



WeWork Due Diligence Report  
200 Berkeley Street  
11/29/2018

## Introduction

200 Berkeley Street, also known as the Berkeley Building and the Old John Hancock Building, is a twenty-six story mixed-use Class A office center that spans a full city block in Boston's Back Bay area. Bounded by Berkeley, Clarendon, and Stuart Streets, the 750,000 SF building neighbors many of Boston's iconic cultural, civic, and religious buildings, including the Boston Public Library, Trinity Church, the Copley Plaza Hotel, and the John Hancock Tower. The neighborhood is also home to restaurants, theaters, bars, and retail shopping. Copley Square and the Boston Public Gardens are both situated within a ten-minute walk from the building, while public transportation via either the Green and Orange subway lines is available within five-minute walks in either direction, providing links to Boston's financial district, universities, concert venues, Fenway Park, and historic neighborhoods. The Back Bay Station, one block from 200 Berkeley Street, provides train service to Logan Airport, outlying suburbs and towns, and Amtrak service to cities along the Eastern Seaboard and connecting routes. Automobile access to Storrow Drive and the Massachusetts Turnpike is minutes away. Parking is available in nearby garages.

Designed by Boston architects Cram and Ferguson and constructed in 1947, 200 Berkeley stood as the second-tallest structure in the city until the completion of the Prudential Tower in 1964. Designed in the late-Art Deco architectural style, it has a strong horizontal base supporting a multi-floor tower that is topped by a pyramidally-shaped roof. A roof spire, equipped with blue and red neon lights, is used as a beacon to broadcast weather forecasts. The glazing pattern on the exterior facades reinforces the verticality of the tower and provides abundant natural light to the interior spaces. The building features a fully-accessible entry Lobby, with marble finishes that have been maintained since the original construction. The marble finish and trim in the 1<sup>st</sup> floor elevator lobby continue to all of the elevator lobbies on upper floors.

200 Berkeley Street is home to the Back Bay Events Center, which features an 1,100 seat theater and multiple breakout and meeting rooms. Workplace amenities include a fitness center and daycare center. Renovations and upgrades to the building have earned it a LEED Gold certification. The building is managed by John Hancock Real Estate.

DREAM Collaborative completed a preliminary walk-through of floors 18, 19, and 20 with Chris Bartlett of WeWork, along with a John Hancock landlord facilities representative and MEP engineers, in late September. The facilities manager noted that the spaces, previously leased to Wells Fargo, would be delivered to WeWork as broom-clean shell space, with existing interior tenant walls, ceilings, furnishings, and millwork to be demo'd. At that time, only minor demolition of the tenant spaces had occurred, and a large amount of data equipment on the 21<sup>st</sup> floor remained in place. The facilities representative also noted that the existing GWB finish and trim on all perimeter walls and columns, as well as the existing marble pilasters and trim in the tenant elevator lobbies, are included in the turn-over shell, but can be demo'd at a cost to WeWork.

Upon WeWork's confirmation of the areas being leased (floors 19, 20, 21, and 22) DREAM Collaborative received PDFs of various 200 Berkeley drawings, including construction drawings of exterior elevations, MEP drawings, and Wells Fargo space planning documents. Upon DREAM's request, John Hancock supplied CAD plans of the construction documents for the four floors in mid-November. DREAM completed a second walk-through following receipt of those plans and noted that demolition of the Wells Fargo interior spaces and partitions was on-going.

## **Executive Summary**

### **Occupant Load**

The International Building Code (IBC) 2015, with 780 Commonwealth of Massachusetts Amendments, 9<sup>th</sup> Edition, is applicable for this project. Calculations for the proposed 55 sf net/occupant has revealed conflicts with the allowable loads.

### **Egress Requirements**

The number of exits per floor, and egress capacity of the existing stairs, limit the proposed occupant load.

### **Plumbing Requirements**

Plumbing requirements are noted in the report.

### **Accessibility Requirements**

The Lobby entry and four floors are barrier-free accessible. The elements that do not meet accessibility requirements, such as the shape of the handrails in the egress stairs, are assumed to be grandfathered and remaining, as no renovations to the egress stairs have been discussed.

### **Cost Issues**

DREAM observed that each floor has one accessible Men's Room and one accessible Women's Room, but that the group restroom facilities are not accessible. It is our understanding that the existing restrooms will be demolished and that WeWork will build new accessible restrooms that meet the anticipated occupant load requirements on each floor. That scope of work will be incorporated into the project budget.

### **Tenant Fit Out Issues**

Each floor is furnished with service elevators and lobby. There has been no discussion of upgrades or renovations to these areas.

### **Outstanding Information**

At this time, WeWork has not provided DREAM Collaborative with test fit proposals against which to analyze anticipated occupant loads.

