Focus:
Education Facilities

Inside This Issue:

Konover Construction Corporation Presents
An Approach to Student Housing
Why Design/Build is the Best Bet to help Colleges Meet Housing Demands

Cannon Design at U of Maine and WPI
Bowdoin Construction and FA+A Break Ground at Tufts Phase I
Bond Tops Off Academic Center, Designed by Perkins+Will
Dimeo CM for Cumberland High School
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Suffolk builds Two Financial Center and 303 Columbus
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Pro Con Architect and CM for Residence Inn
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Shawmut Builds The Riverway
JSA Designs Morgan Science and the G&BBC
Plus New Award Winners, Calm’s Column, People, Calendar and more...

September 2008
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Boston, MA - Marr Scaffolding Company announced that Jeffrey Marr, Jr. has joined the company as Scaffold Erection & Dismantling Coordinator. He is the first of the Marr family’s sixth generation to begin his career with the company.

The son of Debbie and Jeffrey Marr, VP, Marr Aerial Lifts, Jeff Marr, Jr., as Scaffold E&D Coordinator, will be responsible for the day-to-day assignments of the erection and dismantling crews. He will work with customers on equipment rentals and sales, maintain inventory and coordinate activities.

Marr Equipment Corporation announced the promotion of Richard “Dick” Laurie to Sales Manager. In this position, Laurie, who joined Marr in 1969 as an apprentice operating engineer, will be responsible for the daily coordination and utilization of Marr’s fleet of hoists and cranes. He also will assist in the management of the company’s workforce of sales reps, mechanics, journeymen and apprentices.

Correction: Last month we inadvertently used the wrong photo with this announcement. Please accept our apologies for the error.

Gauthier Gains Professional License

Portland, ME - Harriman, a full-service architecture and engineering firm with offices in Portland and Auburn, announced that James P. Gauthier has received his professional license to practice architecture in Maine.

Gauthier has worked for two years as a designer in the architectural studio. He is currently working on a new 10-story office building on Marginal Way in Portland.

Other recent projects include a new hospice house for Knoll-Wal-Lin in Rockland and a new medical office building for Franklin Community Health Network in Farmington.

Fourth Generation Takes the Helm

In the continuation of Walsh Brothers family tradition, Richard C. Walsh, the fourth generation of the family, has taken over the daily operation of the 107-year-old construction firm, assuming the position of President and CEO. James H. Walsh III, the third generation of the family, has transitioned to chairman of the board.

Richard Walsh began his career over 28 years ago as an on-site superintendent. Over the years he has held positions of increasing responsibility, most recently having performed the role of principal on many key assignments to ensure that client expectations are exceeded.

MBC 2008 Skyline Award Winners

Beverly, MA - The Massachusetts Building Congress (MBC) announced plans to award Kenneth A. Himmel, Related Urban, and Howard F. Elkus, Elkus Manfredi Architects, with the association’s highest honor, the Skyline Award for Outstanding Achievement.

Given only six times in the organization’s 87-year history, the award recognizes exemplary contributions to the built environment and to the design, construction, and development community.

Howard F. Elkus, FAIA, RIBA, LEED AP is a principal and co-founder of Elkus Manfredi Architects, headquartered in Boston. He is known for his design of Copley Place, the InterContinental Boston Hotel and Residences, and Neiman Marcus at Natick Collection. Currently, he is leading the design of major projects including Miami Worldcenter and the Copley Place Retail Expansion and Residential Tower.

Kenneth A. Himmel is president and CEO of Related Urban, one of the nation’s leading developers of large-scale mixed-use properties. Himmel is a renowned expert in developing projects such as the Time Warner Center, CityPlace in West Palm Beach, Reston Town Center, Copley Place, and The Grand, currently underway in Los Angeles.

MBC members include architects, engineers, construction managers, general contractors, subcontractors, owners/clients, professional service providers, labor unions, and professional/trade associations within the $27 billion Massachusetts building industry.

The award will be presented during a gala dinner celebrating their accomplishments on October 9 at the Seaport Hotel in Boston. Register by calling the MBC office at 978-921-9222 by October 2, or go to www.buildingcongress.org for more information.

Marr Scaffolding Company

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Flynn Elected to IFMA Board

Boston, MA—Margulies & Associates announced that Joe Flynn, a senior associate, has been elected to the Board of Directors of the International Facilities Management Association (IFMA) Boston Chapter as vice president of activities.

