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February 27, 2013

## UMass Advances \$700M Expansion; The Deal Sheet

This morning, **UMass Boston** broke ground on the **second project**—a **\$113M** academic building—in its \$700M plan to add facilities and redesign the campus on Dorchester Bay.



Once completed in fall '15, the three-sided, interdisciplinary building will house **classrooms**, **chemistry labs**, and **studio space** for artists, musicians, and dancers. The 181k SF building (aiming for LEED Silver) will also have faculty and staff offices, a café, a student lounge, study spaces, a multimedia studio classroom, four 150-seat discussion halls, and a 500-seat lecture hall. And for the first time, UMass Boston will have **case-method** classrooms. The UMass Building Authority is the major funding source and project manager, while Gilbane Construction is the CM.

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Construction. The 11-story, **LEED Gold** building features research labs, a **350-seat auditorium**, conference rooms, a full-service cafe, and fitness center. The biomedical research and academic facility is now the **hub** of the medical school campus.

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Seem like there were lots of **multifamily starts** in Massachusetts last year? Developers started almost twice the number as in '11. In '12, **5,019** multifamily permits were granted, up from **2,752**—an 84% increase, according to the **US Census Bureau's** Building Permit Survey. Busy communities included Boston, Natick, Cambridge, Saugus, and Concord.

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**Lupoli Cos** and the **Town of Andover** will soon start construction on a **\$16M, 30k SF medical center** for urgent and specialized care: the Andover Medical Center and ExpressCare. Tenants are **Lawrence General Hospital** and **Pentucket Medical of Newburyport**.

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**Arlington 360**—a \$49.5M, 176-unit rental and condo complex on the former Symmes Hospital site in (you guessed it) Arlington—is nearing the completion of construction. **Upton + Partners** of Newton and **Jefferson Apartment Group** have redeveloped the site, which had been vacant since '99.

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**Capstone**, a Cambridge developer, broke ground yesterday on the **\$9M Station Lofts**, the redevelopment of a historic factory into 25 units of mixed-income housing in **Brockton**, which will be completed by Q1 '14. Shovel crew: Capstone CEO **Jason Korb**, Mayor **Linda Balzotti**, Massachusetts Housing Investment Corp's **Peter Sargent**, Property and Casualty Initiative's **Rufus Phillips**, MassDevelopment CEO **Marty Jones**, State Department of Housing and Community Development's **J. Arthur Jamison**, and State representatives **Michael Brady** and **Claire Cronin**.

## LEASES

**SynapDx Corp** leased 11k SF of lab space at 4 Hartwell Pl in Lexington from King Street Properties for its new HQ. It's a relo from offices in Woburn and Southborough. It was repped by Cassidy Turley's **Kevin Hanna** and **Ryan Romano**. RBJ's **Jon Varholak**, **Eric Smith** and **Ron Friedman** repped King Street.

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