## Applicable Building Codes

<b>Building</b>	INTERNATIONAL BUILDING CODE (IBC) 2015, WITH 780 CMR-MA AMENDMENTS (NINTH EDITION CMR 780)
<b>Mechanical</b>	INTERNATIONAL MECHANICAL CODE (IMC) 2009, WITH 780 CMR - MA MECHANICAL AMENDMENTS
<b>Electrical</b>	527 CMR 122.0 MASSACHUSETTS ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE)
<b>Plumbing</b>	248 CMR 10.00 UNIFORM STATE PLUMBING CODE (BOARD OF STATE EXAMINERS OF PLUMBING AND GAS FITTERS)
<b>Fire Protection</b>	527 CMR 1.00 MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (2012 NFPA 1 : FIRE CODE WITH AMENDMENTS)
<b>Energy</b>	780 CMR 115 AA: STRETCH ENERGY CODE (IECC 2015 WITH MA AMENDMENTS)
<b>Accessibility</b>	MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB), 521 CMR, AND THE AMERICANS WITH DISABILITIES ACT (ADAAG) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

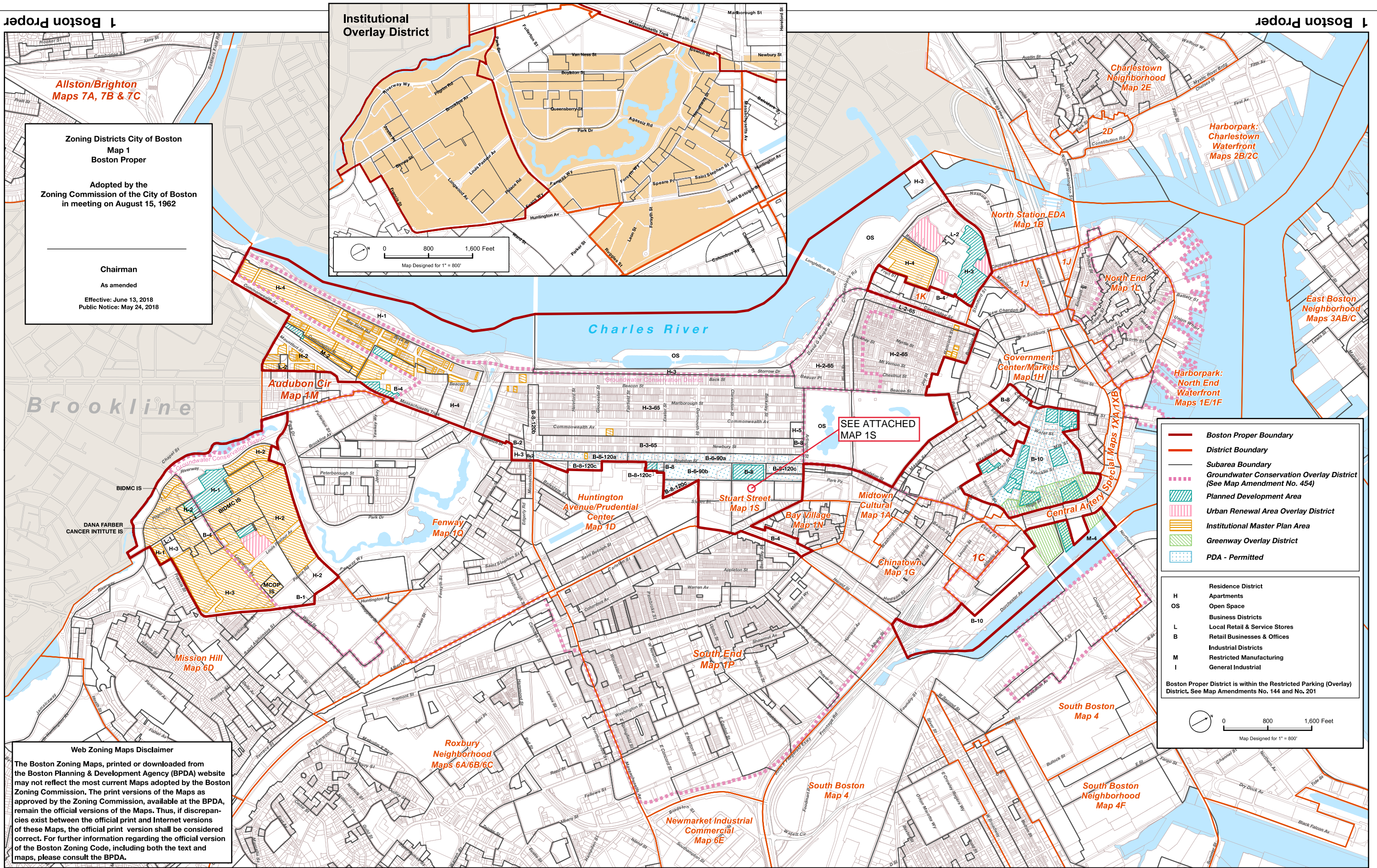
## Existing Building Information

<b>Building Address</b>	200 BERKELEY STREET, BOSTON, MA
<b>Block (if applicable):</b>	N/A
<b>Lot (if applicable):</b>	N/A
<b>Zoning (if applicable):</b>	DISTRICT: BOSTON PROPER SUBDISTRICT: 3 SUBDISTRICT TYPE: 3
<b>Zoning Map</b>	MAP #1S, SEE ATTACHED ZONING MAPS
<b>Occupancy Type/Class:</b>	B (BUSINESS)
<b>Construction Class:</b>	
<b>Maximum Distance allowed to Exits (unsprinklered)</b>	200 BERKELEY IS A FULLY SPRINKLERED BUILDING, SO 300' IS MAXIMUM DISTANCE ALLOWED TO EXITS.
<b>Existing Violations?</b>	NONE IDENTIFIED