In this role, he will be directly responsible for all IFMA Boston programs, including the annual Holiday Gala. A member of the organization for 12 years, he previously served as co-chair of the program committee.

Flynn, who has more than 20 years of experience working as a project manager and designer, joined Margulies & Associates in 1995.

Conti Receives Wentworth Award

Bond Brothers announced that Rose Conti, project executive, recently received the Women at Wentworth Award for her distinguished contributions and achievements in providing service, modeling character, and demonstrating leadership to the female constituency at Wentworth Institute of Technology.

Conti has more than 25 years serving the corporate interior / institutional market sectors, managing accounts and project teams for many well respected clients in the City of Boston and suburban market sites.

Wentworth President Zorica Pantić presented the second Annual Woman of the Year Award at a “Women at Wentworth” dinner in May. “It’s an honor to present Rose with the 2008 Woman of the Year Award,” said President Pantić. “The Wentworth community appreciates all her work, effort and energy that she commits to help make Wentworth a better place for so many.”

NAIOP at Night

Sponsored by Office Resources

NAIOP (the National Association of Industrial and Office Properties) is the nation’s largest trade association for developers, investors, and asset managers.

“Office Resources is always pleased to work with NAIOP through these networking events and in sponsorship. The location and turnout of this event made for a successful evening,” said Kevin Barbary, Principal of Office Resources.

Flynn

Zorica Pantić, president of Wentworth Institute of Technology, presents Rose Conti, project executive at Bond Brothers, with the 2008 Woman of the Year Award.

l-r Doug Ellis, Senior Vice President, Office Resources; Bradley T. Black, Black Cow Architects, Inc.; Steve Chiocco, Vice President, Office Resources

l-r Brigette Beltran, Burt Hill & Assoc.; Kris Maffeo, Business Development, Office Resources

l-r Kevin Barbary, Principal, Office Resources; Connie Nucci, Spagnola Gisness & Assoc.; Chris Costello, Account Manager, Office Resources

l-r John Almy, Cutler Assoc., Inc.; Rob Tenaglia, Senior Vice President of Sales, Office Resources
Exit Interviews Can be Welcoming Lessons

By Colm Allen

While much of the focus of this column is on recruitment and retention, the reality is that there comes a time when employees move on to other opportunities. Maybe they’ve been offered a higher salary or more responsibility at a different company, or it could be a personal issue necessitates a change in location. Regardless of the departure circumstances, a well-conducted exit interview can provide valuable information and will likely shine the light on ways in which your company can improve.

Exit interviews are usually conducted by a human resources staff member and should never be construed by the departing employee as intimidating or probing in a negative manner. Exit interviews are essentially fact-finding discussions with the goal of gathering honest feedback about what worked well and what didn’t so well for the employee moving on.

Remember, an exit interview is not an interrogation, but rather a series of pointed questions that may help your organization in the short or long run...but in order for this information to help you must be willing to genuinely listen to responses.

Ask if there was a single issue/event that contributed to the departing employee’s decision to leave, and then follow up with, “How would you have liked to see this handled?” You can inquire as to what the individual liked and didn’t like about their specific job and the company in general and see if they have any recommendations for improvements. Also, try to find out if this person’s supervisor was “all he/she could be.”

Maybe this individual is leaving because his/her performance expectations weren’t clearly defined. Perhaps opportunity for promotion was lacking. Maybe the style of management impacted the decision to leave. These are all areas up for discussion in an exit interview.

Ask about the company morale and culture – perhaps you’ll get some insight on how it might be improved. It could be that company compensation/benefit packages could use some pumping up; the same might go for recognition or rewards programs. Finally, ask if he/she would ever consider returning to the company or would recommend it as a place of employment to family or friends… and then ask for a couple of reasons why or why not.

Ultimately, information culled from an exit interview can help to improve a workplace – perhaps resulting in far fewer exit interviews in the future.
John Fish Receives Award

Boston, MA - Suffolk Construction Company CEO John F. Fish was recently announced as the recipient of the 2008 CEO Social Leadership Award. The award has a five-year $500,000 funding commitment from The Lewis Family Foundation, founded by Grand Circle Travel owners Alan and Harriet Lewis. As part of his award, he will receive a $100,000 donation to promote or fund a social initiative of his choice.

