

CASE STUDY

Boston Development Group



Saving Millions in CAPEX, Sustainable OPEX, and LEED Points with Opti

The Challenge

66 Galen Street, a Class A, LEED Gold-certified building, sits on a revitalized, 5-acre life sciences campus in Watertown, MA. Fronting a high-traffic thoroughfare connecting Watertown Square and the MA Turnpike/I-90, Boston Development Group (BDG)'s acreage integrates commercial and academic spaces with a strong emphasis on resilience and environmental stewardship.

To meet the regulatory requirements of managing a 100-year storm and strict phosphorus reduction standards, BDG set out to optimize stormwater capture for water conservation and pollution control through innovative rainwater harvesting techniques. This approach would enhance project sustainability and set a precedent for future urban developments, showcasing the application of smart infrastructure with ecological care.

The Solution

Integrating Opti's stormwater management system into project design reduced BDG's stormwater detention footprint by 60%—a game changer for developers seeking innovative ways to maximize land usage, conserve water resources and meet regulatory requirements. In addition, by capturing stormwater for site irrigation, property owners significantly slash reliance on municipal water supplies. This future-forward solution not only leads to substantial cost savings, but also benefits the environment and pressing concerns about water scarcity and rising utility expenses.

At a Glance

- 250,000 sq ft, LEED Gold certified, Class A Life Sciences Building
- Over \$2M in CAPEX and ongoing OPEX savings over traditional approaches
- Stormwater reuse reduces municipal water costs

“Implementing Opti on our new developments is a no brainer.”

Bob Doherty

VP Development & Leasing,
Boston Development Group



ECONOMICAL

\$2M Savings
In CAPEX and OPEX



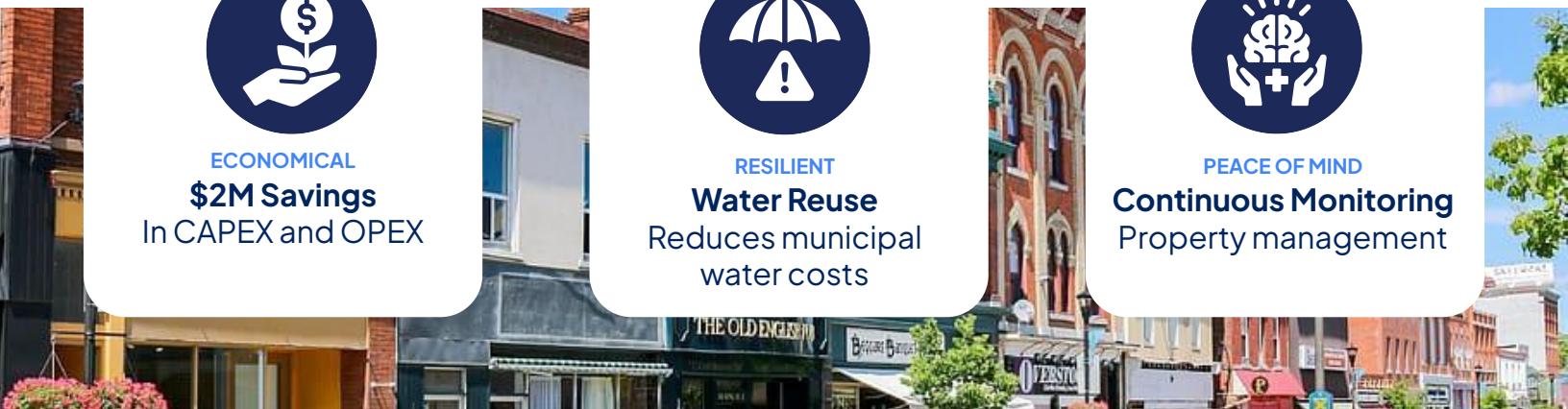
RESILIENT

Water Reuse
Reduces municipal
water costs



PEACE OF MIND

Continuous Monitoring
Property management



Results

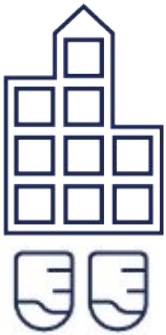
By implementing Opti's digital technology, developers realize substantial upfront CAPEX and OPEX savings, and improved operational efficiency. Opti enables the use of smaller underground cisterns and tanks compared to traditional methods, freeing up valuable space that can be monetized for additional revenue.

By integrating Opti's real-time, predictive control platform, BDG was able to eliminate one of two vaults in the original design plan, using one for both rainwater harvesting and stormwater detention.



250,000 sf LEED Gold-certified Life Sciences Building at 66 Galen Street in Watertown, MA. Opti worked with VHB for civil engineering and WSP for mechanical engineering. Learn more about this project at <https://vimeo.com/894932552>.

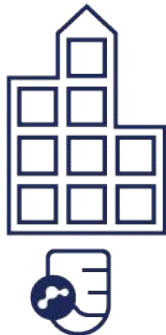
Without Opti



Inefficient Storage



With Opti



Optimized Storage

Benefits

- **CAPEX:** Reduction of space, remediation and construction needs by over **\$2M (88%)**
- **OPEX:** Saving municipal water use & costs
- **Water Reuse:** LEED points for conservation

Triple Bottom Line

Opti's approach reshapes the economics of property development by **optimizing space utilization** and minimizing expenses, ultimately driving greater profitability and sustainability for developers like BDG.

“Opti not only revolutionizes stormwater management practices but also unlocks new avenues for maximizing the economic potential of developed properties.”

Hugh Hahn

SVP, Development
Vanasse Hangen Brustlin



Powered by  Microsoft

About OptiRTC

Opti is the leading provider of digital adaptive stormwater control solutions. With over 300 deployments to date, Opti empowers customers and partners to address the impacts of climate change, aging infrastructure, urbanization, and water pollution, enabling them to secure the sustainability of our communities and natural resources. Opti's cloud-based platform optimizes stormwater asset performance through instant actionable insights to provide economic savings, resilient solutions, and peace of mind. With our commitment to innovation, we are driving a resilient and brighter future for all.



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