## Accessibility

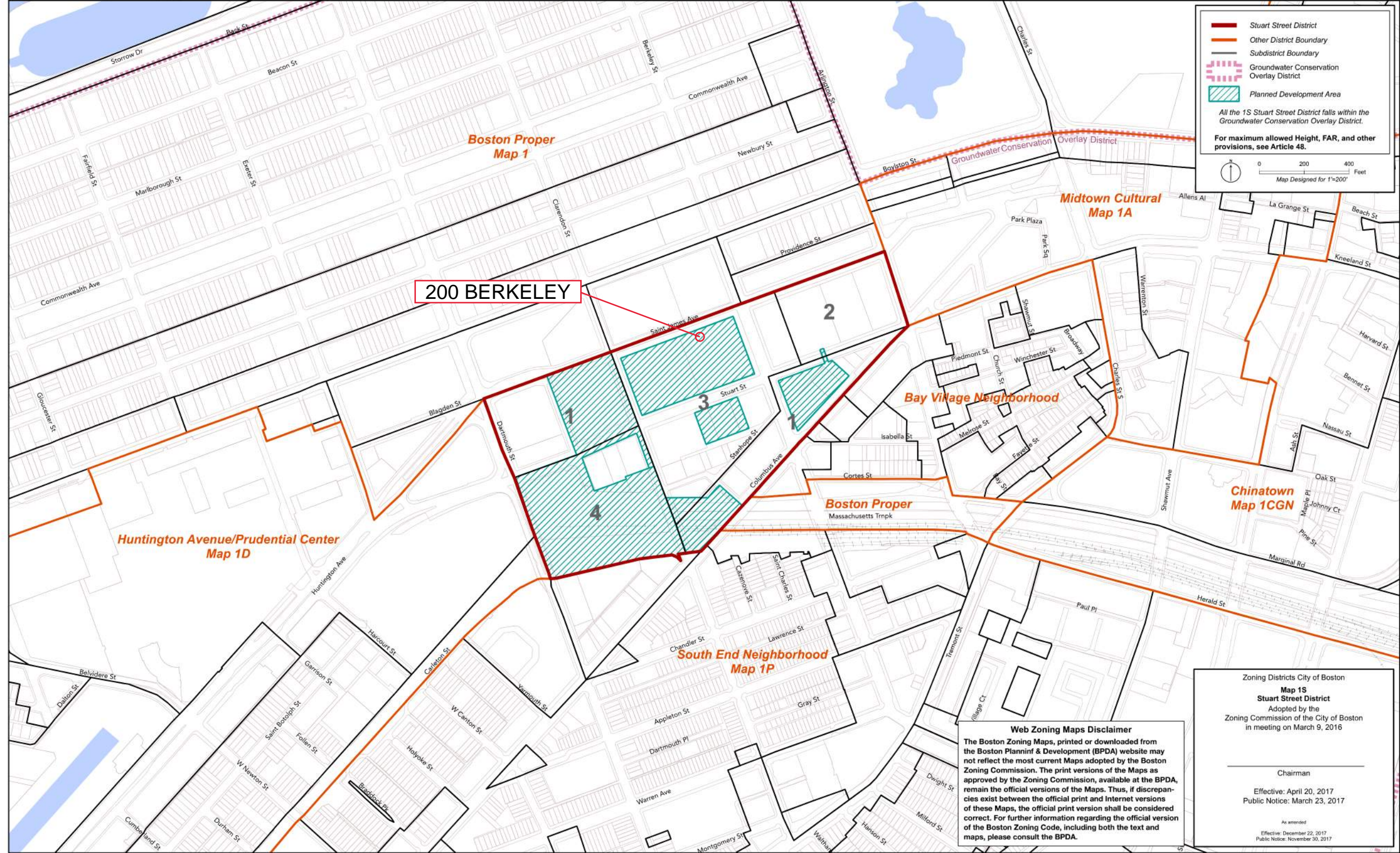
<b>Notes:</b>	BUILDING ENTRANCE IS ACCESSIBLE. FLOORS 19 - 22 ARE ACCESSIBLE SHAPE OF EXISTING HANDRAILS IN EGRESS STAIRS DOES NOT MEET CODE.
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1S Stuart Street District



1S Stuart Street District

1S Stuart Street District



# Occupancy Limit

## 200 Berkeley

Note: 2015 IBC is used to calculate the capacity of the means of egress

*The following information indicates how many people are allowed per floor, using the capacity of the means of egress.*

Capacity of egress		
Walking		
	surface (inches)	Type
	42	Stair #1
	42	Stair #2
Total	84	

Occupancy limit		
Capacity of egress (inches)	Space per person (per stair, inches)	Total people*
84	0.2	420