Fish was selected for the CEO Social Leadership Award because of his strong commitment to improving the lives of children and families in need. He has served on the Strategic Planning Committee for the Archdiocese of Boston’s 2010 Initiative, focused on improving the area’s Catholic school system, and sits on the Board of Trustees of the Catholic Schools Foundation.

He is a board member for the Boys and Girls Club of Boston and partnered with Boston Mayor Thomas Menino, Boys and Girls Clubs of Boston, and local philanthropist Jack Connors on the construction of Camp Harbor View in Boston Harbor, a summer camp for underprivileged inner-city children.

J.M. Coull Breaks Ground for Acton Medical
Maugel Architects

Littleton, MA - J.M. Coull, a full-service construction company, announced that it broke ground for a new 4,000sf medical office facility for Acton Medical Associates, PC in Littleton.

Formerly housed in a converted residential structure, the old facility was demolished and a new, single-story 4,000sf medical facility with state-of-the-art equipment will be erected on the site. Previously, Acton Medical could support two medical practitioners at this facility. When the new building is completed in January 2009, it will be able to accommodate four medical practitioners, doubling the adult and pediatric medical services available to the local community.

J.M. Coull, serving as the design/build construction manager on this project, performed complete pre-construction activities, including an extensive permitting procedure involving the towns of Westford and Littleton, as the town line bisects the property. The project involves the installation of an underground sewage disposal system and, due to its proximity to the groundwater table, the grade of the entire site will be raised by approximately three feet.

“The importance of this project can’t be understated, and we’re proud to be able to work on our second project with Acton Medical Associates, continuing our practice of performing construction within the medical field,” said Andrew Coull, president of J.M. Coull. “It’s a great feeling of accomplishment to work on a project that successfully overcomes challenges while simultaneously benefiting families within the surrounding community.”

In addition to J.M. Coull, the project team consists of Maugel Architects of Harvard; Places Site Consultants of Littleton; and The Dempsey Group, Structural Engineers, Foxboro. Construction is expected to be completed by January 2009.

Rendering of Acton Medical facility courtesy of Maugel Architects

AMC groundbreaking: (l-r) Noel Southgate, J.M. Coull; Jon Cocker, Maugel Architects; Joseph Berman, Acton Medical Center; and Andrew Coull, Bill Broden, and Jim Fabbri, all of J.M. Coull

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- Boston University NEIDL - Turner Construction
- Charles Street Jail Hotel - Suffolk Construction
- MGM Foxwoods - Perini Construction
- Harvard University @ 10 Akron St. - Bond Brothers
- Tufts Dame School - Shawmut Construction
- Northpoint Residential - Jones Lang LaSalle
- CAT North End Park - McCourt Construction
- Frog Pond Park - Turner Construction
- Long Island Day Camp - AJ Welch
- Shea Memorial Drive - AJ Welch
- Slatersville Mill - John Moriarty and Associates
- Paige Farley Hackett Memorial Park - The Salvation Army
- CAT Wharf District Park - Cashman Construction
- Boston Children's Museum - Shawmut Construction
- Bogarta Casino Expansion - Yates/Tishman
- Liberty Mutual, NH - William A. Berry

Frog Pond

Reservoir Woods

Trilogy Roof Garden

Suffolk University

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Bufftree Breaks Ground On Safety Facility
Kaestle Boos Architect

Harwich, MA - A long-awaited, new 20,200sf municipal safety facility, with a price tag of $8.8 million, will soon rise on Sisson Road in Harwich.

Bufftree Building Company has broken ground for the building that will function as a central command center for the town’s police and fire departments. Currently, the police department operates out of a 50-year-old structure adjacent to the existing fire station that will also undergo renovations.

The architect is Kaestle Boos Associates, Inc. in Foxboro. The design calls for conventional steel framing with a fiber cement siding and brick veneer, a traditional gable roof, fiberglass windows, and aluminum entrance doors.

Pro Con Architect and CM for Residence Inn

Auburn, ME – Construction is underway for a new 100-room Residence Inn by Marriott hotel located at 670 Turner Street. Pro Con Inc. of Manchester, NH is the architect and construction manager for the $7.8 million design build hotel, which is being developed by Auburncourt, LLC.

The four-story, 75,256sf hotel will offer studios, one- and two-bedroom suites with complete kitchens and separate sleeping and living room areas. The Gatehouse will feature a large hearth room including a fireplace, breakfast buffet area, guest market, meeting room, and study area. Plans call for a connected pool house with an indoor pool, spa, fitness room, and guest laundry.

