

GATEWAY PARK - LIFE SCIENCES BUILDING

WORCESTER, MA

OWNER

Worcester Business
Development Corporation
and
Worcester Polytechnic Institute
Worcester, Massachusetts

OWNER'S PROJECT MANAGER

Cardinal
Worcester, Massachusetts

CONSTRUCTION MANAGER

Consigli Construction, Inc.
Milford, Massachusetts

ARCHITECT

Tsoi/Kobus & Assoc., Inc.
Cambridge, Massachusetts

REFERENCES

David Forsberg
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Worcester Business
Development Corporation
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Jeffrey Solomon
Vice President and Chief
Financial Officer
Worcester Polytechnic Institute
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PROJECT COST

\$40,400,000

PROJECT SIZE

125,000 sq-ft

COMPLETION

2007

Gateway Park was a joint venture of Worcester Polytechnic Institute (WPI) and the Worcester Business Development Corporation (WBDC). Located in Worcester near the intersection of I-190 and I-290, Gateway Park is designed as a 12 acre, mixed-use destination for life sciences and biotech companies and the people who work for them.



The Gateway Park redevelopment project includes five life sciences buildings totaling 500,000 sq-ft of flexible, adaptable lab space designed to meet the needs of research organizations, 241,000 sq-ft of market rate loft condominiums, as well as several planned retail establishments. WPI is also exploring the possibility of graduate student housing on one of the sites. Gateway Park is part of the larger 55-acre Gateway redevelopment district. It is currently home to numerous businesses, offices, restaurants, and business services, as well as a Courtyard by Marriott hotel.



Cardinal provided Owner's Project Management services for the WBDC and WPI on the core/shell of the new five level office and laboratory addition (87,000 sq-ft) at 60 Prescott Street, and renovations to the existing five level laboratory and office building (38,000 sq-ft) at 68 Prescott Street. This project has received the 2007 Phoenix Award and also won a National Award from the U.S. Department of Commerce.