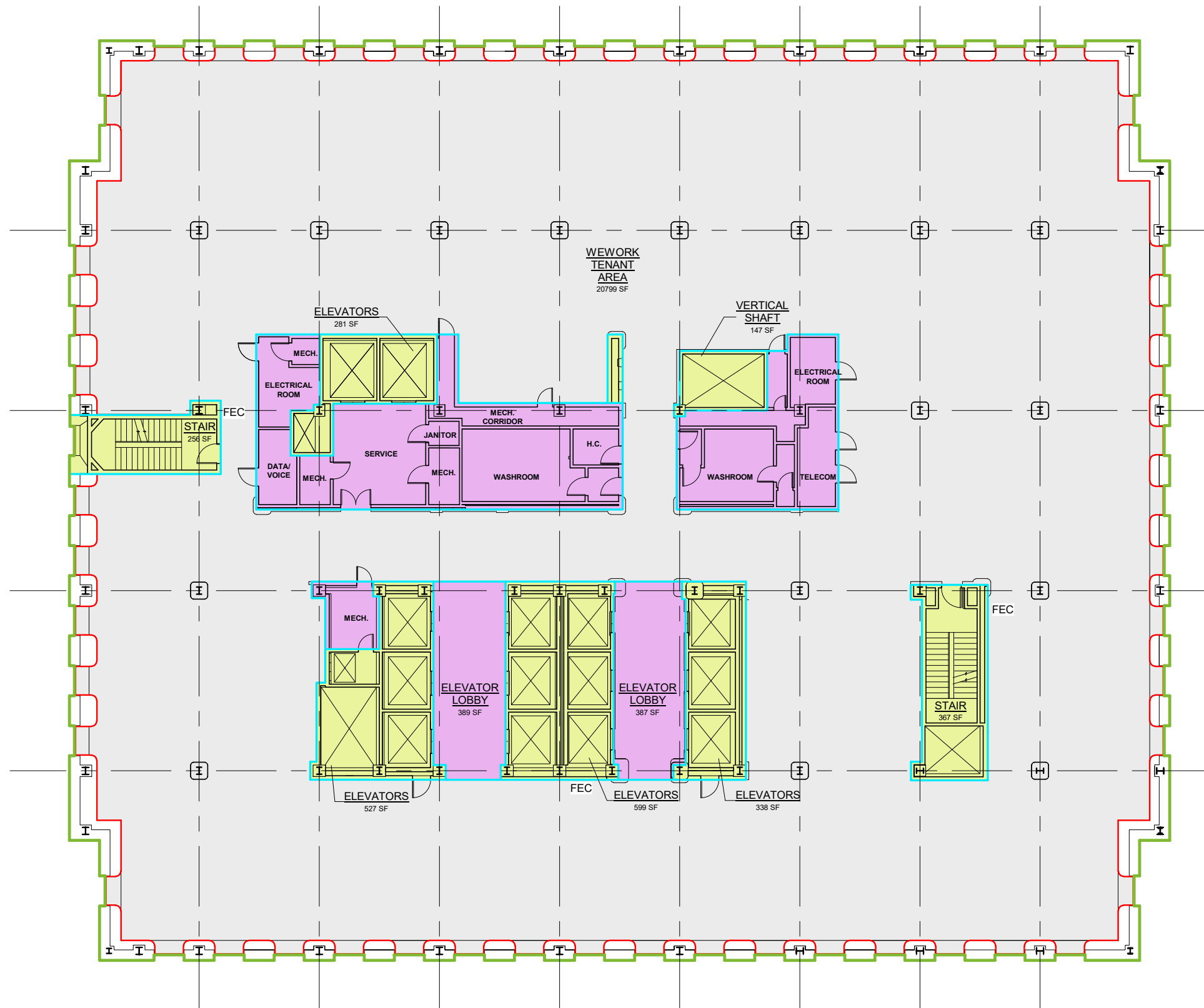
Capacity of egress (to outside of stringer)		
Walking		
	surface (inches)	Type
	42.75	Stair #1
	42.75	Stair #2
Total	85.5	

Occupancy limit (to outside of stringer)		
Capacity of egress (inches)	Space per person (per stair, inches)	Total people
85.5	0.2	428

# Egress Requirements

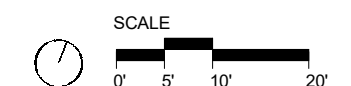
Per International Building Code (IBC) 2015, with 780 CMR-MA Amendments (Ninth Edition IBC 780)