The hotel will reflect a new generation of Residence Inn by Marriott with exterior stone veneer, gable windows and cathedral ceilings in the Gatehouse and pool areas. Pro Con Inc. began construction in March 2008 and has scheduled a March 2009 completion date.

City Approves Bulfinch Triangle Project

Boston, MA - The City of Boston granted approval for The Merano, a new hotel, office, and retail project in the Bulfinch Triangle neighborhood. There is a need for hotel space in the neighborhood to accommodate out-of-town visitors and fans attending events at the Garden. The Merano’s hotel space will offer two moderately priced hotels, a 153-room short-term and a 121-room extended-stay hotel, which will be operated by a Courtyard by Marriott and an extended stay TownePlace Suites by Marriott.

The $160 million project includes 206,000sf of office space, 10,000sf of ground-floor retail space, and 13,000sf of ground-floor restaurant space. The project site, made available for development through the demolition of the elevated I-93 highway structures, is approximately 54,900sf in total.

The development team includes Boston Development Group as the developer; CBT as architect; Epsilon Associates Inc. as permitting consultant; Howard Stein Hudson as transportation consultants; Goulston & Storrs as legal counsel. The developer expects to start construction during the first quarter of 2009.

Columbia Sponsors Tournament

Peabody, MA – Columbia Construction Company was recently a major sponsor for the Scleroderma Foundation New England’s Sixth Annual Golf Classic to Cure Scleroderma. Several employees represented Columbia on the links, including Bruce Gordon, president of Columbia Construction. Gordon is a longstanding chapter board member of the Foundation, and served as co-chair of this year’s golf tournament, which raised a total of $136,000.

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SCUP Annual International Conference

Publisher's note: We were fortunate to be in the beautiful city of Montreal on July 20 to sign up for the opening session of SCUP's 43rd annual conference. The organizers of this event have taken pride in the choice of location, ease of registration, and interesting mix of workshop sessions devoted to the challenges of globalization. It was a pleasant and highly informative experience. We look forward to seeing you in Portland, Oregon 2009.

The challenges of global education were a major topic recently at the 43rd annual international conference of the Society of College and University Planning (SCUP) in Montreal. Conference highlights included opening remarks on July 20 by Martha C. Piper, former president and vice chancellor of the University of British Columbia, and the presentation of special awards to M. Perry Chapman and Joan Racki.

Piper told attendees at the opening ceremonies, “The stakes are high and all of us are implicated in answering the question: What if we don’t succeed in meeting the challenges of educating global citizens?”

She addressed the specifics of managing the strategic plan at an international university such as UBC and also addressed the challenges she sees facing higher education in a world that requires colleges and universities to educate “global citizens.” She quoted former Canadian Prime Minister Lester Pearson, who said, “We are moving into an age when different civilizations will have to learn to live side-by-side in peaceful inter-change, learning from each other, studying each other’s history and ideals of art and of culture to mutually enrich each other’s lives. The alternative in this overcrowded little world is misunderstanding, tension, clash and catastrophe.”

M. Perry Chapman was honored as the recipient of the 2008 SCUP Founders (Casey) Award for Distinguished Achievement in Higher Education Planning. Chapman has managed or directed his firm’s work at 85 colleges, universities, or other educational institutions in 33 states and three foreign countries over 43 years. His work has spanned several cycles of change in campus development, from the explosive growth of the ’60s, to enrollment and financial retenchment of the ’70s and ’80s, to environmental and community renewal today.

He has raised the standard of planning theory through his research and analysis of the relationship between the campus as a place and its impact on the learning experience and the sense of community.

Joan Racki, who has been a member of the Professional Development Committee since 2004, was honored as the recipient of the SCUP 2008 Distinguished Service Award. This award usually goes to an individual or group who has played a visible role within the society. Yet, there are many less visible volunteers who are vital to the society’s success. Joan Racki epitomizes those who serve in this way. She has never held a highly visible position in SCUP, but she has been committed to SCUP’s vision mission and goals for over 20 years. She first volunteered on the SCUP’s Rocky Mountain Regional Council in the mid-’80s and was the communications coordinator. She managed SCUP’s annual student paper competition and served on the Publications Advisory Committee.


A workshop titled “Building ‘Smart’ Global Partnerships: Innovation for a New Era,” was taught by Linda Baer (a new SCUP board member) and Ann Hill Duin. Baer is a senior vice chancellor with Minnesota System and Duin is an associate vice president and CIO of U. of Minnesota-Twin Cities.

