



64

GROVE STREET **DESIGN + RELOCATION** 2013 - 2014
TUFTS HEALTH PLAN 705 MOUNT AUBURN STREET WATERTOWN MA 02472



64 GROVE STREET

BUILDING HISTORY

Golden Cookie Company : original owner : 1930
Trouvailles Furniture purchases the building : 1969
20 years following : various industries own / occupy the building
Boston Biomedical Research Institute renovates : 1998
Tufts Health Plan purchases 64 Grove Street : July 2013
THP oversees the bio-decommissioning and gut renovation : complete July 2014

DESIGN + RELOCATION

PROJECT BRIEF

relocate 250 - 300 employees to newly renovated 64 campus building
research and recommend department(s) to be relocated from main building : 705
design and develop space plan based on selected department(s)
research, select, and develop systems furniture type + layout
research, select, and develop demountable partition type, location, + layout
coordinate + develop space plan design with architecture and engineering team
coordinate IT requirements and communicate systems changes
prepare furniture and relocation budgets
develop and coordinate relocation schedule
coordinate and manage the 250 person relocation
provide post-move support to relocated departments

THP REAL ESTATE DEPARTMENT
Construction Project Manager: Derek Ablamsky **Design Team:** Brynya Gibson, Emily Burgess, Lena Adams
Relocation Coordinator: Brynya Gibson **Supervisor of Mechanical Services:** Rich Perkins

CONSTRUCTION CONSULTANTS
Architect and Engineer: SMMA Cambridge **General Contractor:** Tishman Construction

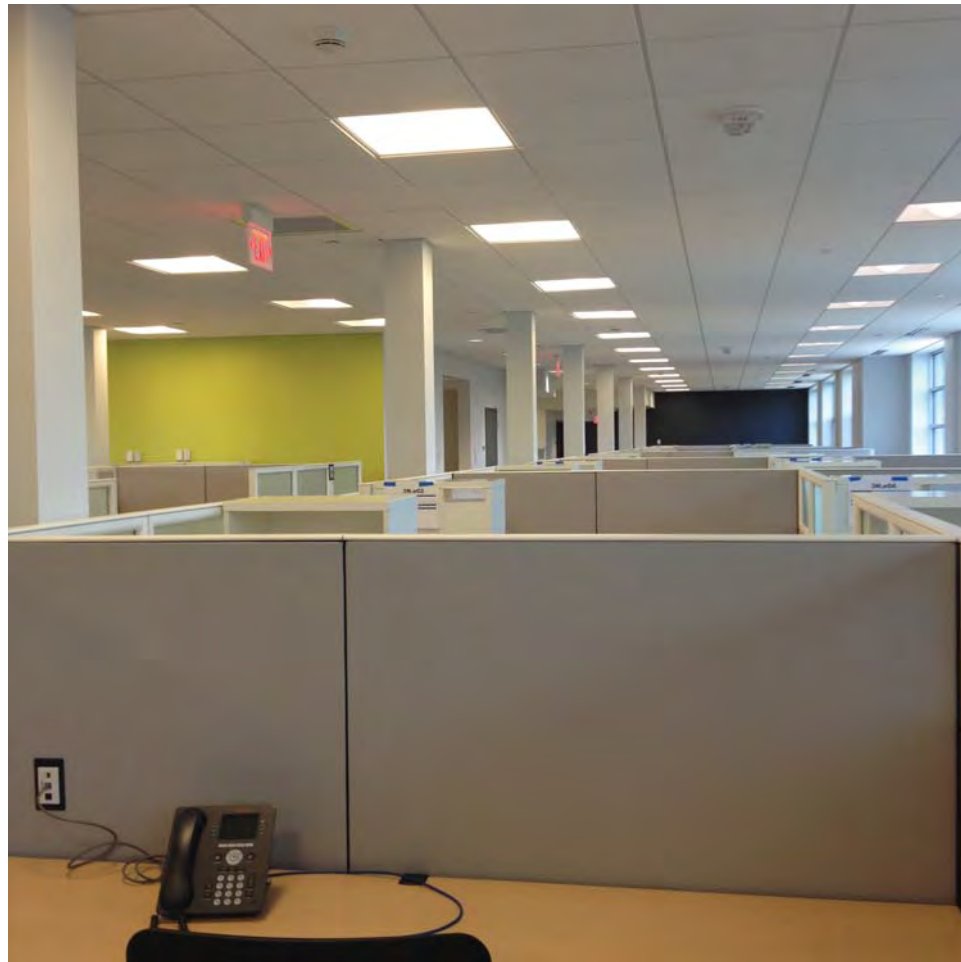
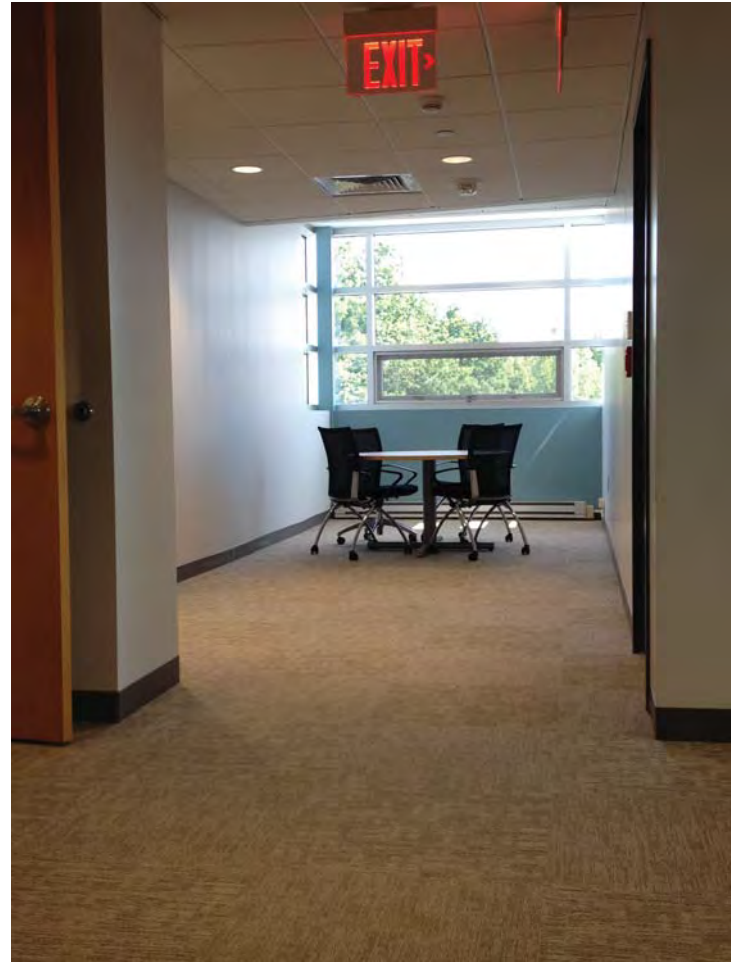
DECOMMISSIONING CONSULTANTS
Triumvirate Environmental

IMAGES

64 GROVE STREET **DESIGN + RELOCATION** 2013 - 2014
TUFTS HEALTH PLAN 705 MOUNT AUBURN STREET **WATERTOWN MA** 02472

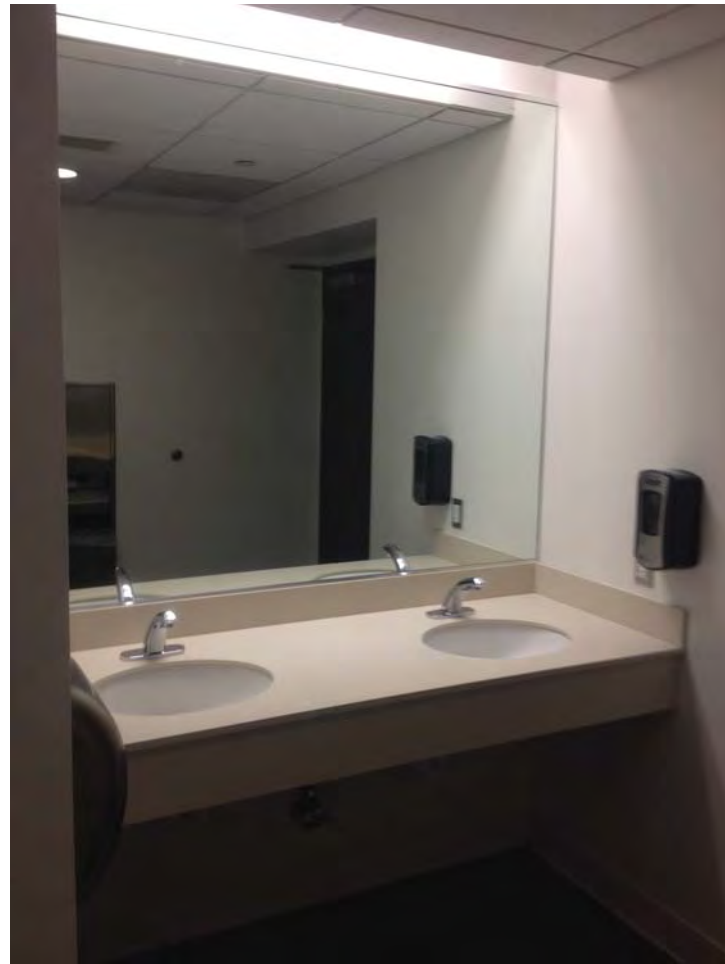


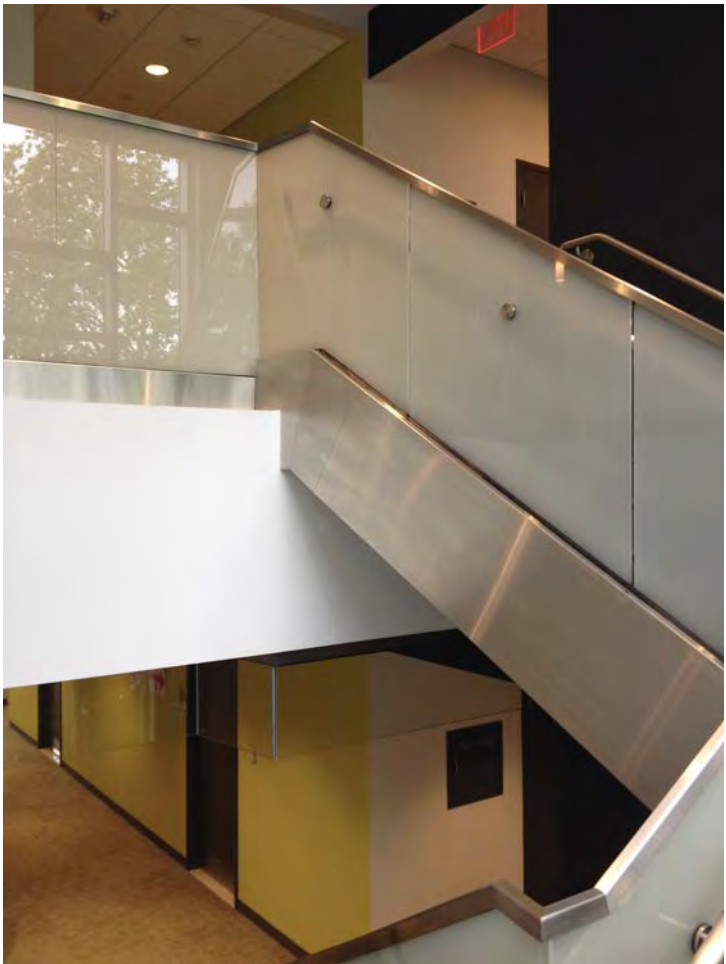
BEFORE



COMPLETE







PRELIMINARY PLANNING

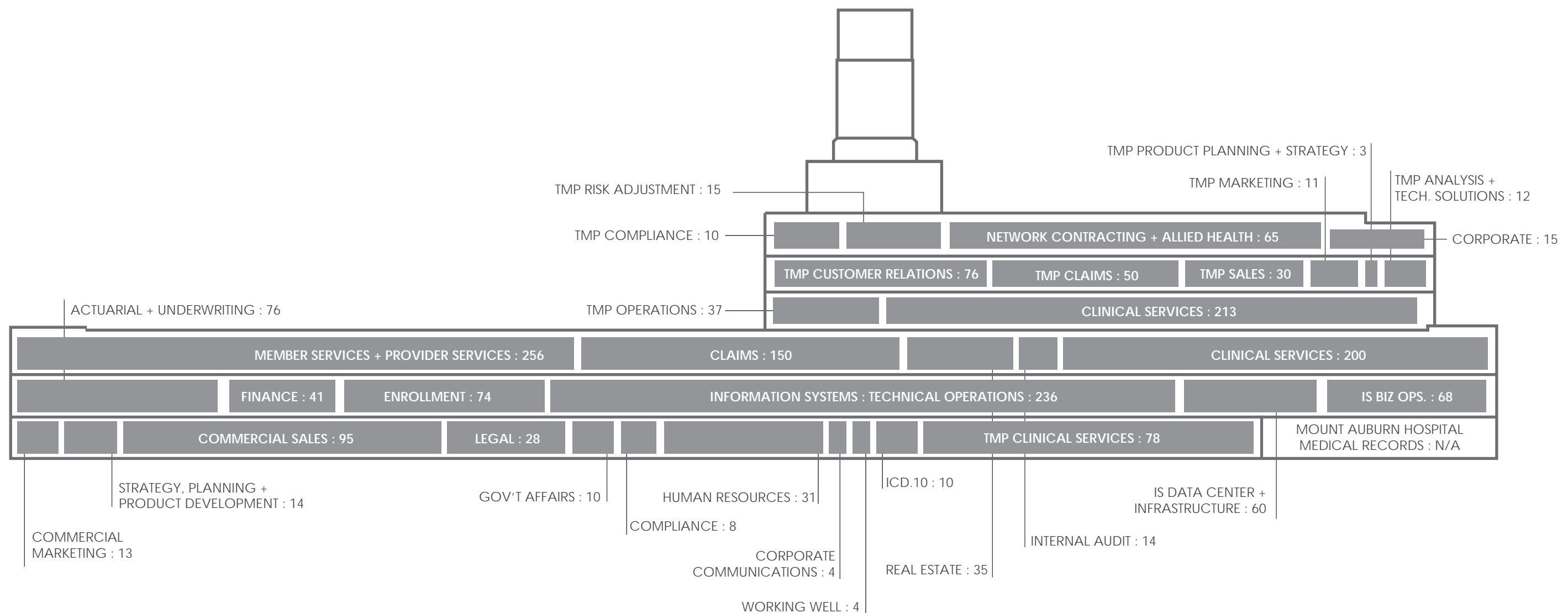
64 GROVE STREET **DESIGN + RELOCATION** 2013 - 2014
TUFTS HEALTH PLAN 705 MOUNT AUBURN STREET **WATERTOWN MA** 02472