<b>Occupant Load Capacity</b>	<b>Element Width</b>	<b>Existing Occupant Load</b>	<b>WeWork Occupant Load (Proposed)</b>	<b>Egress Width per Occupant Served (in inches per IBC)</b>	<b>Allowable Occupant Load per element</b>
<b>19th Floor</b>					
<i>Stair A</i>	42" (grandfathered)	UNKNOWN	202 per stair	0.2"/person	121
<i>Egress Door A</i>	39"	UNKNOWN	202 per stair	0.15"/person	81
<i>Stair B</i>	42" (grandfathered)	UNKNOWN	202 per stair	0.2"/person	121
<i>Egress Door B</i>	39"	UNKNOWN	202 per stair	0.15"/person	81
<b>20th Floor</b>					
<i>Stair A</i>	42" (grandfathered)	UNKNOWN	203 per stair	0.2"/person	122
<i>Egress Door A</i>	39"	UNKNOWN	203 per stair	0.15"/person	81
<i>Stair B</i>	42" (grandfathered)	UNKNOWN	203 per stair	0.2"/person	122
<i>Egress Door B</i>	39"	UNKNOWN	203 per stair	0.15"/person	81
<b>21st Floor</b>					
<i>Stair A</i>	42" (grandfathered)	UNKNOWN	139 per stair	0.2"/person	83
<i>Egress Door A</i>	39"	UNKNOWN	139 per stair	0.15"/person	58
<i>Stair B</i>	42" (grandfathered)	UNKNOWN	139 per stair	0.2"/person	83
<i>Egress Door B</i>	39"	UNKNOWN	139 per stair	0.15"/person	58
<b>22nd Floor</b>					
<i>Stair A</i>	42" (grandfathered)	UNKNOWN	148 per stair	0.2"/person	89
<i>Egress Door A</i>	39"	UNKNOWN	148 per stair	0.15"/person	59
<i>Stair B</i>	42" (grandfathered)	UNKNOWN	148 per stair	0.2"/person	89
<i>Egress Door B</i>	39"	UNKNOWN	148 per stair	0.15"/person	59
Maximum Travel Distance	300' (SPRINKLERED BUILDING)				
No. of Exits Required	2 MEANS OF EGRESS PER OCCUPANT LOAD BELOW 500 2 FIRE STAIRS ARE EXISTING				
Capacity of Exit Elements (Stairs and Exit Doors)					
Egress Compliant Hardware existing?	YES				
Notes:	STAIR A DOOR DOES NOT PROVIDE 18" REQUIRED MINIMUM ON PULL SIDE, TYPICALLY. EGRESS STAIR RISER IS 7", TYPICALLY HEIGHT FROM STAIR NOSING TO TOP OF HANDRAIL IS 32", TYPICALLY. THIS IS LESS THAN THE CODE REQUIREMENT				

