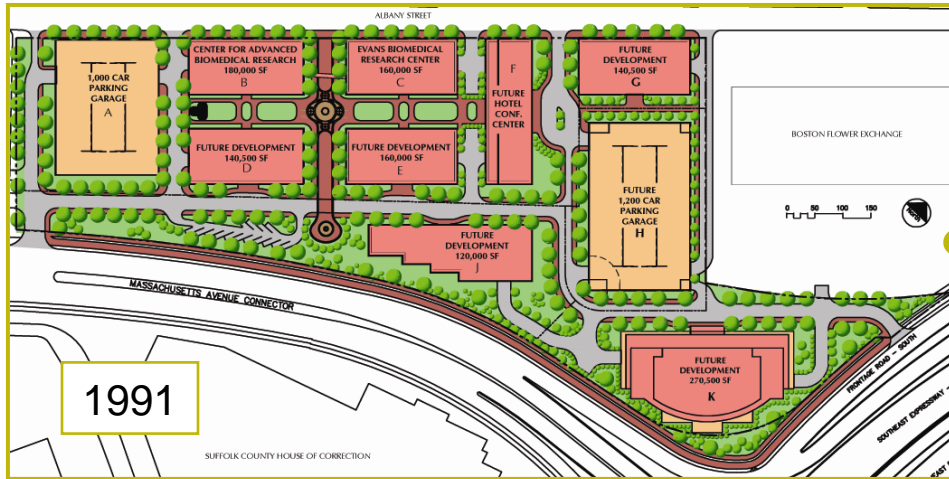
BioSquare Phasing – From Master Plan to Today



BioSquare Phasing – From Master Plan to Today



BioSquare – From Concept through Construction

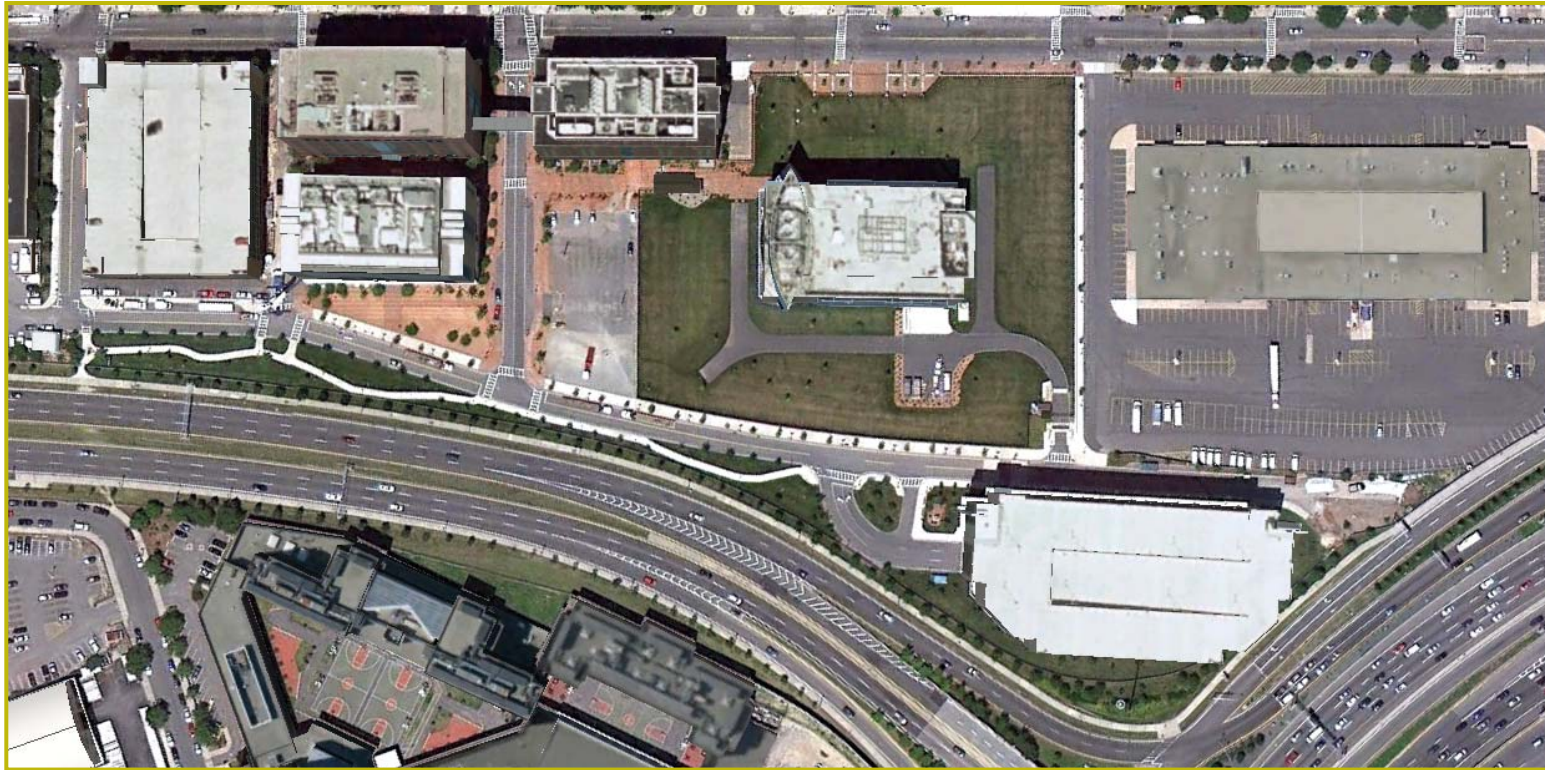


Planning the Master Plan

- Strong core design concept
- Site standards / guidelines
- Flexible and adaptable



BioSquare Phasing – From Master Plan to Today





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