705 MOUNT AUBURN STREET : EXISTING OCCUPANCY

On-Site Consultants : 239

$$(Less\ Field\ Sites) : \quad (12)$$

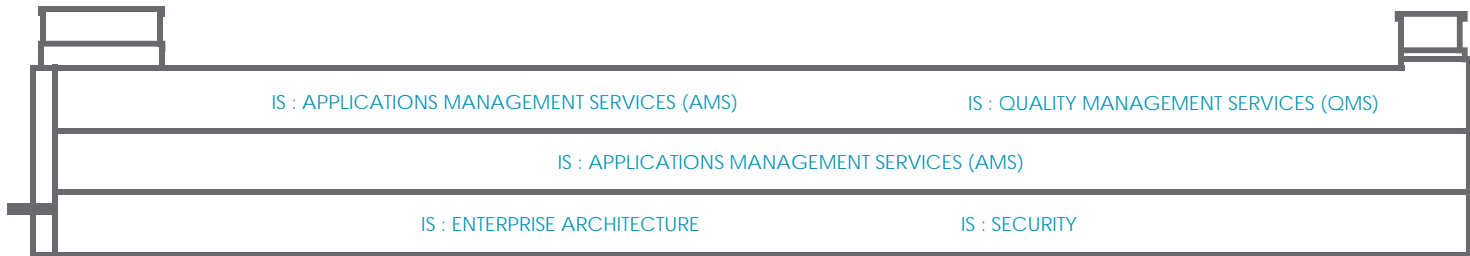
Total : 2115



DEPARTMENT NAME, LOCATION + SCALE

OPTIONS 1 + 2 :

Existing



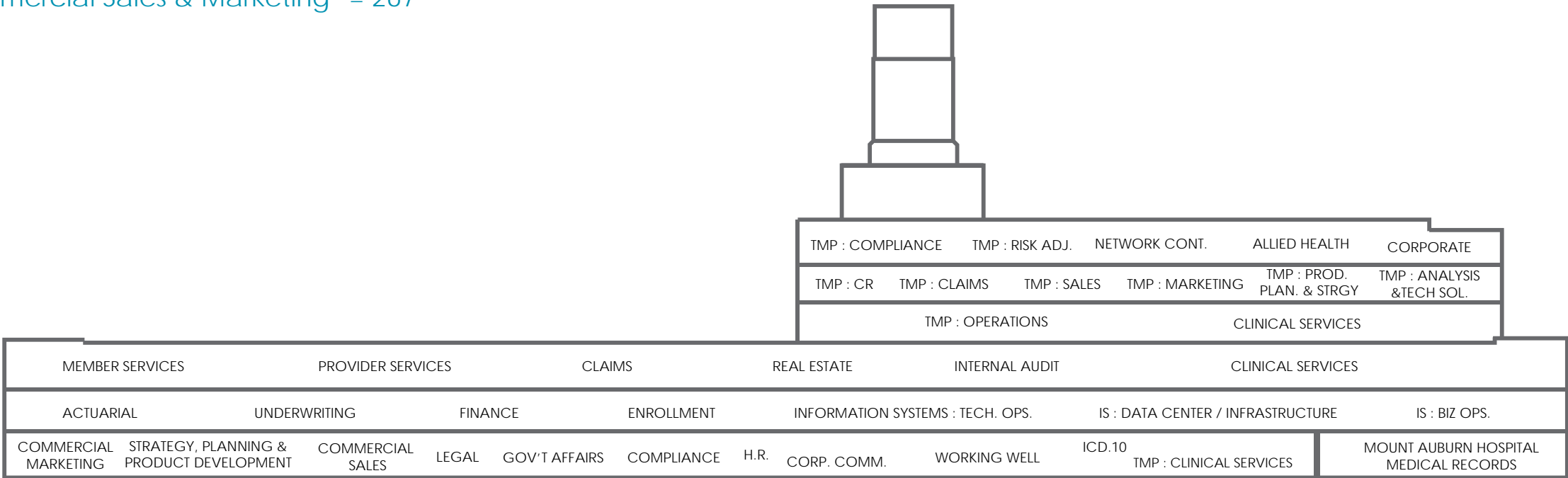
1. Information Systems : Technology Operations* = 236

*DOES NOT INCLUDE INFRASTRUCTURE
64 Grove Street Elevation / Section
not to scale



2. Medicare Preferred, Commercial Sales & Marketing* = 267

*DOES NOT INCLUDE TMP OPERATIONS
64 Grove Street Elevation / Section
not to scale



705 Mount Auburn Street Elevation / Section
not to scale

Tufts Health Plan
Watertown, Massachusetts

Date: 07/30/2013
Scale: not to scale
Drawn by: Brynya Gibson
Project No.

Tufts Health Plan

64 Grove Street : Dept. Test Fits
Options 1 + 2

0.2

OPTIONS 3, 4 + 5 :

Existing



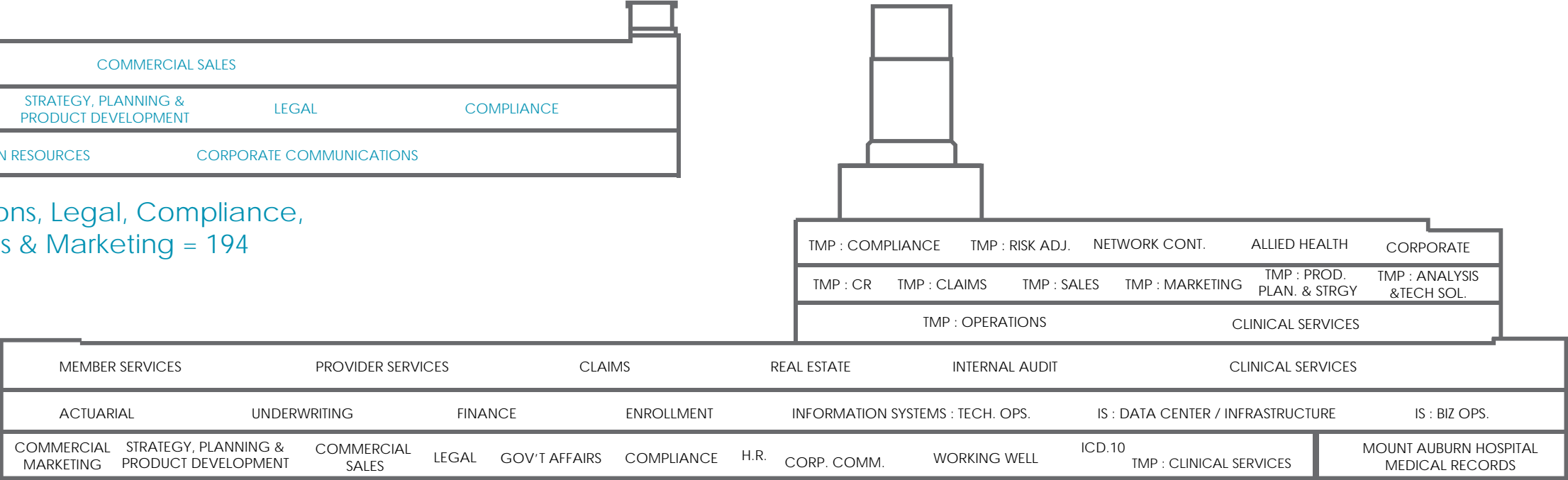
3. Finance, Strategy, Commercial Sales & Marketing = 232
64 Grove Street Elevation / Section
not to scale



4. Legal, Strategy, Commercial Sales & Marketing,
Actuarial, Underwriting = 241
64 Grove Street Elevation / Section
not to scale



5. HR, Corp. Communications, Legal, Compliance,
Strategy, Commercial Sales & Marketing = 194
64 Grove Street Elevation / Section
not to scale



705 Mount Auburn Street Elevation / Section
not to scale

FURNITURE + FINISHES

64 GROVE STREET **DESIGN + RELOCATION** 2013 - 2014
TUFTS HEALTH PLAN 705 MOUNT AUBURN STREET **WATERTOWN MA** 02472



FIRST FLOOR FURNITURE, FIXTURE, + EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



TYPICAL AISLE
NOT TO SCALE



TYPICAL 42SF + 96SF CUBICLE
NOT TO SCALE



TYPICAL HOTELING STATION
NOT TO SCALE



DESKTOP SCANNING
NOT TO SCALE



POWER + TEL/DATA LOCATIONS
NOT TO SCALE

GENERAL NOTES + SCOPE:

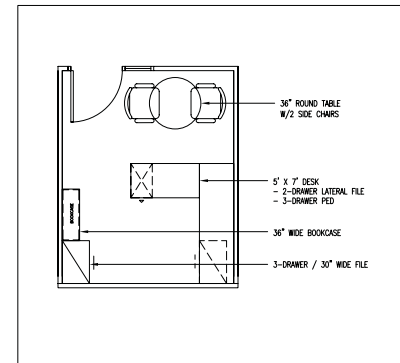
1. BELTLINE POWER AND TEL/DATA PORT
2. BASELINE POWER RECEPTICAL
3. (1) GROMMET BELOW POWER/TEL/DATA
4. DESKTOP LAMP OR UNDER-SHELF LIGHTING OPTION
5. CONFERENCE ROOM TABLES + CHAIRS INC.
6. TRAINING TABLES + CHAIRS INCLUDED
7. SOFT SEATING AT LOBBY + SEATING AREAS INC.

WORKSTATION TASK CHAIRS N.I.C.

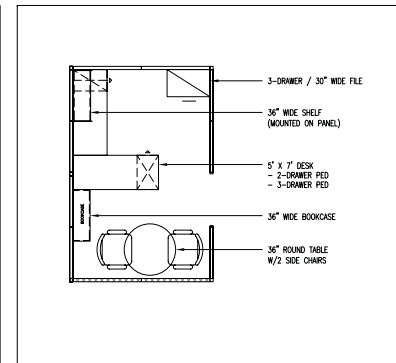
PRELIMINARY FINISHES :

WORKSURFACE - MAPLE LAMINATE
PANEL FABRIC - LIGHT GREY
PANEL FRAME - WHITE
FILE CABINETS - LIGHT GREY
SHELVING - LIGHT GREY
GLASS PANELS - FROSTED

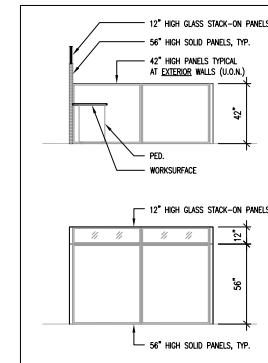
FURNITURE + DEMOUNTABLE PARTITION KEY



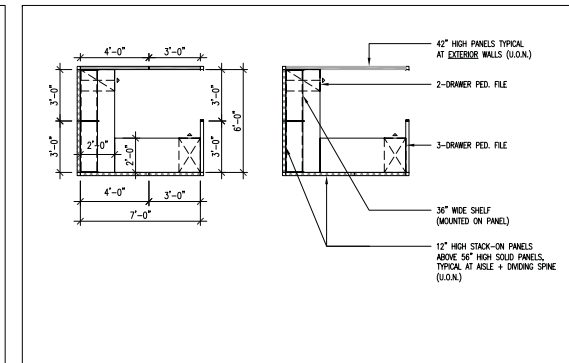
120SF OFFICE
SCALE: 1/4" = 1'-0"



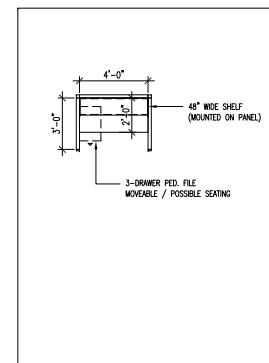
96SF CUBICLE
SCALE: 1/4" = 1'-0"



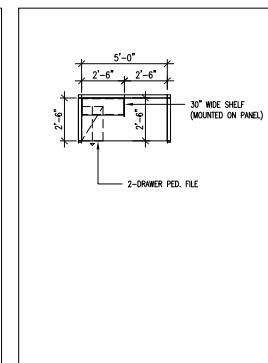
TYPICAL CUBICLE SECTION + ELEVATION
SCALE: 1/4" = 1'-0"



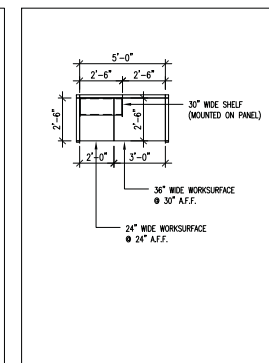
42SF CUBICLE
SCALE: 1/4" = 1'-0"



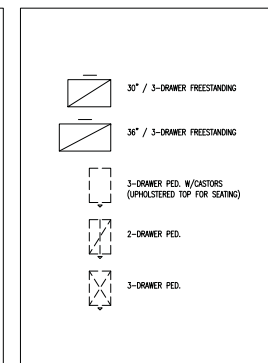
HOTELING STATION
SCALE: 1/4" = 1'-0"



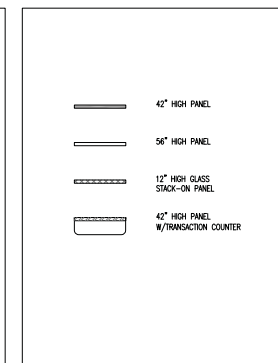
CLERICAL + PROCESSING STATIONS
SCALE: 1/4" = 1'-0"



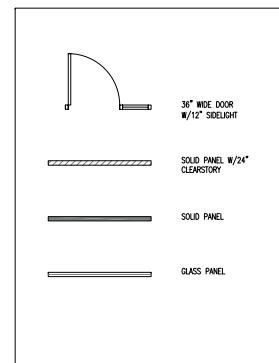
DESKTOP SCANNING STATIONS
SCALE: 1/4" = 1'-0"



FILE CABINETS
SCALE: 1/4" = 1'-0"



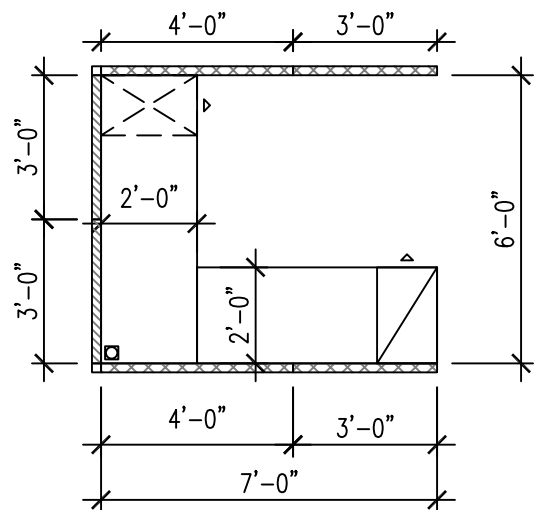
FURNITURE PANEL KEY
SCALE: 1/4" = 1'-0"



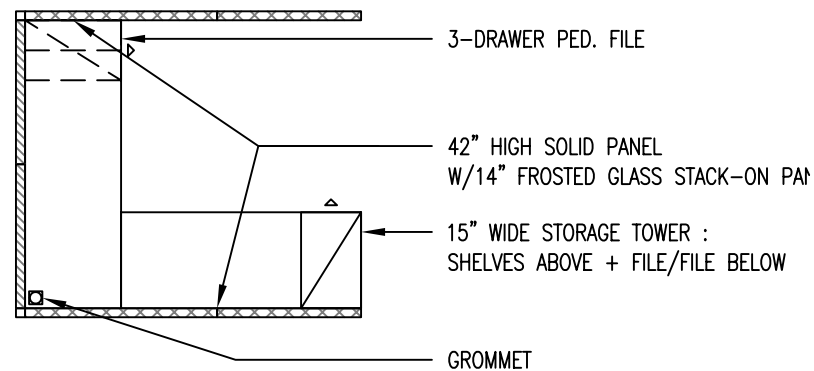
DEMOUNTABLE PARTITION KEY
SCALE: 1/4" = 1'-0"