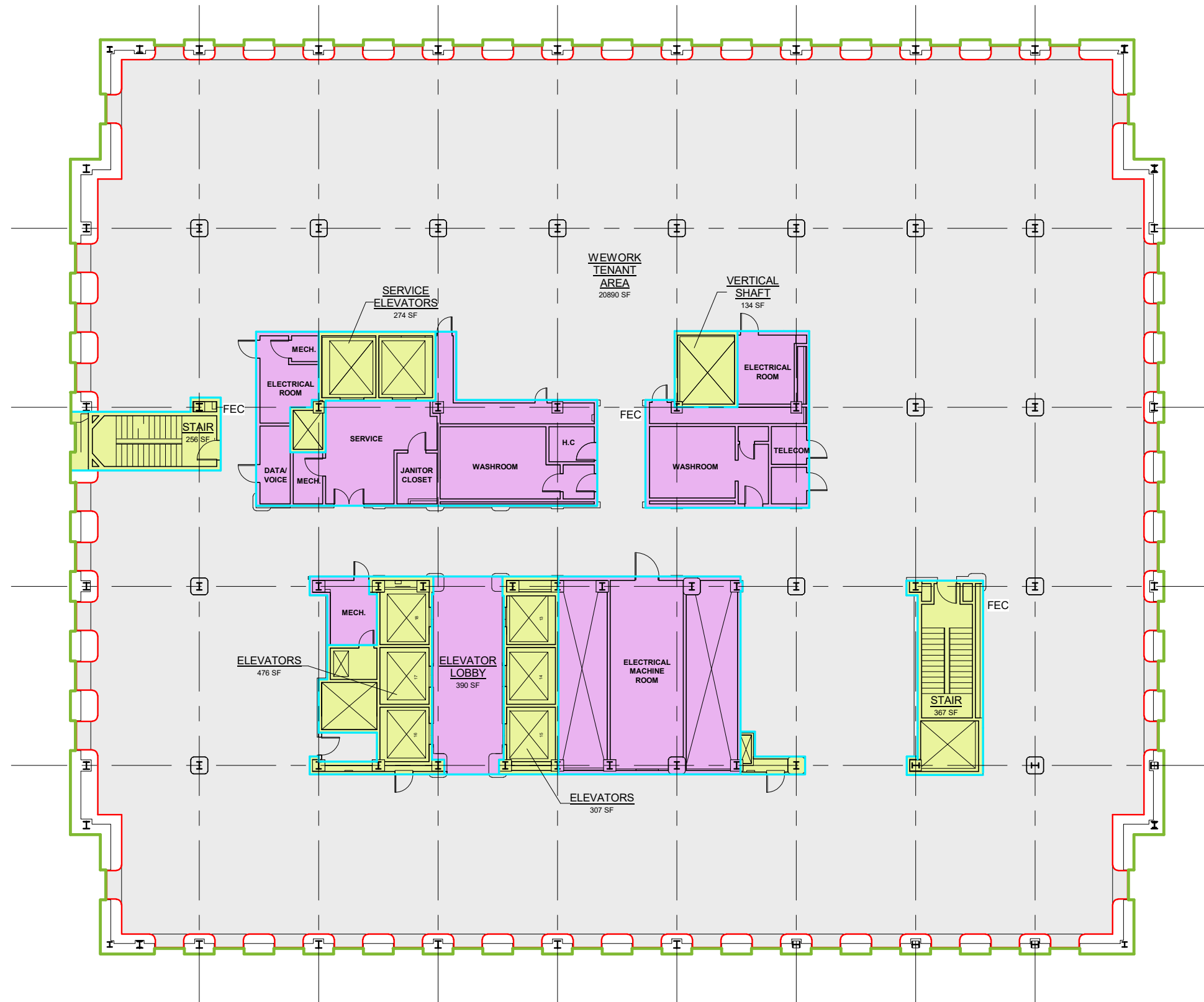


### Area Legend

- WeWork Tenant Area
- Floor Service Area
- Major Vertical Penetration
- Gross Area
- Linework Noting Extent Of Boundary Area
- Linework Noting Extents Of Excluded Area

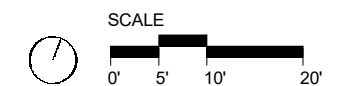


**19th FLOOR**

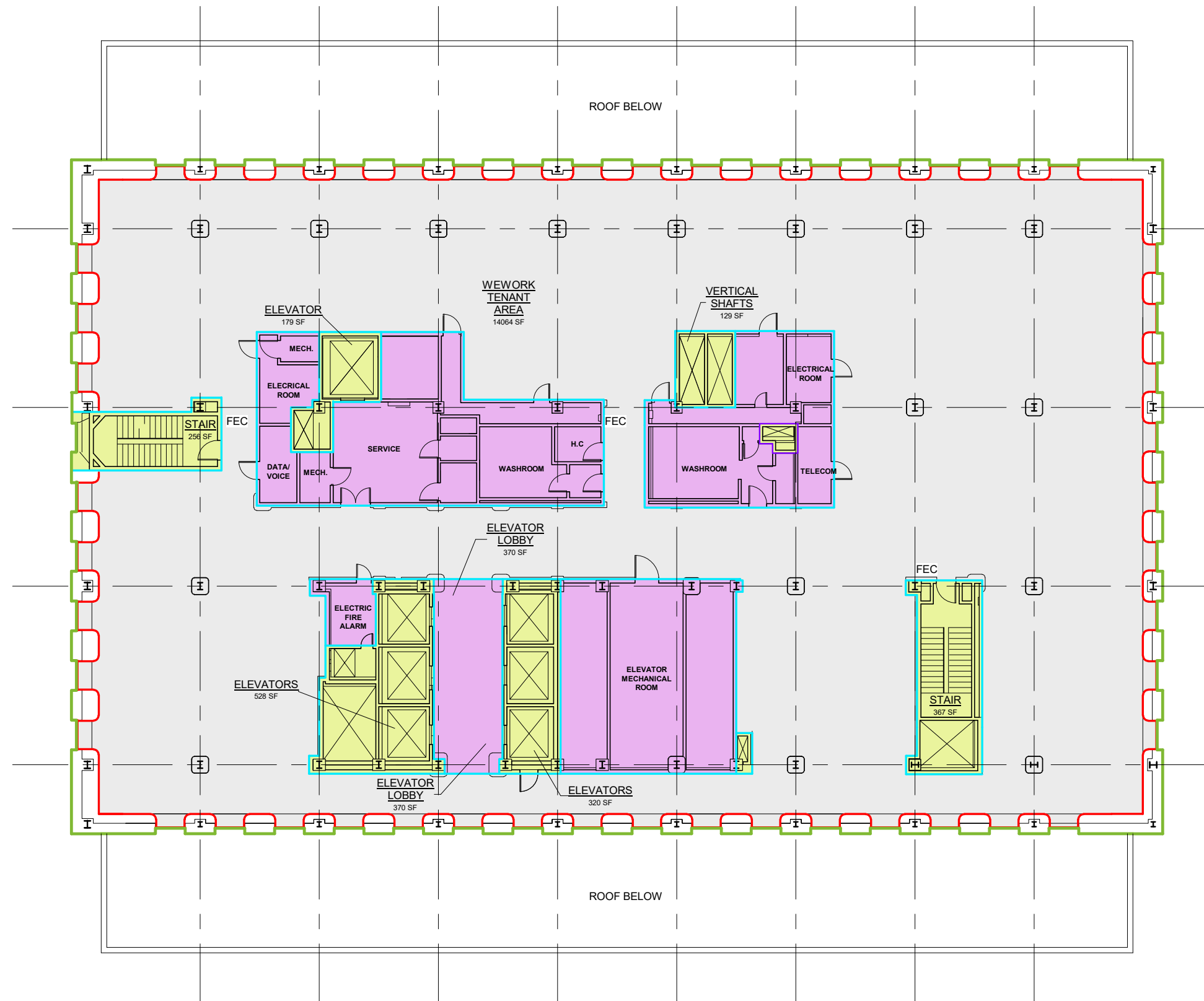


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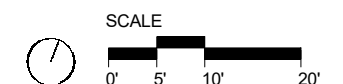