Tufts Selects L/R Construction

Medford, MA - The former Sacred Heart Church in Medford will be re-fashioned into a new 5,000sf activity and learning space for Tufts University.

L/R Construction of Framingham will collaborate with architect J. Stewart Roberts of Medford on the $2+ million job.

The work entails significant demolition work to prepare the building for numerous mechanical/electrical/plumbing improvements and to bring it into compliance with codes and with Tufts’ standards for its newer facilities.

The makeover combines numerous energy conservation measures and efforts to retain some of the outward appearance of the structure, including the large gothic-arched windows.

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The renovation of Sacred Heart Church, Medford, will retain many architectural details.
High-Profile Focus: Educational Facilities Development News

Ice Arena Underway at Bowdoin

Pro Con CM, Bear Mountain Project Architect

Brunswick, ME - The installation of the ice slab refrigeration system is underway at Watson Arena, a new 68,200sf ice arena on the campus of Bowdoin College in Brunswick. Pro Con Inc. of Manchester, N.H. is the construction manager for the $20 million project, and Bear Mountain Design AC, LTD of Barnard, Vt. is the project architect.

“The computerized ice refrigeration system, utilizing extensive piping for both warming and freezing systems, is being installed over the next couple of months,” stated the project manager for Pro Con Inc. “Work is continuing on the arena’s expansive metal seamed roof and on the exterior veneer, which is 90% complete. The installation of the stadium seating has been scheduled and we are on target for the December 2008 completion date.”

Throughout the project, Pro Con Inc. and Bowdoin have maintained a strong commitment to the environment and anticipate the Watson Arena to be LEED certified after completion. In addition to coordination with the design team to ensure the optimum amount of LEED points are achieved, Pro Con Inc. worked with subcontractors and suppliers to ensure that as many products as possible contained a high recycled content, were manufactured or extracted regionally, and contained minimal amounts of volatile organic compounds.

Pro Con also ensured that all wood products utilized during construction were urea-formaldehyde free and Forest Stewardship Council certified. To minimize construction waste, PCI and Bowdoin introduced a comprehensive waste management program, which has resulted in almost 90% of construction waste being diverted from disposal.

U.S. Pavement Completes UConn Project

East Hartford, CT - U.S. Pavement Services, Inc. has completed the maintenance work for the asphalt at several University of Connecticut facilities.

The primary work was done as part of renovations on UConn’s Rentschler field, including the sealcoating of the inner walkways and concourses of the stadium.

The asphalt of the walkways and concourses were protected by a coating of 2,500 gallons of sealcoat. The parking lot area of over 120,000 feet was power cleaned, treated, sealed, and then properly painted to mark parking lines.

HMFH Moves Rashi School Forward

Dedham, MA - HMFH Architects announced that its re-design of the Rashi School, a new Jewish day school for grades K-8 in Dedham, will allow long-awaited construction to finally move forward.

The Rashi School is located on the site of NewBridge on the Charles, an inter-generational campus in Dedham that is being developed by Hebrew Senior Life, an organization that provides an integrated network of housing, healthcare, research, and teaching programs for more than 3,500 seniors in the greater Boston area.

“We are pleased that the Rashi School will finally have the permanent home it deserves,” said Matthew King, head of the school.

Planning for the development of a new multigenerational campus on a 166-acre site in Dedham began in 2003, through the generosity of a $15 million gift from Dr. Miriam and Sheldon Adelson.

Earlier this year, after escalating design and construction costs for the project had forced long delays for the Rashi School on the site, HMFH Architects was hired to re-examine the design of the school and the project costs.

Responding to the bucolic nature of the site, which contains a vernal pond and is surrounded by the Charles River, HMFH Architects is moving forward with a sustainable design scheme. The goal is for the building to be LEED-certified, to meet the standards of the U.S. Green Building Council’s Leadership in Energy and Environmental Design program.

Construction is slated to begin this summer, and the school will be ready for the 2010-2011 academic year.
Cutler Begins Two Projects

Worcester, MA - Cutler Associates has begun construction on two fast-tracked, design-build projects for Endicott College in Beverly and Mount Holyoke College in South Hadley. Both projects are designed by Cutler Design.

After completing three similar residence hall renovation projects for the College in 2005 and 2006, Cutler was asked to return to create a similar design-build solution for Safford Hall.

