

Bell Works – Construction Update



November 2015

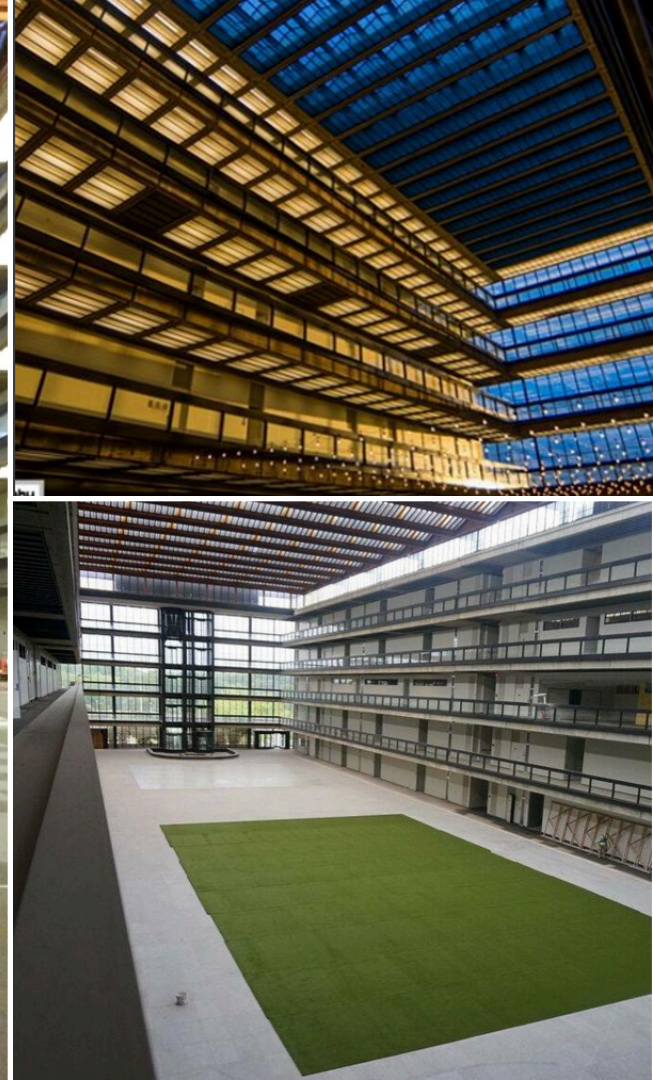
Overview

Bell Works, once the home of some of the most monumental technological innovations of the 20th century, is an historical building in the midst of an historic transformation. Renowned architect Eero Saarinen's timeless open-atrium scheme was designed to create a sense of community and collaboration for over 6,000 Bell Labs employees. Today, it's being revived as a dynamic, collaborative workplace unlike any other in the United States.

It's well-known that companies throughout the nation are flocking to cities en masse in search of a work setting that is connected to culture, entertainment, restaurants, and most of all, *people*. At two million square feet, BellWorks not only provides the food, retail, and healthcare resources of a city, but also the ability to step outside the office and into a concentrated community of diverse innovators. Somerset Development is adding a new dimension to the way in which we work -- one that removes the cubicle divider and blurs the lines between working and living.

The following pages detail a comprehensive update of recent construction at Bell Works as the building prepares to welcome its first tenants.

Somerset Development has installed new floors spanning the entire quarter-mile-long atrium, including floor lighting that illuminates the atrium after dark. The center floors have been re-stylized with a unique patterned installation inspired by Josef Albers, a renowned artist/designer, and disciple of the building's architect, Eero Saarinen. On the East and West sides of the atrium, astro-turf has been installed, showcasing the vision for a vibrant, "green" public gathering space.





In addition to offering office space capable of fully customized build-outs, Bell Works implemented its pre-built office program this fall. This November, work was completed on seven office spaces, each with a unique design aesthetic. New York City-based design company NPZ Design hand-selected high-end light fixtures, custom flooring, and on-theme furnishings for each space, which are currently being showcased to prospective office tenants.

Bell Works' pre-built units also provide a glimpse into one of the most significant initiatives of this large-scale redevelopment: The installation of brand new glass-paneled walls on the office fronts. Though the structure is entirely encased in glass, Bell Labs' office space itself was long blocked by solid walls, eliminating the unique potential for natural light. Bell Works is creating a new, vibrant work environment bathed in light.





As of November, Somerset is putting the finishing touches on the Grand Entry Piazza – the building's front entryway for guests and visiting prospective tenants. The company is fixing the lot's decades-old base, installing new curbs, removing old storm grates, and repaving the lot. The new entryway holds space for over 100 cars.

Somerset recently completed full renovations to both of the building's main floor elevator lobbies, including restored floors and finishes, along with new public restrooms. In keeping with the building's original aesthetic, the team restored the lobby's original egg crate lighting, while stripping and refinishing the concrete walls. Within the coming weeks, the Western entrance glass elevators will be full operational, while restoration is currently being performed on the remaining elevators.





Somerset is initiating major infrastructure upgrades to the building, including removal of the existing HVAC system, replacing it with a Variable Refrigerant Flow (VRF), which allows for flexible heating and cooling throughout various areas of the building. The company is also in the final stages of awarding a contract to replace outdated roofing materials – including the installation of solar panels – to ensure high standards of energy efficiency.

Somerset has completed demolition on an approximately 40,000 square foot space for a future technology tenant. Architects and engineers are currently finalizing design details to initiate build-out this Fall.