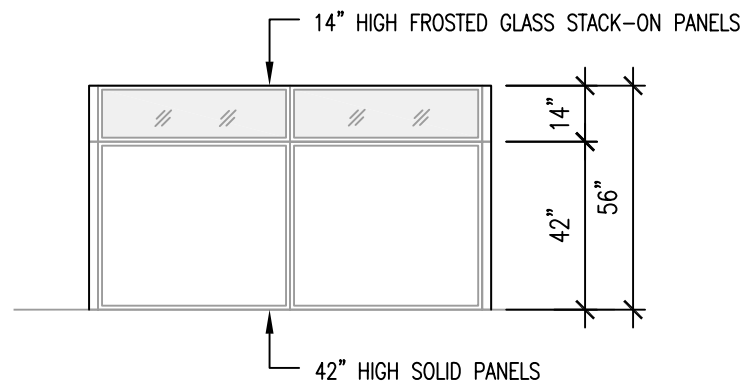
CEILING TYPE + HEIGHT
SCALE: NTS



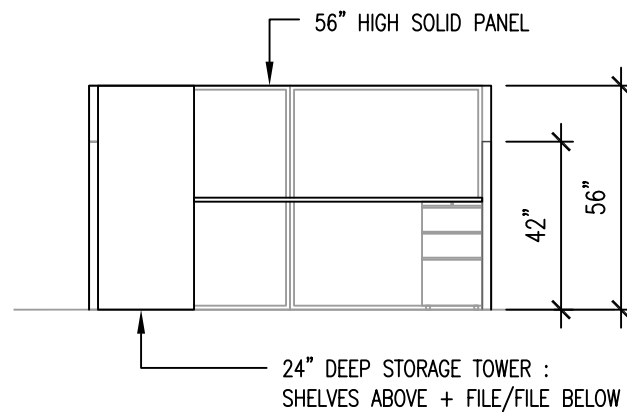
1 PLAN : DIMENSIONED
Scale: 1/4" = 1'-0"



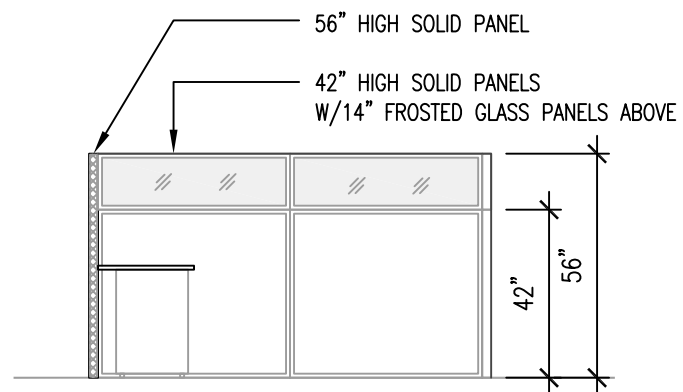
2 PLAN : ANNOTATED
Scale: 1/4" = 1'-0"



3 FRONT/CORRIDOR ELEVATION
Scale: 1/4" = 1'-0"



4 SIDE/AISLE ELEVATION
Scale: 1/4" = 1'-0"



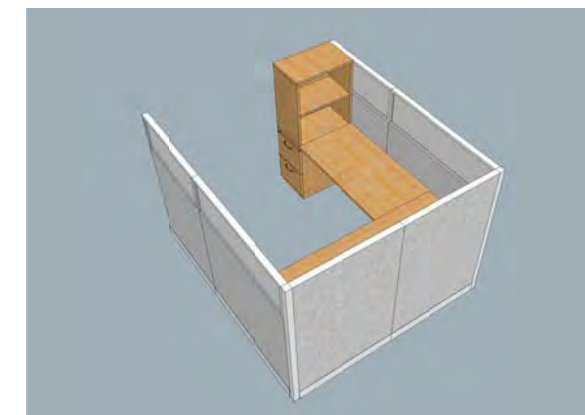
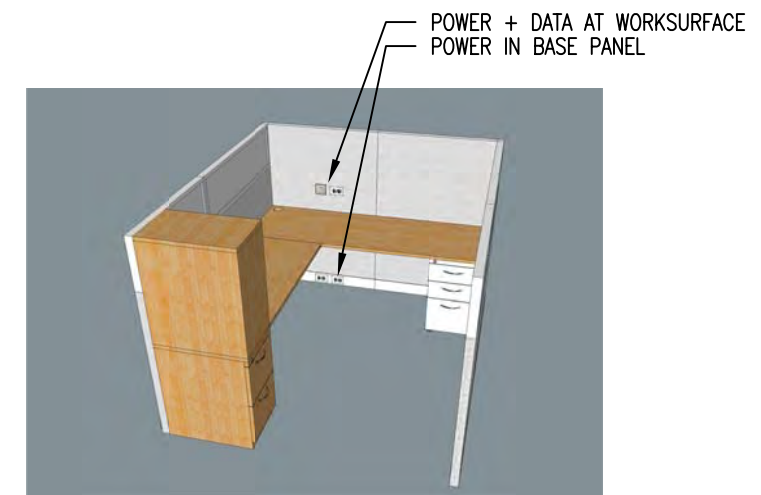
5 SECTION
Scale: 1/4" = 1'-0"

DRAWING KEY:

- 42" HIGH SOLID PANEL
- 56" HIGH SOLID PANEL
- 14" HIGH GLASS STACK-ON PANEL
- 57" HIGH STORAGE TOWER : SHELVES ABOVE + FILE/FILE BELOW
- 3-DRAWER PED.

FINISH NOTES:

- PANEL FABRIC : ELEMENT W1077 / 10 SILVER
- PANEL FRAME : BRIGHT WHITE / 118
- WORKSURFACE : NATURAL MAPLE / 125 W/EDGEBAND TO MATCH
- GLASS PANELS : FROSTED
- PEDESTAL FILE : BRIGHT WHITE / 118
- TOWER STORAGE : NATURAL MAPLE / 125



Tufts Health Plan
Watertown, Massachusetts

Drawn by:
Brynya Gibson
Project No.

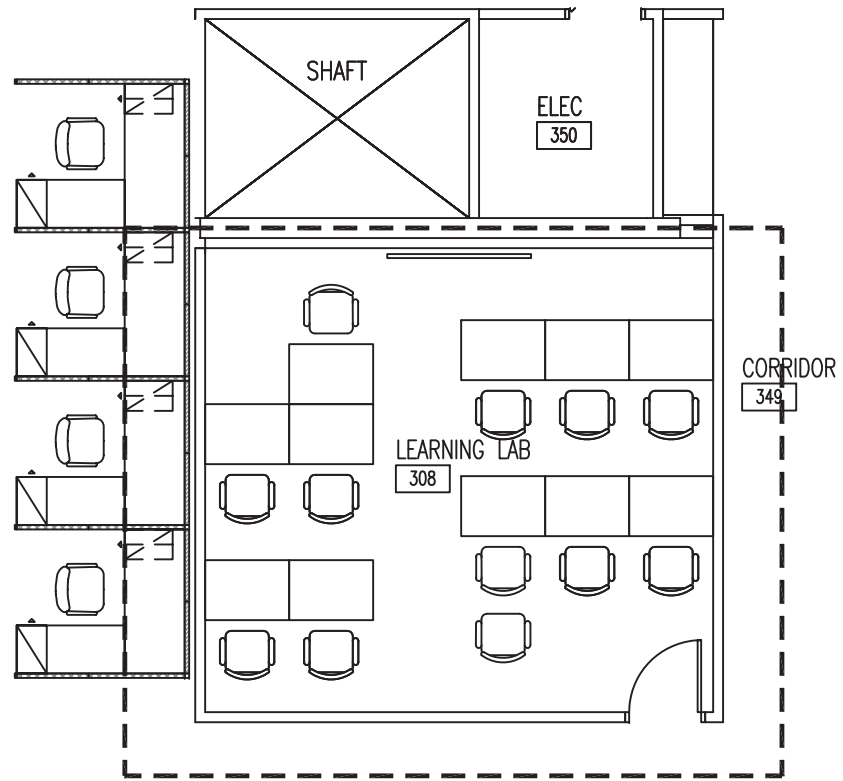
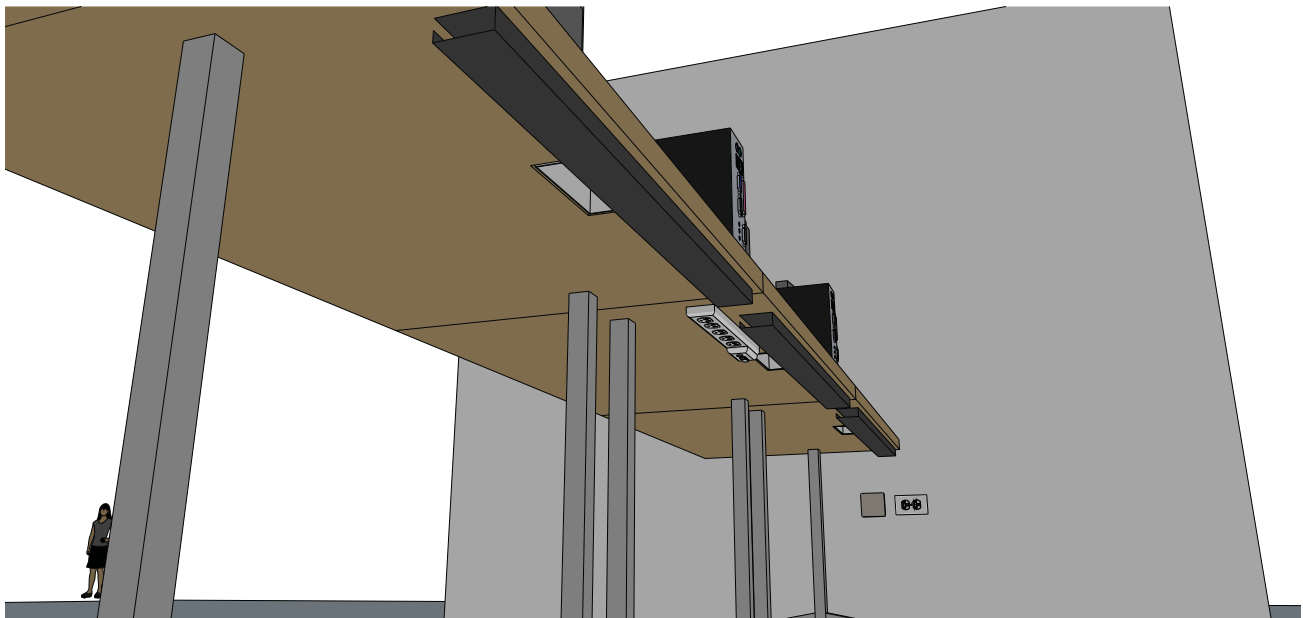
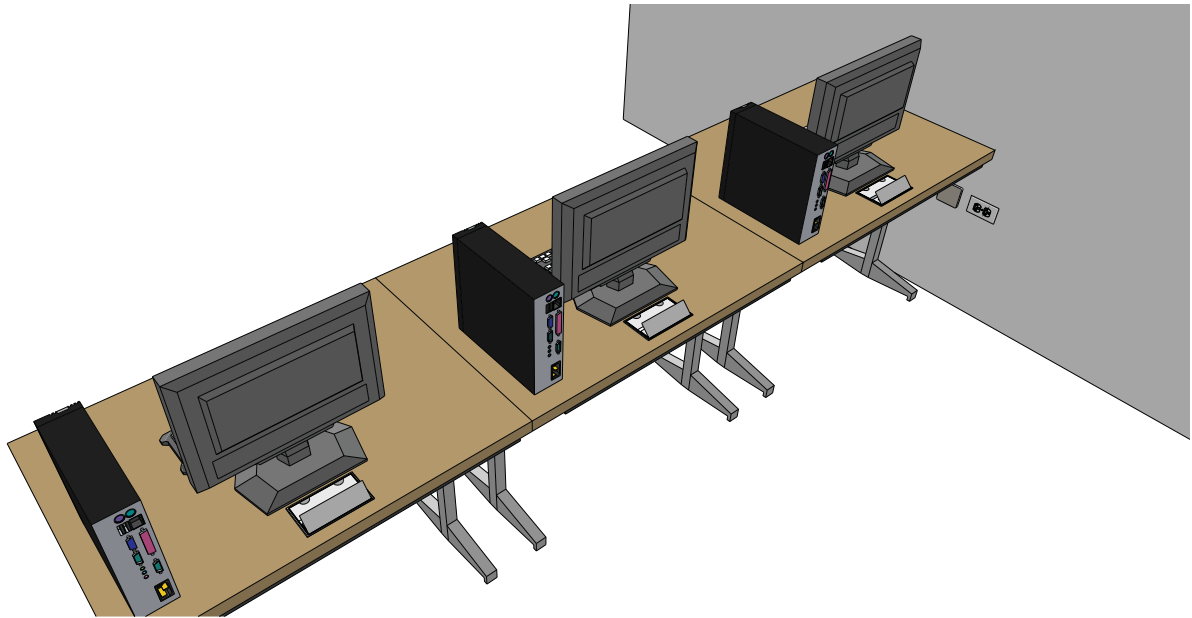
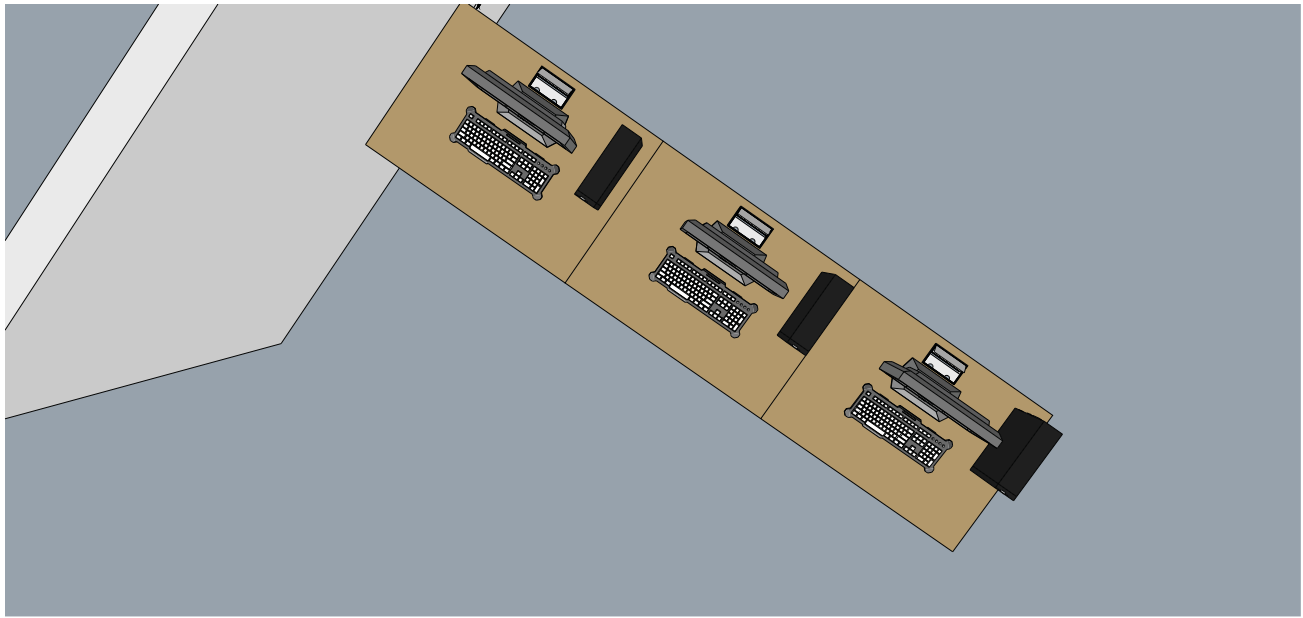
Date:
01/07/14
Scale:
1/4" = 1'-0"