The updates will transform underutilized former dining hall space into student lounge areas and a “Golden Pear” kitchen area. At the same time, the team will address accessibility issues, provide infrastructure updates, and restore the original grandeur of the 1897-built structure.

After an intense planning, design, and approval process, construction is cur-

Mount Holyoke College Safford Hall
rently underway on the $4.5 million project, and completion is expected in time for the spring semester.

A 60-bed residence hall is under construction at Endicott College. Cutler’s sixth project on campus, Hawthorne Hall will be a themed housing complex designed to offer students a healthy living community. Each suite will house of eight, 10, or 12 students and will have a common living space with shared private bathrooms.

Construction on the $3.5 million project began in March and will be completed by the end of August. To meet the tight construction schedule, while producing a quality, durable facility, the design-build team chose the pre-panelized, light-gauge steel Infinity Structural System to provide the framework for the building.

Bond Tops Off Academic Center

Everett, MA—Bond Brothers recently celebrated the topping off of the Richard E. Griffin Academic Center for the Massachusetts College of Pharmacy and Health Sciences (MCPHS).

Designed by Perkins+Will, this approx. 50,000sf building will house the college’s School of Nursing, School of Physician Assistant Studies, Office of Institutional Advancement and Office of College Relations and Communications. The Griffin Academic Building will contain classrooms, faculty and staff offices, teaching laboratories, a technology center, 250-seat auditorium and a multi-func-

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— Mike Pascavage, Chairman, Cummings Properties

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Griffin Academic Center rendering by Perkins+Will

limited staging areas for supplies and debris removal, so Bond must locate all materials within the site or adjacent sidewalks and approved parking spaces.

The structure’s unique envelope will combine metal panel, brick, and glass curtain wall. This complex design demands careful planning and coordination for multiple trades working simultaneously in the same area to install several components of the façade.

The project is scheduled for completion in December 2008.

Raising the beam at the topping off of Griffin Academic Center

To read the complete interview with Mike Pascavage, visit the Owner’s Corner at www.pcine.org.

High-Profile Focus: Educational Facilities Development News

www.high-profile.com
Ground Broken for Tufts Phase II
Bowdoin Construction and Finegold Alexander + Associates Work Together

North Grafton, MA - Bowdoin Construction and Finegold Alexander + Associates broke ground for the Phase II expansion of the recently completed Agnes Varis Campus Center at the Tufts University Cummings School of Veterinary Medicine. This new 7,200sf lecture hall addition will feature a tiered-seating auditorium to accommodate 180 students with acoustical paneling and state-of-the-art A/V systems. The facility will also include a conference room off of the upper lobby, restrooms, and a large corridor with slate and carpeted flooring. Exterior features include an entrance plaza with sitting wall, a two-story glass vestibule, and a facade of sculpted slate, brick, and metal paneling.

In the first phase of the project, completed this past spring, Bowdoin and Finegold Alexander + Associates worked together for the adaptive reuse of a former Worcester State Asylum nurse’s housing facility into a new multi-use campus center. The existing 16,000sf four-story structure was built in 1913 and had been left vacant and abandoned for the past 30 years. The project involved building envelope renovations including the replacement of all windows, repair of the slate roof, repair and repointing of all masonry, and new stone steps. Interior work included demolition, shoring and removal of bearing walls, fitout of a new commercial kitchen and dining facilities, student/faculty gathering spaces, book store, exercise room, men’s and women’s locker rooms with showers, a four-stop elevator, handicapped lift, and all new MEP/FP systems and finishes.

Tighe & Bond Scholarships Awarded

Westfield, MA - Tighe & Bond, Inc. recently funded scholarships awarded through the Community Foundation of Western Massachusetts to assist two local college students pursuing their engineering degrees. Stephen Tenczar, a 2008 graduate of Holyoke High School, is the recipient of the Edward J. Bayon Memorial Scholarship. Established in memory of Tighe & Bond’s past president, this scholarship is for a Holyoke resident graduating from a Holyoke high school and planning to attend a four-year college to pursue a career in civil engineering or a related field. Tenczar was ranked among the top 10% in his class of 244 students.

David Brehaut, a 2008 graduate of Minnechaug Regional High School, is the recipient of the Philip W. Sheridan – Tighe & Bond Scholarship, created to honor another former president of the firm who retired in 1995. This scholarship is earmarked for a Hampden or Hampshire County high school graduate pursuing a career in civil engineering. Brehaut plans on pursuing a degree in civil engineering at UMass-Amherst.