**20th FLOOR**

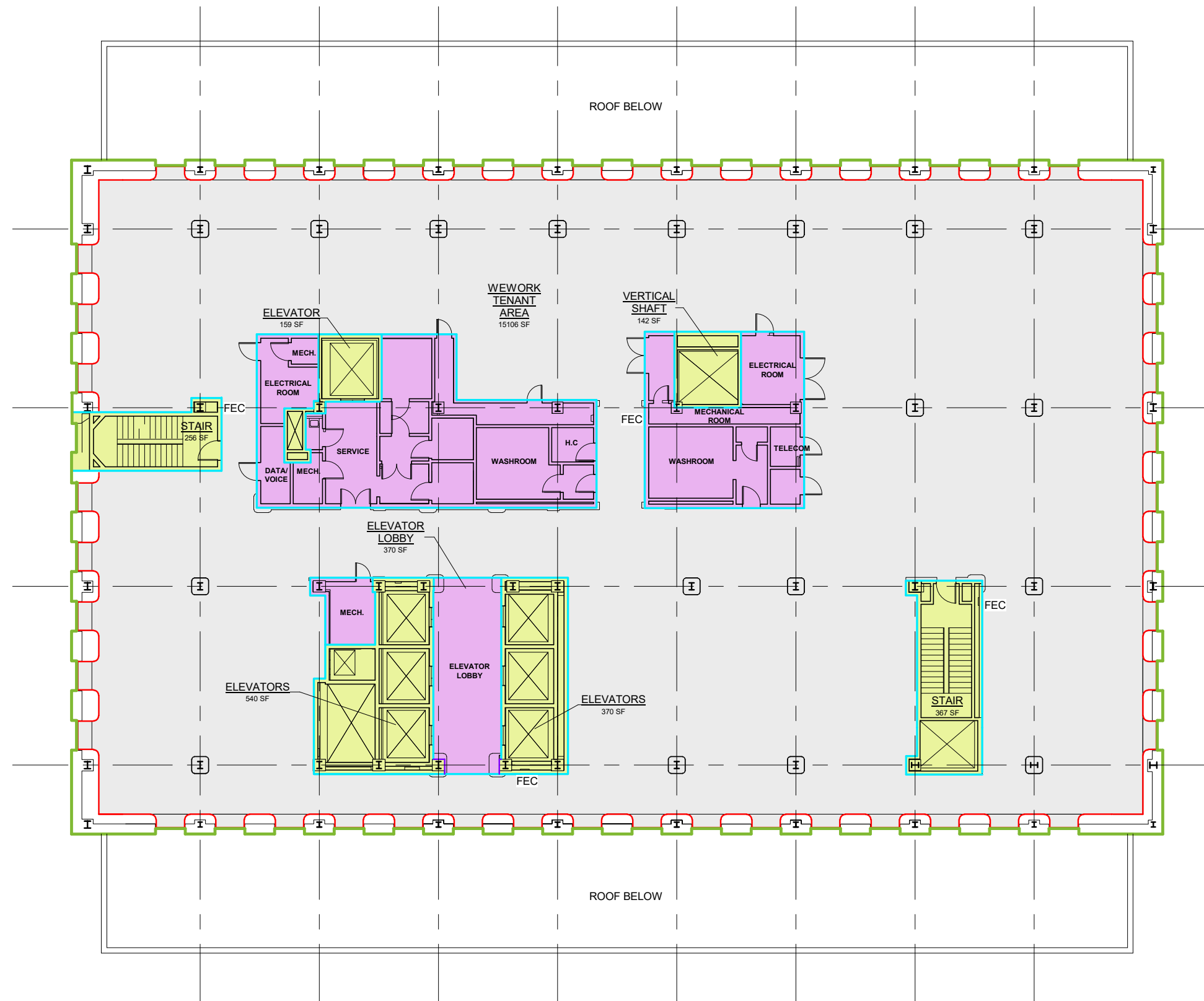


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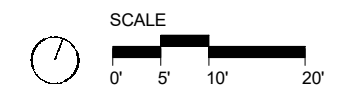


**21st FLOOR**



### Area Legend

- WeWork Tenant Area
- Floor Service Area
- Major Vertical Penetration
- Gross Area
- Linework Noting Extent Of Boundary Area
- Linework Noting Extents Of Excluded Area



**22nd FLOOR**



Plumbing Fixtures  
200 Berkeley

Note: PER 248 CMR 10.00 UNIFORM STATE PLUMBING CODE (BOARD OF STATE EXAMINERS OF PLUMBING AND GAS FITTERS)  
POPULATION MUST BE ASSUMED TO BE 50-50 WOMEN AND MEN.