Tufts Health Plan

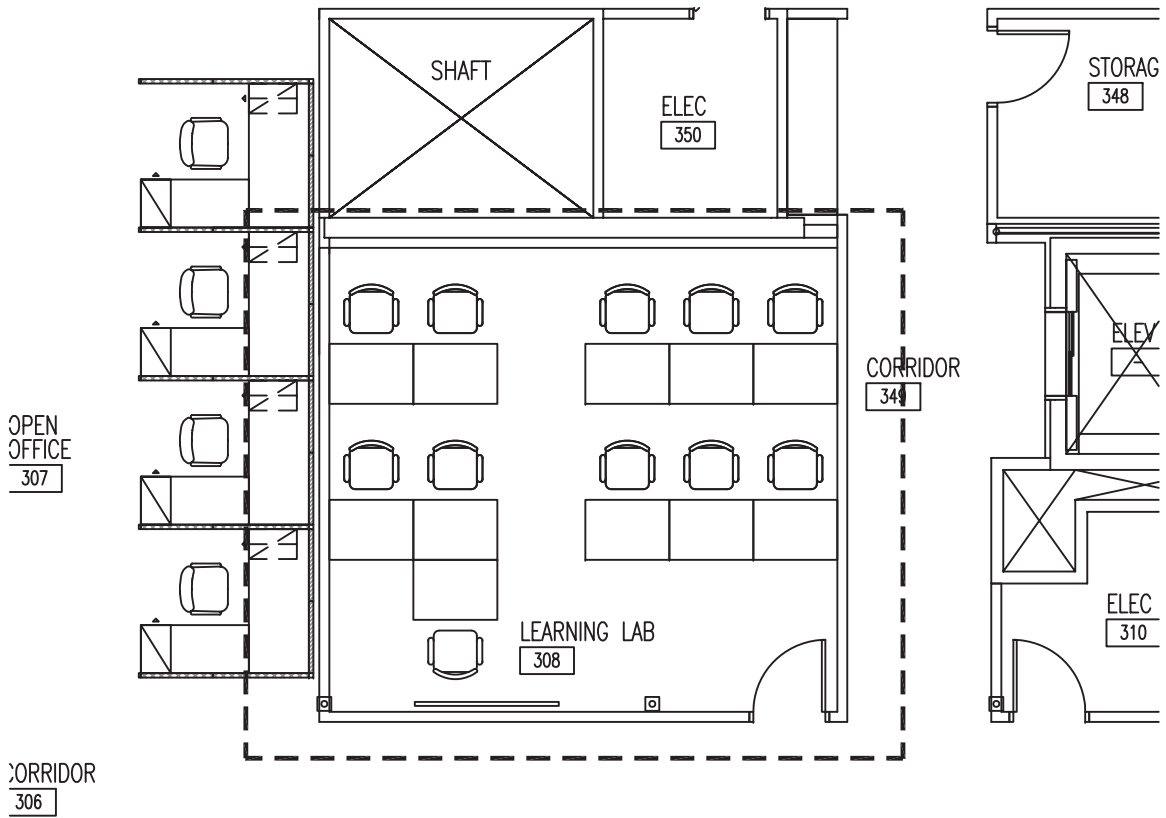
64 GROVE STREET

42 SF Cubicle Sample : Knoll / Morrison

KNOLL



ORIGINAL : LEARNING LAB #308 LAYOUT
SCALE: 1/8" = 1'-0"



REVISED : LEARNING LAB #308 LAYOUT
SCALE: 1/8" = 1'-0"

Tufts Health Plan

Watertown, Massachusetts

Drawn by: Brynna Gibson

Project No.

Date: 06/18/2014

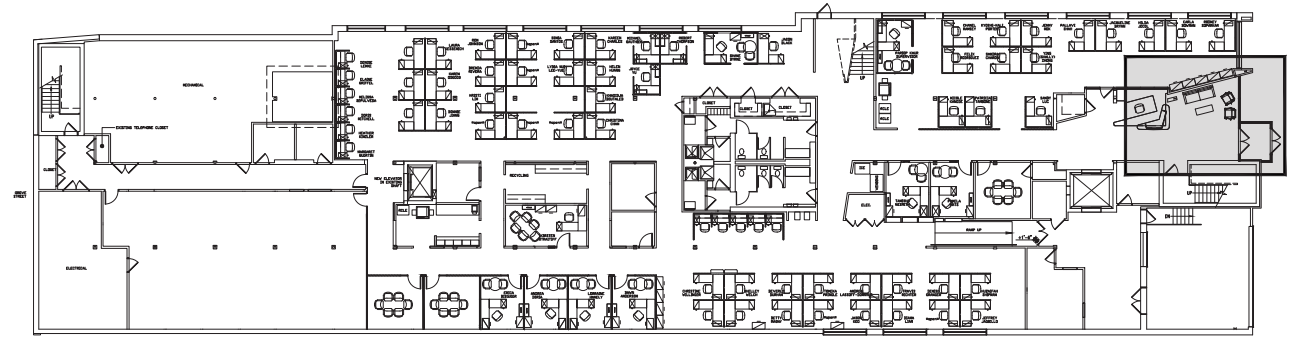
Scale: as noted

Tufts Health Plan

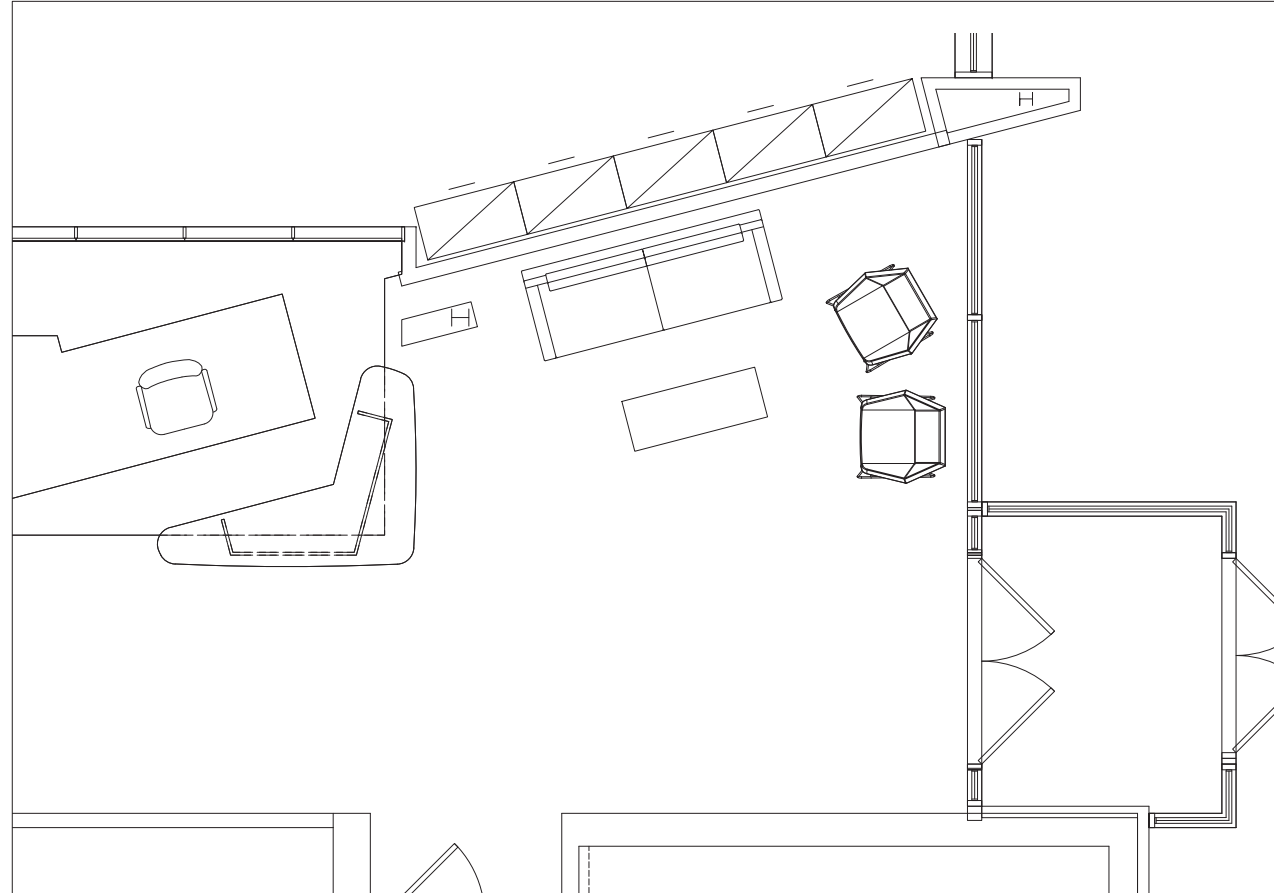
64 GROVE STREET

Learning Lab 308

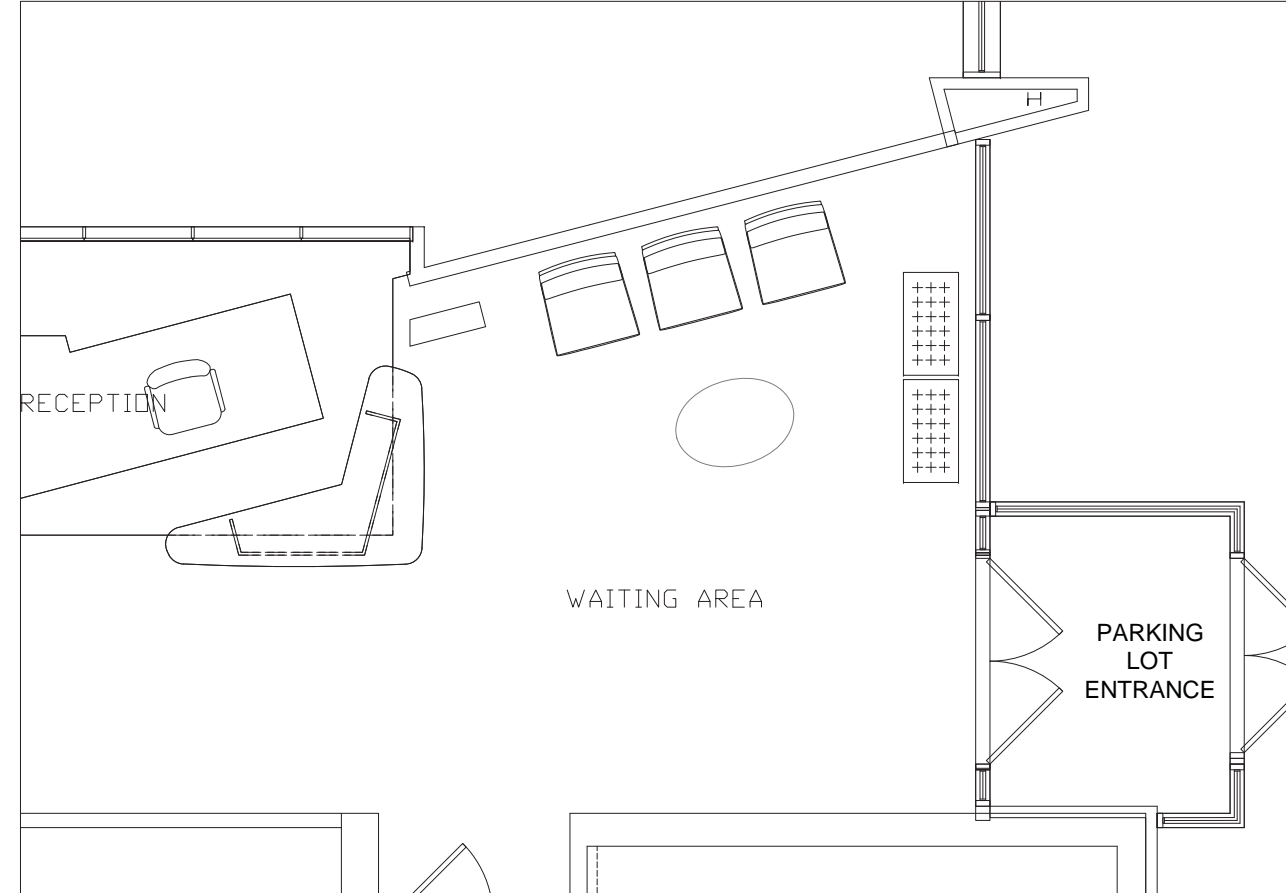
SK-1



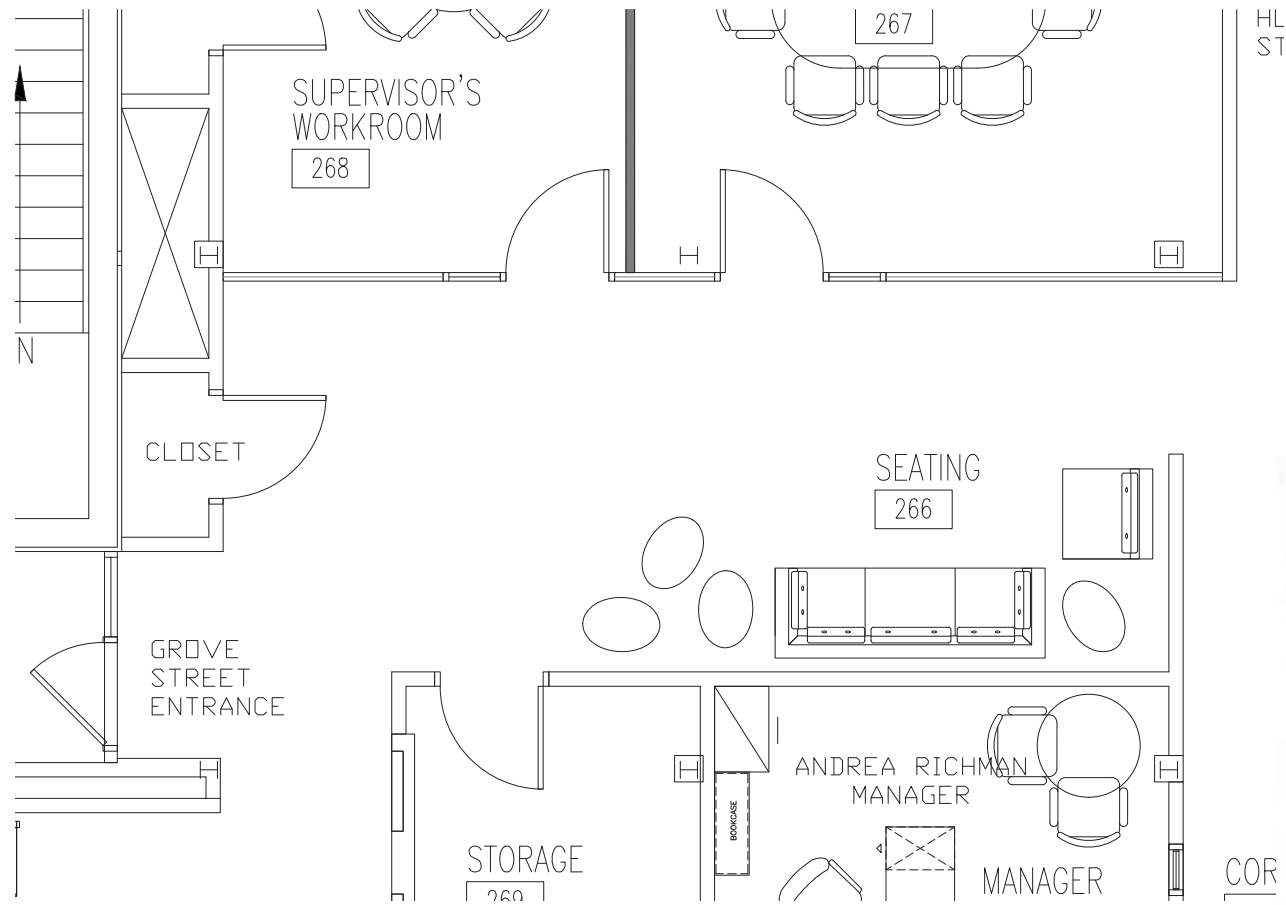
FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