Franklin Pierce U Building Finished

Rindge, NH - Eckman Construction has completed Franklin Pierce University’s new main classroom building. The $4.3 million building, named Attilio and Beverly Petrocelli Hall, contains classrooms, a Mac laboratory, design studios, a darkroom, a conference/seminar room, and faculty offices, in approximately 23,000sf of space.

The true New England style of the building includes a long front porch as well as a small courtyard, sheltered on three sides and accessible from several spaces.

Teachers and Students Certified

Quincy, MA – Two Quincy High School plumbing teachers and 12 students were certified in acid waste piping at the new high school construction site. They joined four site plumbers from P.J. Kennedy and the Quincy Plumbing Inspector for an instructional session by pipe manufacturer George Fischer.

The course reviewed various components that make up the acid waste system, including the electro-fusion process and proper welding and final testing techniques. Participants were tested at the conclusion of the class and awarded a certificate in the installation of acid waste piping.

Acid waste is produced by the chemical labs currently under construction at the new science and technology building. Due to the highly corrosive and caustic nature of this waste, specialized plumbing is required for proper disposal. Thanks to the coordination of school administrators and construction site personnel, two teachers and 12 students of Quincy High School are now officially acid waste plumbing certified. The certification is one of many learning opportunities currently occurring at the new high school construction site.
New Bedford, MA - After Bufftree Building Company’s extensive renovation of the former St. Anthony’s School, students at the Global Learning Charter Public School were able to enjoy their first school year in their new home in New Bedford’s north end.

Bufftree Project Manager Gary Laboa said the company’s construction team took an old school building and moved it closer to today’s occupancy standards. “The new ramp and handicapped-accessible entrance for the public at the 190 Ashley Boulevard location is just the tip of the iceberg,” he remarked.

“Most of the work was done inside, our goal being to improve the functionality of the building and make it safer and more comfortable for the students. We brought the electrical, plumbing, and safety systems up to code, renovated the restrooms on the basement level, and created eight new restrooms throughout the first, second, and third floors,” he added.

Mount Vernon Group Architects

JC&A Breaks Ground on School Exp.

Quincy, MA – J. Calnan & Associates, Inc. (JC&A), a New England construction management firm, is continuing to build momentum in the private school sector. As the Sage School, a private, independent, non-profit day school, winds down its academic year for the summer, construction crews are busy mobilizing with plans to expand the existing campus by 33%.

The Sage School Gym and Arts Wing Addition are two different independent structural buildings that are being erected simultaneously. Working collaboratively with architect Drumme Rosane Anderson; engineers Mass Bay Colony Group, and owner’s representative Keystone Construction & Management, Inc, the additions totaling 13,000sf include environmentally friendly mechanical systems and exterior colors with low emissivity.

Bufftree Opens Doors to New School

Mount Vernon Group Architects

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The architect for the approximately 5-month-long, over $1 million project was the firm of Mount Vernon Group Architects in Woburn.

Acella Completes Berrybrook School

Strekalovsky Architects

Duxbury, MA - Acella Construction Corporation has completed construction of the Berrybrook School at 267 Winter Street in Duxbury.

The 6,700sf building is located on the 60-acre agricultural site of an 18th century farmhouse and was designed to reflect the style of the site’s original architecture. The project features a new wood frame building with asphalt shingles, hardy plank siding, and Azek trim boards.

The building contains three handicapped-accessible classrooms and one large multipurpose room. Each classroom has been designed for a specific activity. There is staff kitchen and full kitchen with low counters for the children to interact.

Interior finishes include acoustical ceilings, drywall soffits, and a wall with multiple paint schemes. The floors are finished with carpet and marmoleum tiles. The building features a complex air conditioning system. Heating is achieved through heating coils and radiant heat run in the floor throughout the building. The partial basement is unfinished but could be utilized in the future.

Acella worked in conjunction with architectural design team Strekalovsky Architecture, a Hingham-based architectural design firm.
Consigli Selected for Dartmouth Projects

Hanover, NH - The Portland, Maine office of Consigli Construction Co., Inc. has been selected to oversee the second phase of restoration to the historic Rollins Chapel and repairs to the Gilman Science Center at Dartmouth College in Hanover, N.H.

At the Rollins Chapel, Consigli is overseeing an extensive masonry restoration. The Chapel, dedicated in 1885, is Romanesque in style and was constructed of pink granite with red sandstone trimming.