The following information indicates the number of plumbing fixture required, based on the occupancy limit

Occupancy limit			Population			
Capacity of egress (inches)	Space per person (per stair, inches)	Total people*	Allowable, Female	75% occupied, Female	Allowable, Male	75% occupied, Male
84	0.2	420	210	158	210	158

Plumbing fixtures							
WC							
Floor	Existing, total	Required by code, total	Allowable, Female (1 per 20)	Expected population at 75% occupied, Female (1 per 20)	Allowable, Male (1 per 20)	Expected Population at 75% occupied, Male (1 per 20)	Urinals-to-toilets for Expected Population at 75% occupied (33% of WC are swapped)
							Toilets required      Urinals required
19th Floor	11	19	11	8	9	7	4      3
20th Floor	11	19	11	8	9	7	4      3
21st Floor	9	19	11	8	9	7	4      3
22nd Floor	9	19	11	8	9	7	4      3

Lavatory						
Floor	Existing, total	Required by code, total	Allowable, Female (1 per 50)	Expected population, 75% occupied, Female (1 per 50)	Allowable, Male (1 per 50)	Expected population, 75% occupied, Male (1 per 50)
19th Floor	8	9	5	4	5	
20th Floor	9	9	5	4	5	4
21st Floor	8	9	5	4	5	4
22nd Floor	8	9	5	4	5	4

Drinking fountain		
Floor	Existing, total	Required by code, total
19th Floor	0	1
20th Floor	0	1
21st Floor	0	1
22nd Floor	0	1

Mop sink		
Floor	Existing, total	Required by code, total
19th Floor	1	1
20th Floor	1	1
21st Floor	1	1
22nd Floor	1	1

248 CMR, Section 10

Building Clarification	Use Group	Toilets		Urinals Males	Lavatories Each Sex	Drinking Water Station with drain (may be a Water Station, without drain)	Bath/ Show.	Other Fixtures	Pertinent Regulations: 248 CMR 10.10(19)
		Females	Males						
Office Buildings	B	1 per 20	1 per 25	33%	1 per 50			Sink: Per Floor	(i), (m), (n), (p)

# Existing Building General Conditions

Floors	SEE ATTACHED FLOOR PLANS FOLLOWING THIS SECTION. CALCULATIONS ARE BASED ON BOMA 2017 FOR OFFICE BUILDING STANDARD METHODS OF MEASUREMENT		
	Gross Area	Boundary Area	Floor Usable Area
19th Floor	27,411	25,992	22,218
20th Floor	27,411	25,992	22,309
21st Floor	20,503	19,305	15,262
22nd Floor	20,503	19,305	16,303
Clear floor heights	DIMENSIONS LISTED BELOW ARE MEASUREMED FROM FINISHED FLOOR TO UNDERSIDE OF ELEMENT.		
19th Floor	B.O. SLAB: 13'-1"		B.O. BEAM: 11'-9"
20th Floor	B.O. SUSPENDED CEILING: 9'-9"		B.O. BEAM: UNKNOWN
21st Floor	B.O. SLAB: 13'-1"		B.O. BEAM: 12'-0"
22nd Floor	B.O. SUSPENDED CEILING: 9'-9"		B.O. BEAM: UNKNOWN
Additional items in space			
Depth of Beam	SEE ABOVE		
Structural System	STEEL FRAMED, MASONRY CLAD		
Specific Slab type	REINFORCED CONCRETE SLAB		
Facade System			
Wall type	MASONRY PANEL SYSTEM, WITH FIXED GLAZING AND SPANDREL PANELS		
Window type	NON-OPERABLE INSULATED WINDOW		
Window Notes	25% OF WINDOWS EXHIBIT SLIGHT DAMAGED PERIMETER SEALANT		
Exterior Entry/Storefront (if applicable)	N/A	N/A	
Lobby	SHARED ENTRY LOBBY IS ACCESSIBLE FROM BERKELEY STREET		
Lobby Attendant/ Security Guard	24/7 SECURITY PROVIDED WITH LOBBY ATTENDANT. SECURITY TURNSTILES ALLOW ACCESS TO TENANT EMPLOYEES.		
Demolition State			
Current Condition	AT TIME OF SITE SURVEY, DEMOLITION WAS ON-GOING.		
Promised demo work	UNKNOWN		
Landlord alterations promised	UNKNOWN		
Other			
Historical Status	THE BERKELEY BUILDING WAS DESIGNATED AS A BOSTON LANDMARK BY THE BOSTON LANDAMARKS COMISSION IN 1985.		
Permitting / Filing Strategy and Potential Timing Concerns	PER A DISCUSSION WITH INSPECTION SERVICES, A PERMIT FOR A PROJECT AT THIS SCALE CAN BE ISSUED WITHIN 24 HOURS		



MAIN BUILDING LOBBY



TYP. FLOOR ELEVATOR LOBBY



FLOOR ELEVATOR LOBBY MATERIAL PALETTE



LOADING/UNLOADING



TYP. COLUMN



TYP. PILASTER





VIEW PLAN NORTH



VIEW PLAN SOUTH



VIEW PLAN WEST



VIEW 21ST FLOOR



VIEW PLAN EAST



TYP. WINDOW



TYP. WINDOW