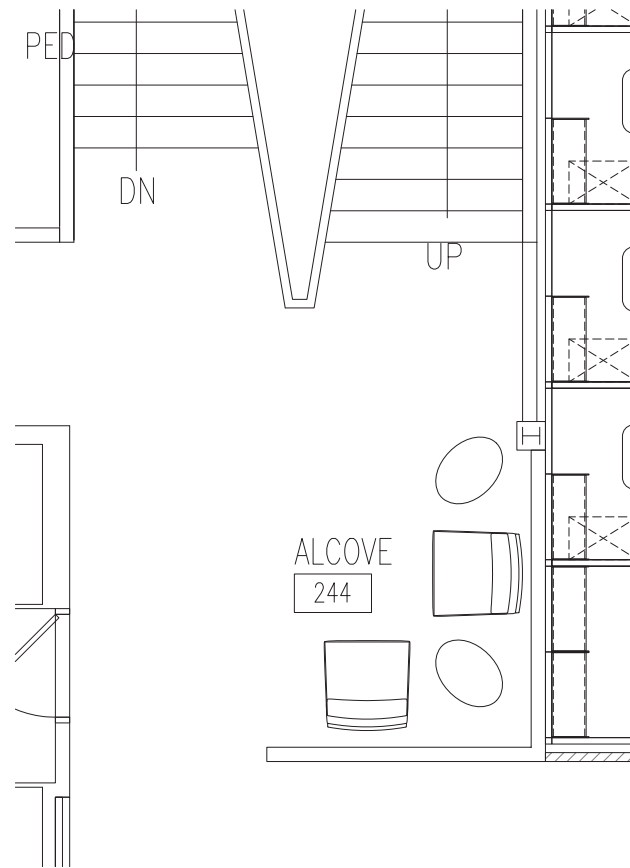
EAST ENTRANCE LOBBY : OPTION A
SCALE: 1/2" = 1'-0"



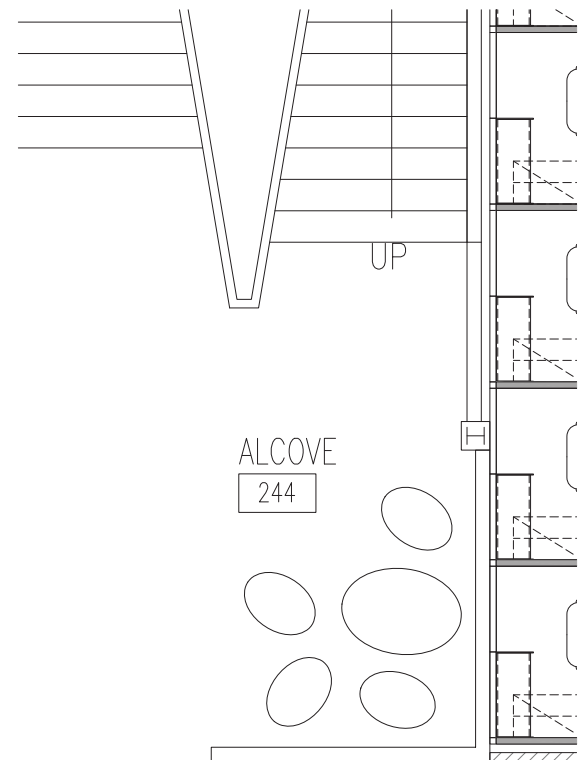
EAST ENTRANCE LOBBY : OPTION B
SCALE: 1/2" = 1'-0"



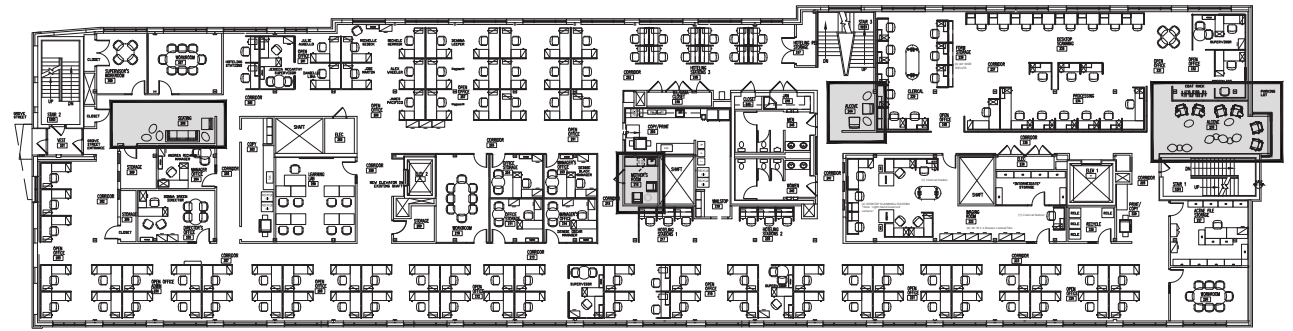
GROVE STREET ENTRANCE LOBBY
SCALE: 1/2" = 1'-0"



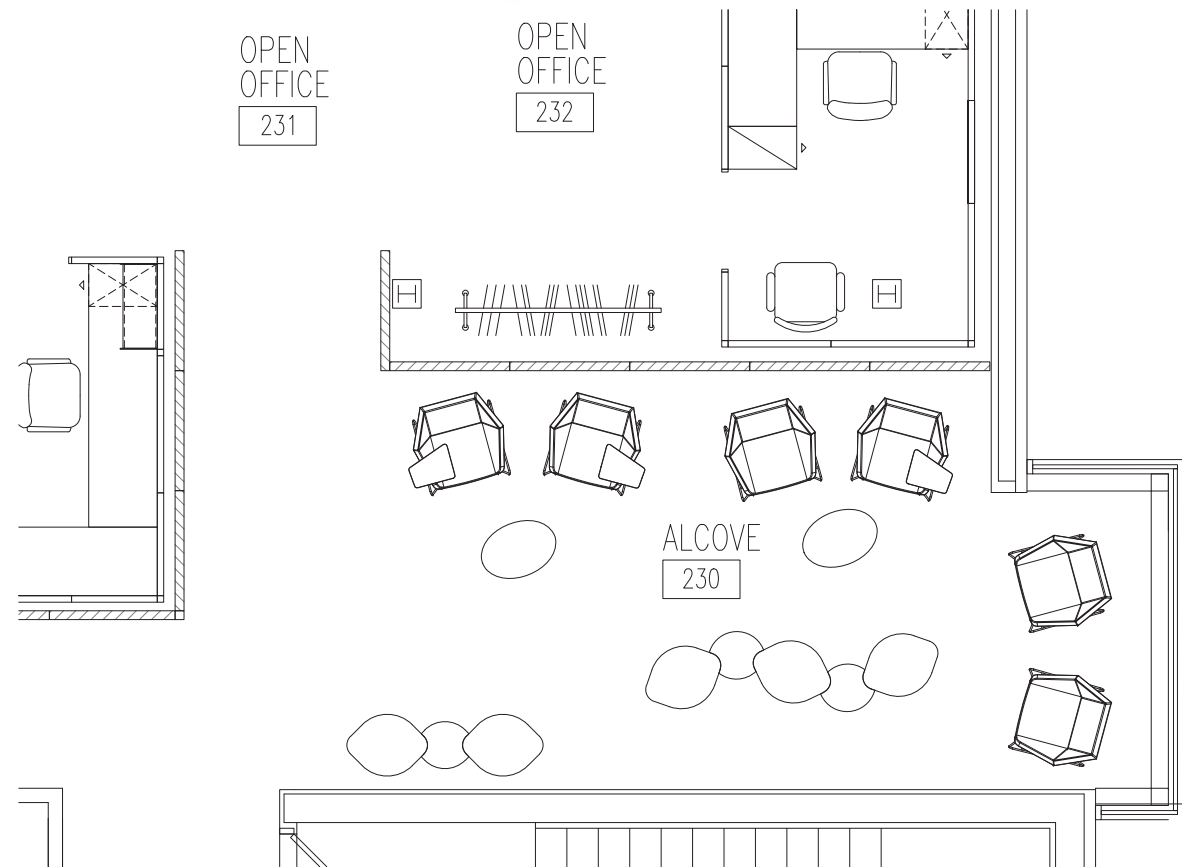
2ND FLOOR LANDING : OPTION A
SCALE: 1/2" = 1'-0"



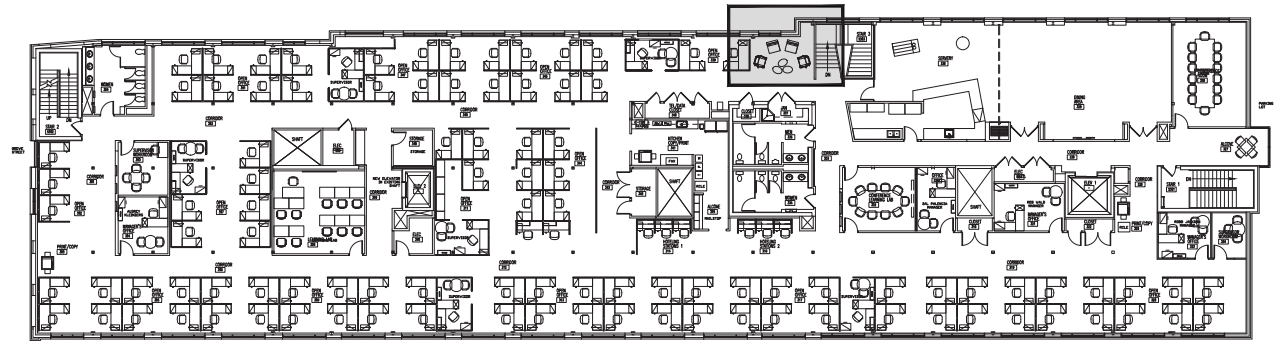
2ND FLOOR LANDING : OPTION B
SCALE: 1/2" = 1'-0"



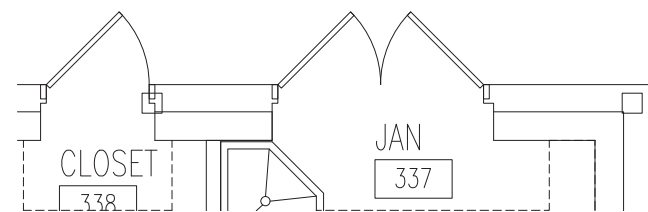
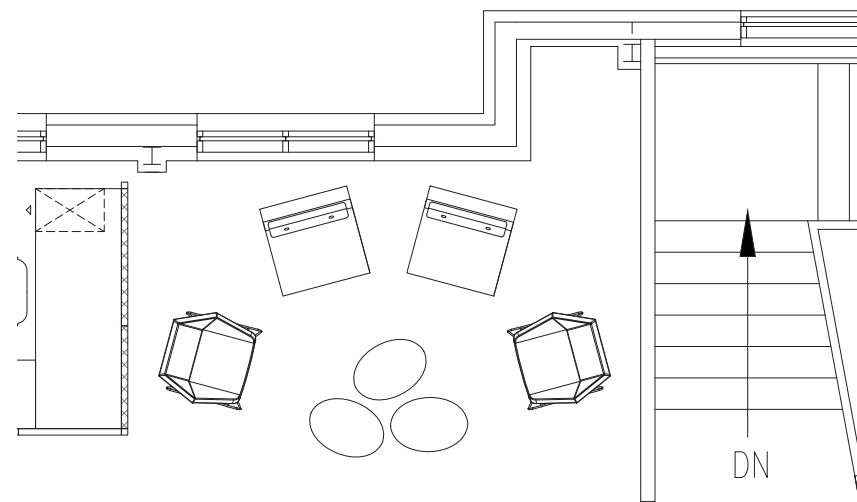
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



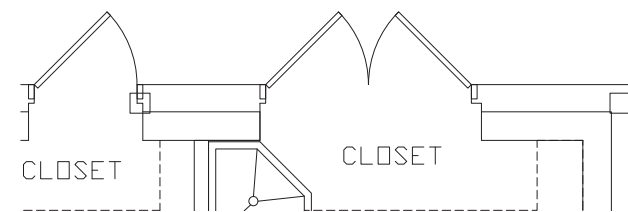
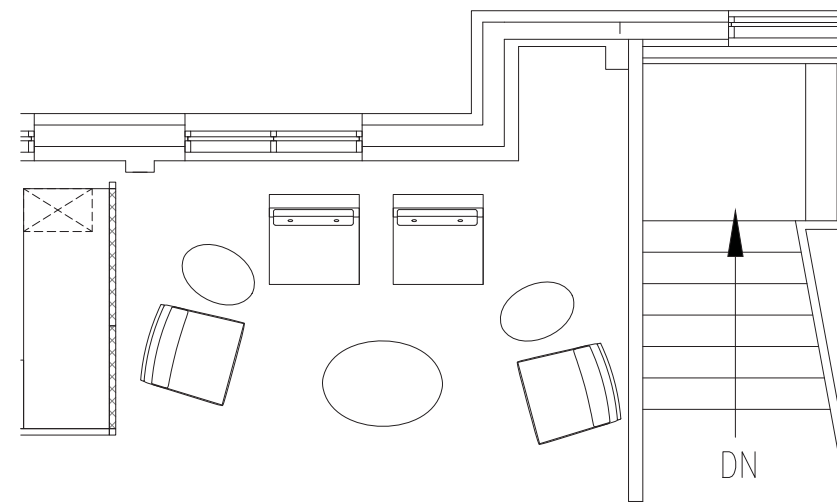
EAST WING SEATING AREA
SCALE: 1/2" = 1'-0"



