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LAN-TEL was proud to be chosen as the provider of the state-of-the-art communications infrastructure for the new offices of Prince Lobel Glovsky & Tye LLP

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ne Project of the Month

DESIGNED BY GENSLER; CB RICHARD ELLIS PROPERTY MANAGER FOR LANDLORD; RDK MEP ENGINEER
Commodore Builders completes 45,000 s/f offices for Prince, Lobel, Glovsky and Tye

BOSTON, MA Committed to growth and to the expansion of its staff, Prince, Lobel, Glovsky and Tye made the decision to move from their low rise offices on Commercial St. to the 21st and 22nd floors of 100 Cambridge St. According to Bob Maloney, managing partner of the firm, "One of our primary business objectives is to grow the firm in both attorney number and in the range of legal services that we are able to provide clients. The larger office space at 100 Cambridge St. positions us to not only grow, but to work more effectively in an environment that fosters collaboration and creativity. Joe Albanese and his team at Commodore were there to help guide us every step of the way."

The Commodore team began work with Prince Lobel early in the process, first by providing pricing to assess their remain-in-place and relocate real estate options and then by modeling scope strategies to maximize the build-out within the established budget. Months before construction began, the team focused on an extensive pre-construction effort, working with Gensler to ensure that schedule and budget were aligned with the partners' expectations for their new environment. Maloney recalls, "Our internal team, our architects at Gensler and the Commodore team were involved in all aspects of the design and implementation. Throughout the process, but especially when we started getting down to cost analysis, Commodore was there to make sure we achieved our goals."

According to Jane Rufo, Gensler's project manager and a senior associ-



ate of the firm, "The key concept behind the design was to create an environment that reflects and promotes Prince Lobel's strong culture of community. Our goal was to preserve the "small firm" culture, while creating a professional presence."

The 15-week project required Commodore to work closely with each subcontractor, expediting shop drawings and ordering critical materials even before the contract was finalized. Quality and schedule were the forces that drove the project to completion. There was zero-tolerance for schedule delays. Doors from California and other high-end materials from distant locations demanded constant monitoring and updates to the procurement schedule. Pre-ordered long lead materials were stockpiled on-site to ensure that fixtures and finishes were available as needed. Daily communica-

tions with the landlord and the building tenants in the otherwise occu-



piated space were essential to minimize disruption.

Project Team

Commodore Builders	Construction Mgr.
CB Richard Ellis	Landlord's Property Mgr.
Gensler	Architect
RDK Engineers	MEP Engineer
LAN-TEL Communication	Tel/Data Structured Cabling
LeMessurier Consultants	Structural Engineer
Fox	Relocation Manager

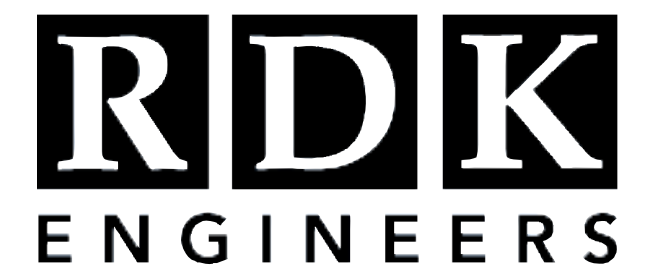
contemporary facilities, and the smart office design have made a positive impact, on the way we work internally and on how our clients, and the larger community perceive the firm," explains Prince Lobel's Maloney.

Steve Howard, general manager of CB Richard Ellis, attributes the success of the project in part to good construction management. "The Commodore team studied the plans. They examined the materials called for, the design and the means and methods. They made our job very easy with an efficient, detailed process from beginning to end."

Rufo cites "an unrelenting dedication by the entire team to the design goals," as the main reason for the project's success. "We never lost sight of the financial goals. It was a collaborative process from the very beginning. Relationships between the CM, the client and the architect were established early. The client trusted our expertise. They trusted us. That enabled the team to do their best work."

Joe Albanese, president of Commodore, also cites trust and openness as the contributing factors to success. "The client's openness allowed us to maximize the value of their investment by giving us the insight into their priorities and objectives. Bob Maloney clearly communicated where they needed to be. Gensler and their consultants," explains Albanese, "were extremely responsive to Bob's guidance. Together, we were able to provide creative solutions with uncompromised results."

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