

3.0 Building Background

The Straumann USA renovation project features the complete gutting and renovation of a portion of the 100 Minuteman building, which cost \$10.6 million and was completed in May of 2005. Mechanically, the renovation includes the replacement of the airside systems of the facility while continuing to use the existing central heating and cooling plants of the building. At one time during the design phase a central cooling plant upgrade was considered, however, it was later removed from the project.

The Straumann USA facility is located in Andover Massachusetts. Straumann USA occupies close to half of the 100 Minuteman building. The entire building is 327,000 square feet and is owned by The Brickstone Companies. It is a two-story building with first floor and mezzanine levels. The Straumann facility occupies 153,000 square feet and is separated from the rest of the building by a firewall in order to comply with maximum floor area codes. The areas of the building Straumann USA occupies can be seen in Figure 3.0-1.

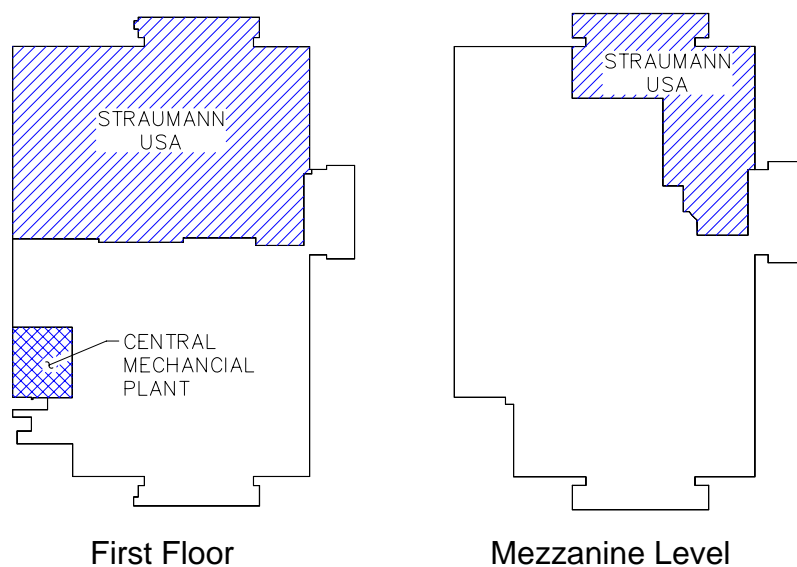


Figure 3.0-1: Straumann USA Occupancy Locations

The Straumann USA facility includes a variety of spaces. It is largely a combination office and light manufacturing building. However, other unique spaces include a dental operatory suite, a dental training room, and an auditorium seating up to 95 people.

Two other tenants occupy the remaining portion of the 100 Minuteman building. Occupancies for the rest of the building include mainly offices but also incorporates a small fitness center and cafeteria for use by all building occupants.