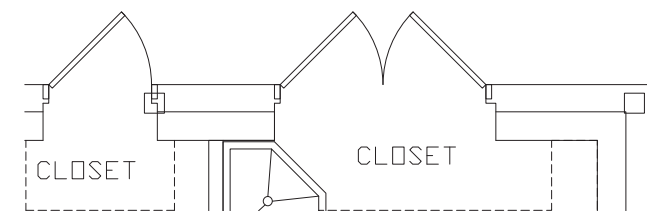
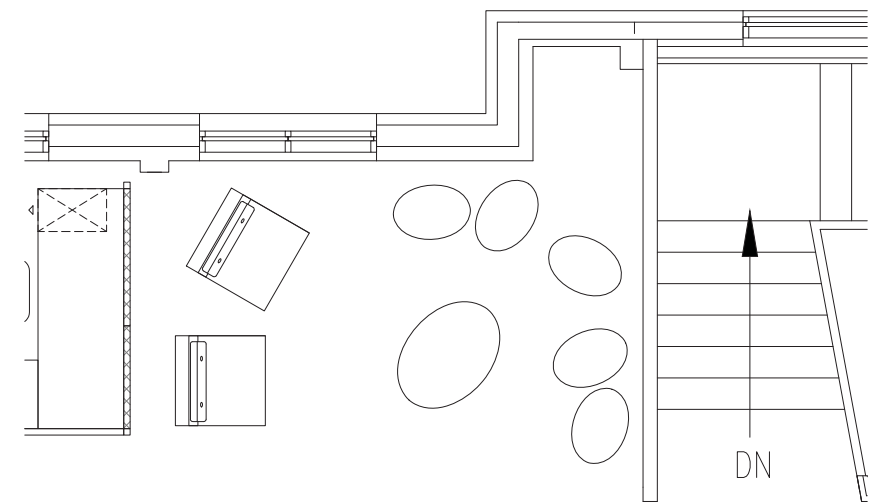
FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



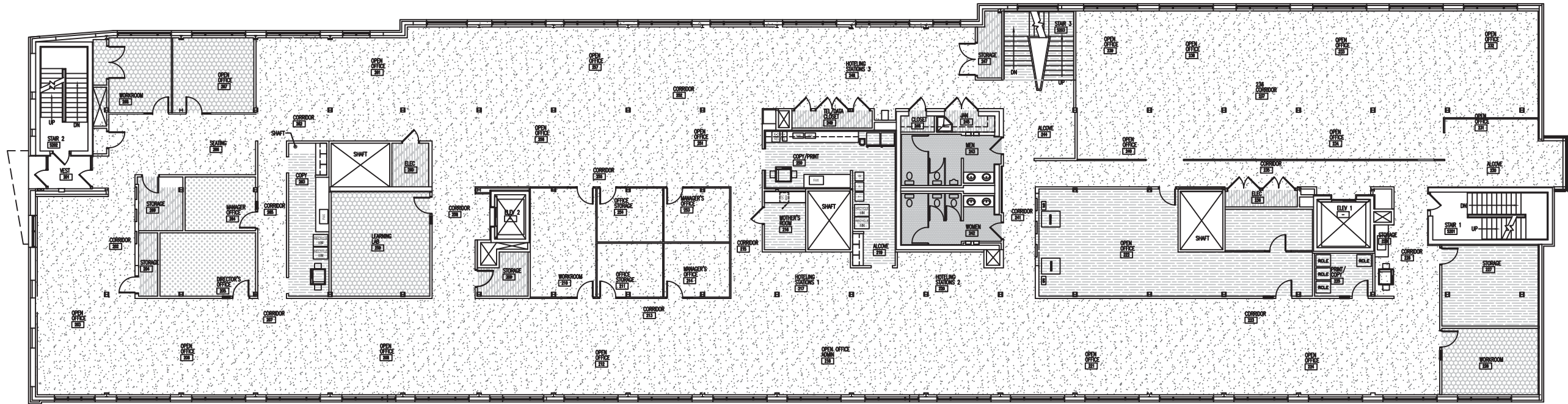
3RD FLOOR COMMUNICATING STAIR SEATING AREA : OPTION A
SCALE: 1/2" = 1'-0"



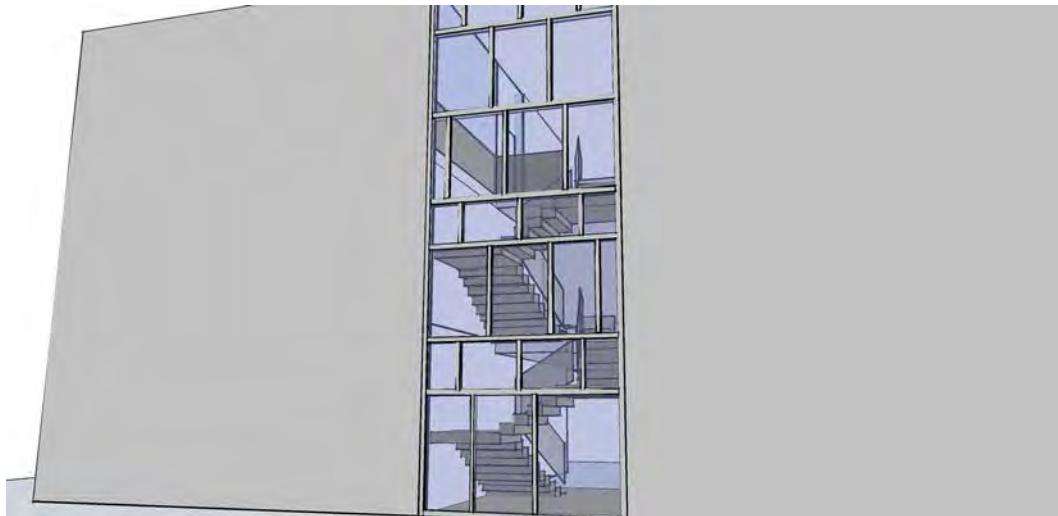
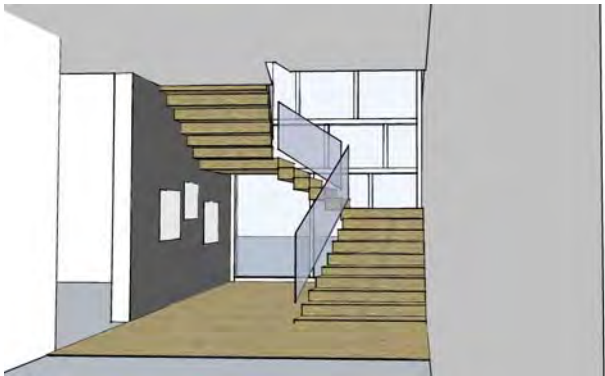
3RD FLOOR COMMUNICATING STAIR SEATING AREA : OPTION B
SCALE: 1/2" = 1'-0"



3RD FLOOR COMMUNICATING STAIR SEATING AREA : OPTION C
SCALE: 1/2" = 1'-0"



SECOND FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"

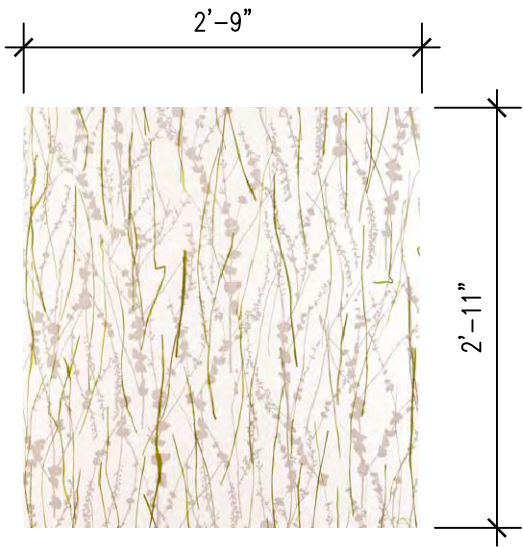


FINISH PLAN NOTES:
1. ALL WALLS TO BE PAINTED PT-1, U.O.N.
2. COUNTERS AND BACKSPASHES SHALL BE SS-1 IN KITCHENS, RESTROOMS, AND MOTHER'S ROOM, U.O.N.
3. COUNTERS AND BACKSPASHES SHALL BE PLAM-1 IN COPY/PRINT/FAX AREAS, U.O.N.

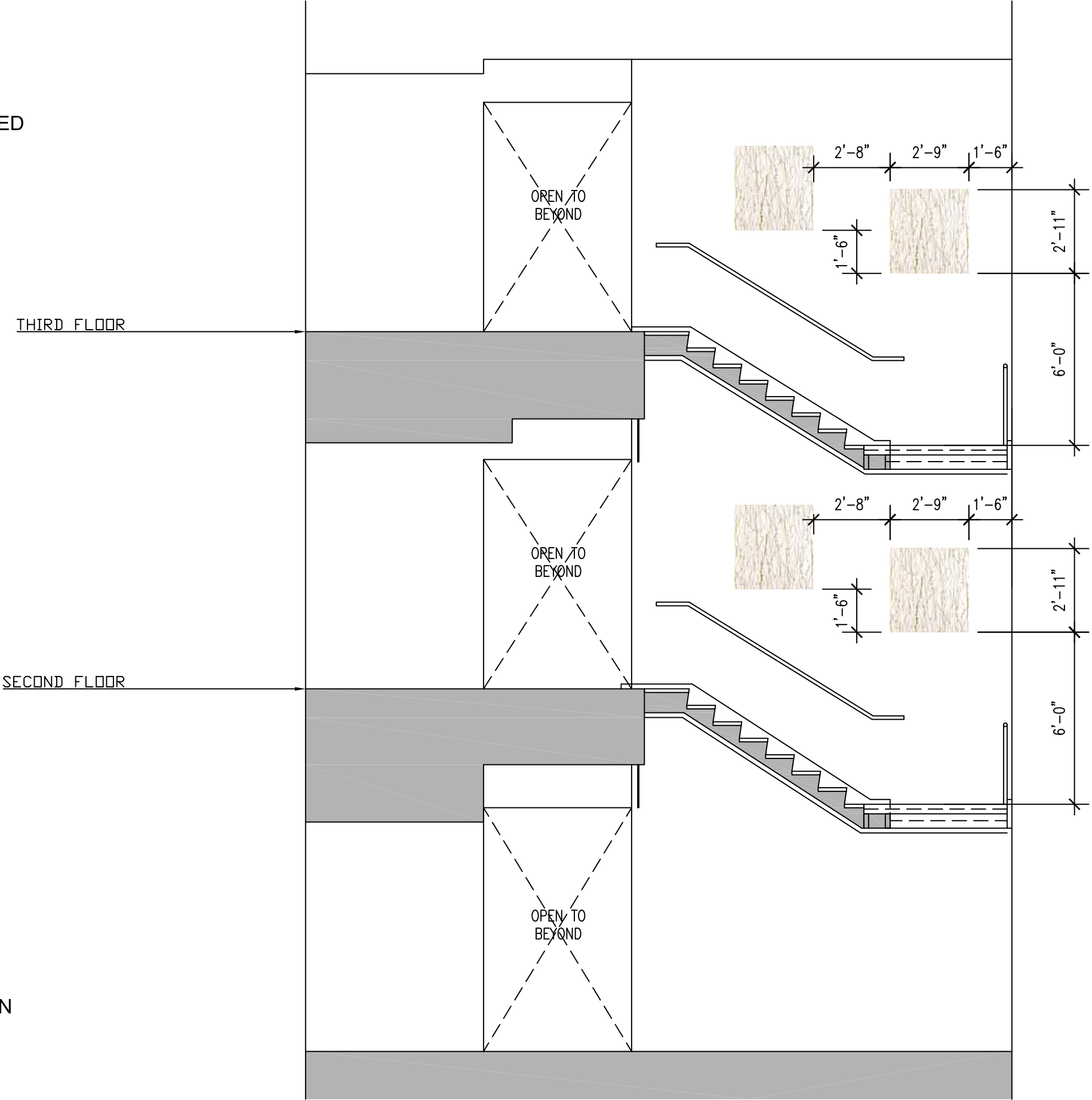
| FINISH PLAN LEGEND : | | |
|----------------------|-------|--|
| | TL-1 | FIELD PAINT : MUSLIN / OFF-WHITE |
| | VCT-1 | ACCENT PAINT : BEVERLY HILLS / YELLOW |
| | VCT-2 | ACCENT PAINT : JAMESTOWN BLUE |
| | CPT-1 | ACCENT PAINT : WHITE |
| | CPT-2 | ACCENT PAINT : WITCHING HOUR / DARK GREY |
| | CPT-3 | ACCENT PAINT : DILL PICKLE / GREEN |
| | | PLASTIC LAMINATE MATERIAL |
| | | SOLID SURFACE MATERIAL |

GENERAL :


- 1. ATTACH TO WALL WITH 1/2" BRUSHED STAINLESS STEEL STANDOFFS



ENLARGED PANEL SHOWING PATTERN
DIRECTION AND SIZE
NTS



64 GROVE STREET : DECORATIVE 3-FORM PANELS



TUFTS
HEALTH
PLAN

Tufts Health Plan
Watertown, Massachusetts

| | |
|------------------------|----------------------------|
| Date: 07/10/2014 | Drawn by: Brynya Gibson |
| Scale: 1/4" = 1'-0" | Project No. |

