

Macallen Building Boston, MA

Client

Pappas Properties, Inc.

Value

US\$73,000,000

Completion

2007

Assignment

Construction Management

Certification

LEED-NC — Gold

Awards

2008 Project of the Year — Green
Multifamily Executive and Developer
Magazines

2008 Project of the Year
Construction Management Association of
America, New England Chapter

Boston's Greenest

American Institute of Architects, Boston
Society of Architects (BSA)

2007 Sustainable Design Award
International Facility Management
Association



Bovis Lend Lease managed the construction of the Macallen Building, a 14-story residential structure featuring 139 studio, one- and two-bedroom, duplex and triplex condominium units with 11-foot ceiling heights. The building features a private, half-acre terrace with pool and barbeques, a park for residents, a dog run, gymnasium, screening room and three levels of parking set partially below grade.

Pappas Enterprises, committed to the environment, commissioned the building to be designed and constructed utilizing sustainability methods; it is the first residential LEED-NC — Gold rated project in Boston.

Through innovative technologies, the building saves an estimated 600,000 gallons of water annually and consume 30% less electricity than a conventional building.

The installation of low-energy consumption fixtures and systems reducing utility bills and common fees provide increased savings to each unit owner.

Energy-efficient features include:

- Double flush toilet, using two-thirds the water than a standard low flow unit,
- Energy-efficient Bosch dishwashers,
- Washer/Condensing dryer units will be recommended,
- Energy-efficient lighting in both units and the public areas,
- Central Plant — a more-efficient heating and cooling system due to system economization,
- Extensive use of natural lighting providing heat, as well as light to the individual units,
- Green Roof — provides storm water run-off relief and insulates the roof alleviating ambient heat, effectively mitigating the heat island effect,
- Storm water irrigation of the terrace roof, reducing the dependency and cost of public water,
- Insulated windows reducing the heating load in winter.

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In addition to the aforementioned energy-efficient fixtures and systems, building materials and features include:

- Recycled quartz counter tops,
- Recycled and environmentally friendly linoleum kitchen flooring,
- Bamboo wood flooring, an actively renewable source,
- Zipcar for community use,
- Public Transportation,
- Recycling rooms on each floor,
- Dophin System, an award-winning technique for ultrasonically treating the cooling tower water,
- Cork wall covering and recycled carpet in the corridors.

Contributing to the healthy lifestyle are the fresh outdoor air ducted into each unit, community lap pool, use of the health club in the Court Square Press Building, bicycle storage room, formaldehyde-free building materials, low or no VOC building materials, insulated windows and exterior walls reducing noise, as well as heating load and CFC free (ozone friendly) HVAC systems.

Shared amenities, encouraging community living and socialization will include the garage, Court Square gymnasium, the Macallen terrace roof, pool, roof garden, roof hanging terraces, multi-purpose room and deck.