Tufts Health Plan
64 GROVE STREET
Stairwell : 3-Form Panels

SK-1

Sheet 1 of 1

FURNITURE + RELOCATION BUDGET

64 Grove Street
Working Furniture Budget

PURCHASED

| ITEM | DESCRIPTION | QUANTITY | COST | TOTAL | NOTE |
|------|---|----------|-----------|--------------|------|
| | ORI / KNOLL / MORRISON : WORKSTATIONS + OFFICES | | | | |
| 1 | 6x7 W1 | | | \$398,268.00 | |
| 2 | Admin | | | \$75,76.00 | |
| 3 | Hotel 48w | | | \$34,895.00 | |
| 4 | Hotel 72w | | | \$5,982.00 | |
| 5 | Clerical | | | \$7,360.00 | |
| 6 | Scanning | | | \$8,460.00 | |
| 7 | Processing | | | \$6,624.00 | |
| 8 | Supervisor (Inc. File / Bookcase / Table) | | | \$49,296.00 | |
| 9 | Misc Clerical | | | \$4,180.00 | |
| 10 | Misc Panels / Elec | | | \$14,704.00 | |
| 11 | Manager Office (Inc. File / Bookcase / Table) | | | \$21,885.00 | |
| 12 | Director Office (Inc. File / Bookcase / Table) | | | \$3,928.00 | |
| | | | SUB-TOTAL | \$563,158.00 | |
| | | | TAX | \$35,197.00 | |
| | | | INSTALL | \$133,236.00 | |
| | | | | \$731,591.00 | |

| | | | | | |
|---|---|--|---------|--------------|--|
| | OFFICE WORKS / TEKNION / ALTOS : DEMOUNTABLE PARTITIONS | | | | |
| 1 | 1st, 2nd, 3rd Floors | | TAX | \$138,430.68 | |
| | | | INSTALL | \$8,651.92 | |
| | | | | \$97,821.00 | |
| | | | | \$244,903.60 | |

| | | | | | |
|----|---|----|--------------------------|-------------|---|
| | WBMASON : TABLES (CONFERENCE, WORKROOM, LEARNING LAB) | | | | |
| 1 | 6' x 3' Rectangle | 4 | \$352.50 | \$1,410.00 | |
| 2 | 8' x 3'-6" Rectangle | 4 | \$565.50 | \$2,262.00 | |
| 2a | 8' x 3'-6" Rectangle* | 1 | \$877.51 | \$877.51 | *Power / data box included |
| 4 | 14' x 4' Rectangle* | 1 | \$1,856.51 | \$1,856.51 | * Power / data boxes included |
| 5 | 2'-6" x 3'-6" Training* | 21 | \$373.00 | \$7,833.00 | *[20] LL + [1] #353 : Power / data boxes included |
| 6 | 3'-6" Round | 2 | \$263.50 | \$527.00 | |
| 7 | 4' Round | 3 | \$302.50 | \$907.50 | |
| 8 | Café (36sq tilt) | 15 | \$319.00 | \$4,785.00 | |
| 9 | Wire Management for Learning Labs | 8 | \$24.00 | \$192.00 | |
| | | | SUB-TOTAL | \$20,650.52 | |
| | | | TAX | \$1,290.66 | |
| | | | SHIPPING / INSTALL / ETC | \$2625.00 | |
| | | | | \$24,566.18 | |

| | | | | | |
|---|---|----|--------------------------|-------------|--|
| | ENVIRONMENTS AT WORK / MAYLINE / VALORE + GLOBAL / DUET : CHAIRS (OFFICE SIDE, CONFERENCE + WORKROOM) | | | | |
| 1 | TSH 1 : Guest chairs (offices, sup. cubes, sup. wrkrms, additional seating) | 88 | \$196.00 | \$17,248.00 | "GUEST" : Count reflects ALL cubes & offices + (3) |
| 2 | TSH 3 : Conference + Workroom + Learning Labs | 40 | \$273.00 | \$10,920.00 | "TASK" : Count reflects ALL cubes & offices + (3) |
| 3 | Café | 60 | \$80.00 | \$4,800.00 | |
| | | | SUB-TOTAL | \$32,968.00 | |
| | | | TAX | \$2,060.50 | |
| | | | SHIPPING / INSTALL / ETC | \$3,675.00 | |
| | | | | \$38,703.50 | |

| | | | | | |
|--------|-----------------------------------|--|-----------|-------------|--|
| | SCI / ARCADIA : ANCILLARY SEATING | | | | |
| Opt #1 | SCI / Arcadia | | N/A | \$10,048.00 | |
| | | | SUB-TOTAL | \$10,048.00 | |
| | | | TAX | \$628.00 | |
| | | | INSTALL | \$1,025.00 | |
| | | | | \$11,701.00 | |

| | | | | | |
|--------|---------------------------------------|-----|--------------------------|--------------|---|
| | < TBD > : TASK CHAIRS | | | | |
| Opt #2 | Environments at Work / Haworth / Zody | 250 | \$466.00 | \$116,500.00 | \$466.00 / chair : Count reflects ALL cubes & offices + (6) |
| | | | SUB-TOTAL | \$116,500.00 | |
| | | | TAX | \$7,281.25 | |
| | | | SHIPPING / INSTALL / ETC | \$5,000.00 | |
| | | | | \$128,781.25 | |

ORIGINAL ESTIMATED FURNITURE TOTAL \$900,000.00
WORKING TOTAL AS OF 10/17/2014 \$1,180,246.53
BALANCE (\$280,246.53)

TO BE PURCHASED PRIOR TO JULY 2014

| | | | | | |
|----|---------------------------------|--------|------------|-------------|---------------------------------------|
| | WB MASON : ANCILLARY SUPPLIES | | | | |
| 1 | Recycle bins (individual) | 280 | \$7.99 | \$2,237.20 | 1 / 4hoteling stations |
| 2 | Trash bins (individual) | 280 | \$7.49 | \$2,097.20 | 1/4 hoteling stations |
| 3 | Water Coolers | 3 | \$234.00 | \$702.00 | |
| 4 | Coffe Machines | 3 | \$399.00 | \$1,197.00 | |
| 5 | K-Cup Dispensors | 3 | \$1,403.03 | \$4,209.09 | |
| 6 | Trash bins (Kitchen / Copy) | 8 | \$49.98 | \$399.84 | 1 per room / area |
| 7 | Recycle bins (Kitchen / Copy) | 8 | | | 1 per room / area |
| 9 | Soap Dispenser (restrooms) | 15 | \$13.25 | \$198.75 | |
| 10 | Soap Dispenser (kitchen) | 3 | \$14.99 | \$44.97 | |
| 11 | Chair mats | 255 | \$52.00 | \$13,260.00 | |
| | Hand Sanitizer Dispenser | 15 | \$9.99 | \$149.85 | 5 per floor / ON HOLD UNTIL POST-MOVE |
| | Paper-towel-dispenser (kitchen) | 3 | \$29.99 | \$89.97 | TISHMAN SCOPE |
| | | | | \$600.00 | |
| 12 | Coat hook (cubicles) | 200 | \$3.00 | \$2,070.00 | |
| 13 | Keyboard trays | 9 | \$230.00 | \$2,070.00 | |
| 14 | Mail stop slots | varies | see quote | \$9,947.00 | |
| | | | SUB-TOTAL | \$37,202.87 | |
| | | | TAX | \$2,325.18 | |
| | | | SHIPPING | \$39,528.05 | |

TO BE PURCHASED POST JULY 2014

| | | | | | |
|---|---|-----|-----------|-------------|--|
| | < TBD > : INDIVIDUAL TASK LIGHTS | | | | |
| 1 | Single arm / LED task light / Auto shut-off | 250 | \$130.00 | \$32,500.00 | |
| | | | SUB-TOTAL | \$32,500.00 | |
| | | | TAX | \$2,031.25 | |
| | | | SHIPPING | \$34,531.25 | |

| | | | | | |
|---|-------------------|--|-----------|--|--|
| | < TBD > : ARTWORK | | | | |
| 1 | | | SUB-TOTAL | | |
| | | | TAX | | |
| | | | SHIPPING | | |

| | | | | | |
|---|---|----|--------------------------|-------------|--|
| | < VARIES > : FREESTANDING FILE CABINETS + STORAGE | | | | |
| 1 | 36"W X 39"H (3-DRAWER LATERAL) | 59 | \$387.50 | \$22,862.50 | 1st floor = 74 2nd floor = 144 3rd floor = 116 |
| | | | SUB-TOTAL | \$22,862.50 | |
| | | | TAX | \$1,428.91 | |
| | | | SHIPPING / INSTALL / ETC | \$24,291.41 | |

QUANTITY AND / OR PRICING TBD

64 GROVE STREET : TASK CHAIR PURCHASE

Summary of quotes:

| VENDOR | Haworth Zody (Environments at Work) | Humanscale Liberty (Creative Office Pavilion) | Humanscale Smart (Creative Office Pavilion) |
|----------------|---|--|--|
| specs | <div>12 Years, 24/7 Warranty</div> <div>300 lbs. weight limit</div> <div>Cradle to Cradle Gold Certified product per MBDC</div> <div>Greenguard Certified</div> <div>BIFMA level 3 certified.</div> <div>Up to 51% recycled content & 98% recyclable</div> <div>Assembled using renewable power</div> | <div>15 Years, 24/7 Warranty</div> <div>Fabric/Cushions/Arm Pads: 5 Years, Single-Shift Warranty</div> <div>300 lbs. weight limit</div> <div>Close the Loop program ensures that every product ends its useful life with a minimal environmental impact</div> <div>GREENGUARD Indoor Air Quality and GREENGUARD Gold certified</div> <div>ANSI/BIFMA level® 2 certified</div> <div>Recycled content: 16% post-consumer, 14% pre-consumer</div> | <div>15 Years, 24/7 Warranty</div> <div>Fabric/Cushions/Arm Pads: 5 Years, Single-Shift Warranty</div> <div>300 lbs. weight limit</div> <div>Close the Loop program ensures that every product ends its useful life with a minimal environmental impact</div> <div>GREENGUARD Indoor Air Quality and GREENGUARD Gold certified</div> <div>ANSI/BIFMA level® 2 certified</div> <div>Recycled content: 16% post-consumer, 14% pre-consumer</div> |
| summary | <div>rated high in field testing</div> <div>No foreseeable structural issues</div> <div>Selected as a comparison to the Liberty</div> | <div>currently purchased (5 years) to replace existing worn and/or damaged task chairs at 705</div> <div>experiencing weak connection point at arm</div> <div>repairs fully covered and completed in a timely manner ; cause disruption to workflow</div> <div>Humanscale recently acknowledged design flaw in arm connection point</div> | <div>new product by Humanscale, similar in style and performance to Liberty</div> <div>revised design in connection point at arm but structural integrity has not been tested over significant period of time</div> |
| price per unit | \$466.00 | \$455.00 | \$515.00 |
| | CHOSEN FOR 64 GROVE STREET | CURRENTLY PURCHASED | |

THP : 64 GROVE STREET

SYSTEMS FURNITURE + DEMOUNTABLE WALL COMPARISON

| | SCI | | | OFFICE WORKS | | STRATEGIC WORKSPACES | | KNOLL |
|---|-------------------|------------------|-----------------------|---------------------|-------------------|---------------------------------|-----------------------|-------------------|
| DEMOUNTABLE PARTITIONS | GENIUS by KI | MATRIX by AIS | TRENDWALL by TRENDWAY | LEVERAGE by TEKNION | ALTOS by TEKNION | DIRTT by DIRTT | INTERWORKS by KIMBALL | MORRISON by KNOLL |
| Wall thickness | 3.5" | | 3.75" | | 4" | 4" | | |
| STC | 44-48 | | 39 | | 40-48 | 37-50 | | |
| Factory Assembled | PARTIAL | | YES | | NO | PARTIAL | | |
| Non-Progressive | YES | | ? | | YES | YES | | |
| Incremental Sizing | YES | | YES | | YES | YES | | |
| Wiring options | field, modular | | field, modular | | field, modular | field, modular | | |
| Wall mounted furniture | YES | | YES | | YES | YES | | |
| Existing conditions | | | n/a | | | wall trim w/flexible pvc gasket | | |
| | | | | | | | | |
| SUB-TOTAL : | \$173,127.00 | | \$123,912.00 | | \$139,831.00 | \$168,005.00 | | |
| [not including tax or installation] | 572 SF @ \$302/LF | | 572 SF @ \$217/LF | | 596 SF @ \$235/LF | 590 SF @ \$285/LF | | |
| | | | | | | | | |
| Tax, Delivery, + NON-UNION Installation | \$38,160.00 | | \$33,670.00 | | \$63,180.00 | \$78,979.00 | | |
| NON-UNION TOTAL : | \$211,287.00 | | \$157,582.00 | | \$203,011.00 | \$246,984.00 | | |
| Tax, Delivery, + UNION Installation | \$77,060.00 | | \$69,930.00 | | \$129,870.00 | \$118,881.00 | | |
| UNION TOTAL : | \$250,187.00 | | \$193,842.00 | | \$269,701.00 | \$286,886.00 | | |
| | | | | | | | | |
| CUBICLES | | | | | | | | |
| | | price per item : | | price per item : | | | price per item : | price per item : |
| 42 SF | | ? | | \$1,703.00 | | | \$1,864.00 | \$1,986.00 |
| 96 SF [supervisor cube] | | ? | | \$4,291.00 | | | ? | \$4,046.00 |
| 120 SF [manager office] | | ? | | \$1,689.00 | | | \$1,100.00 | \$1,347.00 |
| 180 SF [director office] | | ? | | n/a | | | n/a | \$1,797.00 |
| Hoteling Station | | ? | | \$1,010.00 | | | \$875.00 | \$972.00 |
| Clerical / Processing Station | | ? | | \$934.00 | | | \$873.00 | \$712.00 |
| Desktop Scanning | | ? | | \$719.00 | | | \$782.00 | \$1,196.00 |
| Guest / Training Chair | | \$258.00 | | \$251.00 | | | \$144.00 | \$232.00 |
| Lounge / Lobby Seating | | \$34,429.00 | | \$36,784.00 | | | \$36,784.00 | \$16,778.00 |
| | | | | | | | | |
| | | | | | | | | |
| SUB-TOTAL : | | \$786,903.00 | | \$672,091.00 | | | \$647,961.00 | \$689,000.00 |
| [not including Café furniture, task chairs, tax, or installation] | | | | | | | | |
| 6.25% Tax | | \$49,181.44 | | \$42,005.69 | | | \$40,497.56 | \$43,062.50 |
| MATERIALS TOTAL : | | \$836,084.44 | | \$714,096.69 | | | \$688,458.56 | \$732,062.50 |
| Café Tables + Chairs | | \$27,353.00 | | \$16,530.00 | | | n/a | \$10,972.00 |
| | | | | | | | | |
| Non- Union Install | | \$94,998.00 | | \$90,382.50 | | | \$66,018.00 | \$81,785.00 |
| NON-UNION TOTAL : | | \$958,435.44 | | \$837,539.19 | | | \$754,476.56 | \$824,819.50 |
| Union Install | | \$191,603.00 | | \$183,339.00 | | | ? | \$163,225.00 |
| UNION TOTAL : | | \$1,055,040.44 | | \$913,965.69 | | | ? | \$906,259.50 |
| | | | | | | | | |
| Humanscale LIBERTY Task Chair or Other | | \$456.00 | | \$425.00 | | | \$344.00 | n/a |
| TASK CHAIR TOTAL [Quantity : 350 + Tax] : | | \$169,575.00 | | \$158,047.00 | | | \$127,925.00 | n/a |
| | | | | | | | | |
| NON-UNION FURNITURE + WALL PACKAGES | \$1,169,772.00 | | | | | | | |
| | | \$1,116,017.00 | | \$1,040,550.00 | | \$1,001,461.00 | | n/a |
| | | | | | | | | |

64 Grove Street - Furniture Installation Costs
Comparison of Union versus Open Shop Installation Pricing

| ITEM | | | | FIRST PASS | | | | SECOND PASS | | | | | | | UNION INSTALLER | | | | | |
|---|--|-------------------|--|---------------|---------------------------------|---------------|---------|---------------|---------------------------------|--------------|--|--------------------------|--|--------------|------------------------------|--------|--|--------------|--|--|
| | | Open Shop Pricing | | Union Pricing | Difference from Open Shop Price | | | Union Pricing | Difference from Open Shop Price | | | Second Pass Cost Savings | | | | | | | | |
| | | | | | Amount | | Percent | | | Amount | | Percent | | | | | | | | |
| Demountable Partitions <i>Teknion "Altos" System</i> <i>Vendor: Officeworks, Inc.</i> | | \$ 63,180.00 | | \$ 129,870.00 | \$ 66,690.00 | | 105.56% | | \$ 97,821.00 | \$ 34,641.00 | | 54.83% | | | Colonial Systems | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | \$ 32,049.00 | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| Cubicle/Office Furniture <i>Knoll "Morrison" System</i> <i>Vendor: Office Resources, Inc.</i> | | \$ 81,785.00 | | \$ 163,225.00 | \$ 81,440.00 | | 99.58% | | \$ 133,236.00 | \$ 51,451.00 | | 62.91% | | | Interstate Office Partitions | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | \$ 29,989.00 | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | TOTALS | | \$ 144,965.00 | | \$ 293,095.00 | | \$ 148,130.00 | | 102.18% | | \$ 231,057.00 | | \$ 86,092.00 | | 59.39% | | \$ 62,038.00 | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |

Dablamsky
#####

NOTES:

1.) THP is willing to install furniture and demountable partitions using union labor due to relationship between the unions and THP. The goal is to minimize/eliminate the risk of any potential labor actions.

2.) After receiving initial union prices, met with Carpenters' Union business rep to discuss money relief. "Second Pass" pricing reflects the new costs with contributions from the Union along with reductions on the part of the subcontractor(s).

3.) Total savings between initial union price and final union price: \$62,038.

RELOCATION COORDINATION

64 GROVE STREET **DESIGN + RELOCATION** 2013 - 2014
TUFTS HEALTH PLAN 705 MOUNT AUBURN STREET **WATERTOWN MA** 02472



JULY, 2014

MOVE MEETING

CLAIMS MOVE TO 64 GROVE STREET

AGENDA

- Move timeline
- Packing instructions
- Building information
 - Plan overviews
 - IS update
 - Safety, Security, Parking
- Questions and answers

UPCOMING

- Week of July 7th: crate delivery, distribution of move packets with move numbers, instructions, and stickers.
- Building tours: 2:00, July 7 (MP) and July 8 (Commercial).
- July 17th company wide open house.
- Friday, July 18: Move begins, continues through weekend.
- Monday, July 21 everything at new location.
- Post move support and crate collection throughout week.
- All crates emptied by Friday, July 25

IS TOPICS

Phones :

- All staff will be receiving new phones
 - Training for the new phones to be scheduled by department the week of July 14th
- You will be receiving new extensions
 - Once you know your extension, you can set up a temporary greeting stating your new number, set to expire on the 21st.

Printing :


- Default printer will be “Secure Document Release” for all computers
- No stand alone network printers
- 2 color network printers

STICKERS!

- **Put move stickers on ...**
all crates, pc equipment and oversized boards.
- **DO NOT put move stickers ...**
on furniture, trash receptacles, chair mats.
- **Use designated sticker color ...**
based on floor location at 64 Grove:
 - GREEN → first floor
 - RED → second floor
 - BLUE → third floor

MOVE RULES

- Complete move checklist and leave with your move coordinator



MOVE CHECKLIST

PLEASE FILL OUT AND LEAVE WITH YOUR MOVE COORDINATOR.

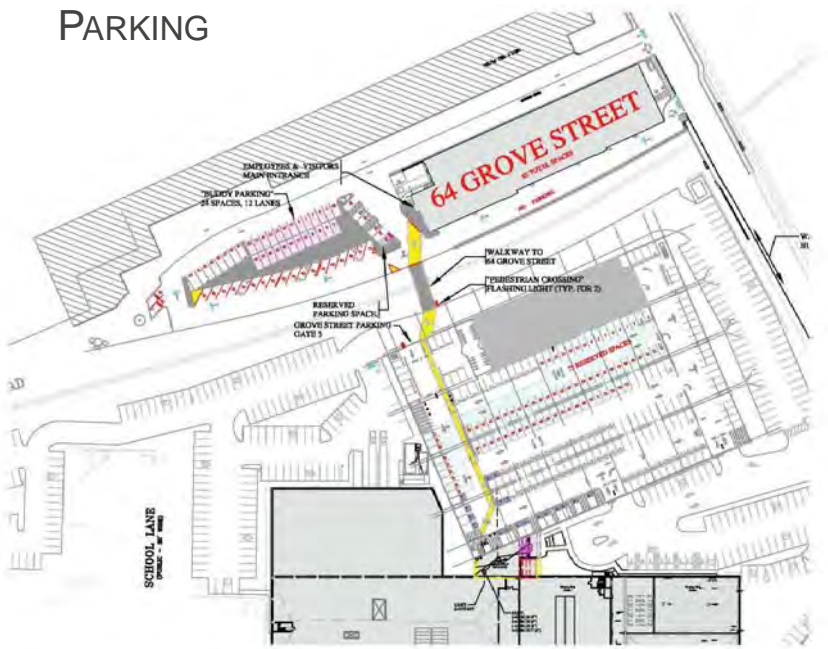
MARTHA WASHINGTON

Move number/Way-finding: 1N.s04

| Item | How many |
|--------------------------------------|----------|
| Crates | |
| Monitor | |
| Keyboard | |
| CPU | |
| Docking station for laptop | |
| Keyboard tray (attached to the desk) | |
| Foot Rest | |
| White board/cork board | |
| Other-please describe | |
| Other-please describe | |

Comments:

PARKING





Almost Ready for Prime Time—64 Grove Street

Date Published: July 11, 2014

During the last six months, a team of 117 Tufts Health Plan employees and contractors have been gutting, designing, renovating, constructing, wiring, painting, connecting and installing so that 64 Grove Street can officially open for business on July 21.



To celebrate, employees are invited to take a tour of the newest addition to the Watertown campus on Thursday, July 17, from 2-4 p.m.




Most recently home to Boston Biomedical Research Institute, 64 Grove St. has been converted to office space for close to 250 employees. Gone are the counters full of lab equipment; in their place are workspaces with lots of natural light, a glass staircase and energy-efficient mechanical systems. In fact, the redesign followed rigid LEED Platinum standards for energy efficiency. For example, the building has daylight occupancy sensors on the inside perimeter that adjust as needed to the natural light, and HVAC rooftop systems that use outside air monitoring to adjust heating and cooling settings based on the weather.






When possible, building materials were recycled. Among the reused items are 150 doors and the welcome desk in the lobby. The new 64 Café was intentionally located adjacent to an existing large conference room with a folding wall, so that the space can be used as a multipurpose area for special events and meetings.

The building at 64 Grove is now known as The Davey Scoon Center, after the former chair of Tufts Health Plan's board of directors. Two departments will be the new tenants: Commercial Claims and Senior Products Claims. The groups had the honor of naming the workrooms in their new areas; Commercial Claims selected names that reflect local theaters and sports teams while Senior Products continued its tradition of vacation-themed names.

The move will bring some changes that affect employees in both 705 Mount Auburn and 64 Grove, such as parking areas and phone extensions; read the FAQs for the details.

As the Grove Street team works through its punch list, here is a sneak peek of what the space looks like just days away from being ready for prime time. Get the full picture during the Open House on July 17!








Space Planning
Derek Ablamsky
Lena Adams
Emily Burgess
Brynya Gibson
Ruth Hagearty

Security
Marc Cedenio
Emidio DiVirgilio
Mark Foster
Erison Reynoso

IT Infrastructure
Dave Antonellis
Rich Campbell
Trebor Carey
Mike Cunningham
Al DeSilva
Arman Gregorio
Kevin Klunk
Scott MacDougall
Aengus MacKenzie
Marty MacKenzie
Nate MacKenzie
Joe Paula
Rick Tonole
Erik Weston



Conference Rooms
Merrimac
Mystic

Senior Products Claims Workrooms
Lagoon
Maldives Islands
Reef
Yorks

Facilities
Jay Clark
Glen DeArmond
Nick DiNardo, intern
Scott Donahue
Lenny Ferrigno
Keddy Joseph, intern
Matt Leger, intern
Paul Padula
Rich Perkins

Copy Center
James Hilton
Ed Kelley

Commercial Claims
Brigitte Steadman-Kreuzer

Senior Products Claims
Pamela Pats

Commercial Claims Workrooms
Bruins
Majestic
Orpheum
Paramount
Patriots
Red Sox

- Fun Facts**
- Distance from 705 Mount Auburn's South Lobby door to the employee entrance of 64 Grove: 377 feet
 - History: 64 Grove Street began life in 1930 as the Golden Cookie factory, making cookies for Kresge and Woolworth department stores and even the Girl Scouts

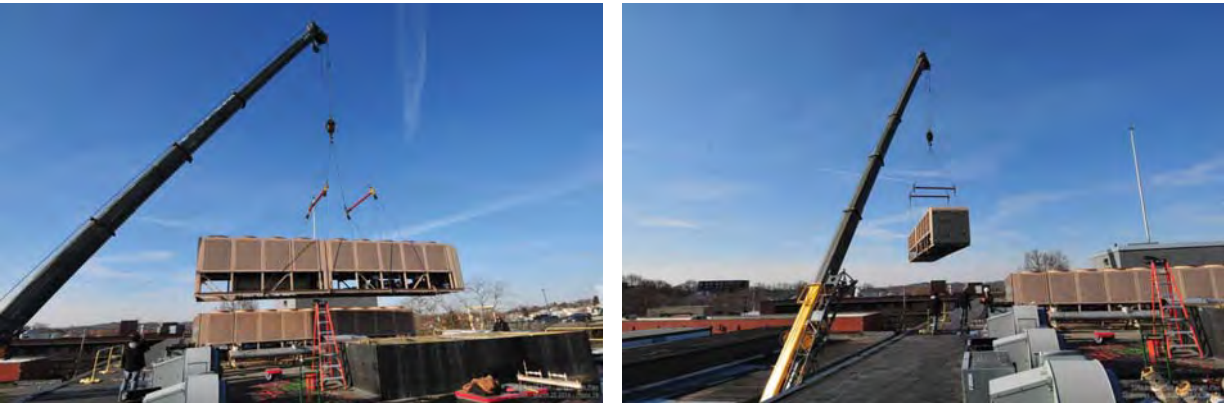
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TUFTS HEALTH PLAN
64 GROVE STREET CONSTRUCTION + PLANNING PROGRESS
March 2014

Construction on the renovation of 64 Grove Street is well underway and on schedule. In the past week, framing of the permanent walls has been completed on the 3rd and 2nd floors. On the exterior, the old rooftop HVAC units were removed by crane.

You might have noticed scaffolding and tarp on one part of the building. This is where we are adding a glass curtain wall which will cover all three stories. This is the location of the central staircase, and one of the most notable features of this renovation.

The move planning is also well underway. The cubicle and office layouts have been finalized, the next step will be plans showing names at all seat locations. We continue to plan for a late June move, although this may change. As construction gets closer to completion, we will finalize an exact move date.

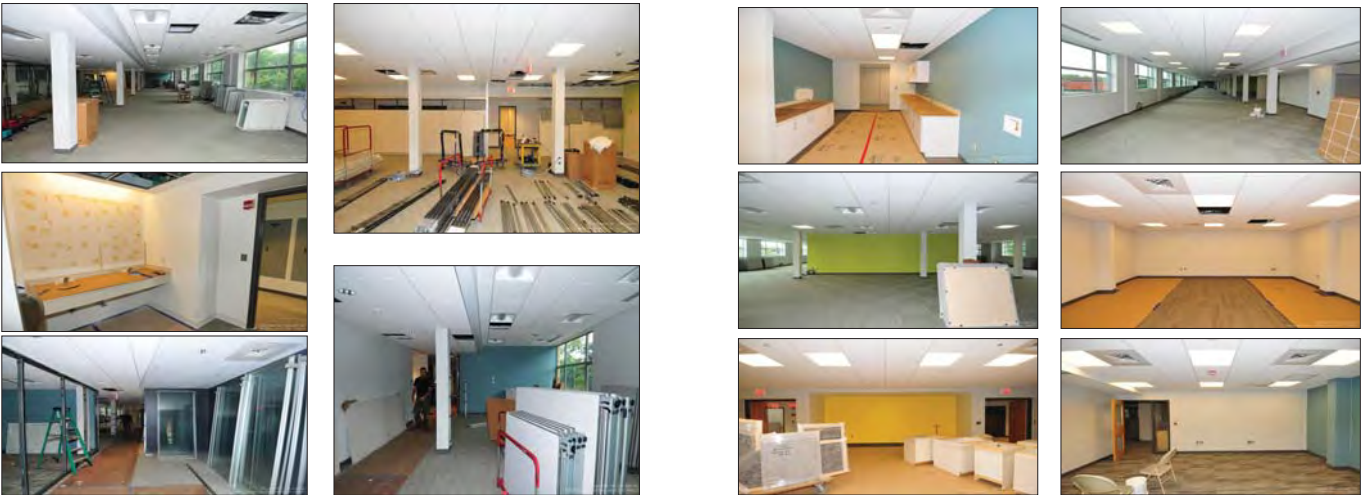
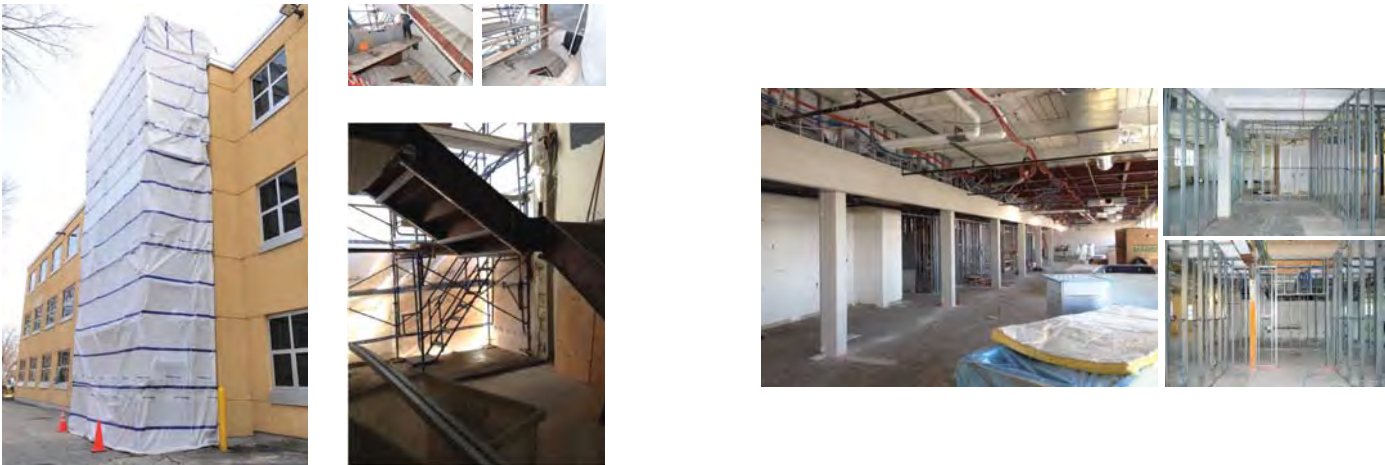


Tufts Health Plan
64 GROVE STREET CONSTRUCTION + PLANNING PROGRESS
JUNE 2014

The move to 64 Grove Street is on schedule and approaching. In the past couple of weeks the building has really started coming together. The exterior of the building has been power washed and in the process of being painted. The glass curtain wall is very close to completion and is a distinguished part of the renovation. The central staircase located behind the glass curtain wall is in the process of having its glass hand rail installed. The roof top HVAC units are up and running efficiently.

In the interior of the building all permanent walls are finished and painted. Carpet has been laid down along with the tile flooring in the bathrooms. The new cubicles are being built and laid out according to the floor plan.

The move will start on July 18th, with everyone in their new location on Monday July 21st.



64 GROVE STREET **DESIGN + RELOCATION** 2013 - 2014
TUFTS HEALTH PLAN 705 MOUNT AUBURN STREET **WATERTOWN MA** 02472