Due to the building’s age, all masonry needs cleaning and repointing, and portions of the chapel roof require new copper and slate. The building poses a logistical challenge, given the occupied nature of Dartmouth’s campus in the summer months, and the frequent use of the chapel for weddings and other events. Previously, Consigli oversaw envelope work including slate repairs, granite façade pointing and reconstruction, and brownstone patching.

Consigli will also oversee stabilizing brick repairs to the Gilman Science Center. The building contains lab space for 16 professors (along with their technicians, graduate students, post-doctoral fellows, and other employees), computer labs, student common areas, and the Murdough Greenhouses.

On this fast-track summer project, craftsmen will focus on re-attaching the unstable bricks at the roof parapets and the corners of the building, as well as perform various masonry repairs and additional flashing and roofing work.

Lee Kennedy Begins MIT Project

Cambridge, MA - Lee Kennedy Company has been awarded its third project at the Massachusetts Institute of Technology. After providing extensive pre-construction services, the company will soon begin work on a $1 million fit-out for the school’s architecture department.

Lee Kennedy Co.’s team will perform selective demolition of existing classrooms before completing new construction of the 5,500sf space on an aggressive phased schedule.

Working within the occupied building puts a heightened emphasis on construction mitigation. Wherever possible, heavy activities will be limited to school vacation periods. Demolition will take place during off hours to minimize dust, noise, vibration and materials will be loaded through the side of the building to maintain regular access to the facility.

Designed by Design Partnership of Cambridge, the high-end space features Hope’s window wall systems, custom millwork benches, and sloped acoustical ceilings in addition to new HVAC systems.

Lee Kennedy Co.’s previous work at MIT includes the fit-out of the school’s Gaming Laboratory and renovations to undergraduate campus housing.
In the steel erection phase of the Paramount Center, Bond Brothers, Emerson College, and Elkus Manfredi Architects recently celebrated the completion of the steel erection phase of the Paramount Center with a topping-off ceremony. Boston’s Mayor Thomas M. Menino was also present for the celebration.

The president of Emerson College, Jacqueline Liebergott, commented that the Center will provide “exciting new living and learning opportunities for our students and create facilities that will serve Emerson and the Boston arts community for many years to come.”

Bond Brothers began construction of the 180,000sf Paramount Center in May of 2007. The project encompasses the restoration of the 500-seat landmark theatre and the reconstruction of the adjacent Levin Building and Arcade Building, formerly the Boston Bijou Theatre. The renewed Paramount Theatre will be a full concert performance venue with proscenium stage, orchestra pit, green room, and dressing rooms. The adjacent buildings will become the Emerson Performance Development Center, five floors of performance and support spaces including a 125-seat black box theatre, 200-seat screening room, scenery making shop, eight 700-1900sf rehearsal studios, five practice rooms and a soundstage for film production.

The new building will also house classrooms, staff offices, a student servery, and a ground-floor restaurant. Above the Performance Development Center, four floors of dormitory space will house 260 students.

The Paramount Center is scheduled for completion in the fall of 2009.

Avon High School’s Re-Vamp

Avon, CT - After almost two years of construction, students and staff at Avon High will begin the new school year in an expanded and renovated building. Dedication ceremonies will be held on September, 14. A new gymnasium, cafeteria, and orchestra room was completed early this year. The new media center and classroom wing is ready to receive students and staff on the first day of school.

Charles Boos, principal architect-in-charge, Kaestle Boos Associates, Inc. said, “The project was completed about $1 million below the appropriation and this achievement is credited to the building committee’s superb project oversight and management as well as the professionalism of the project’s construction manager, FIP Corporation of Cheshire, Conn.”

Avon High School’s $34 million budget spanned both major additions and renovations. It was part of an all-schools initiative; a town-wide program to improve all of the schools in Avon. That initiative began in 1988 with renovations and additions to the Avon Middle School.

Avon High was initially renovated in 1998 to accommodate student expansion from 750 to 900 students. In 2004, it was bursting at the seams again. It was determined the school needed once again to expand to meet projected enrollments of up to 1,300 students through 2012. Construction on the project started in November 2006 with completion in August.

The Avon High School addition and renovation project brings a new classroom wing with 11 general classrooms, one computer lab, two science labs, a new gymnasium with team lockers, an expanded cafeteria, fitness room and student activity work area as well as new special education classrooms. A new 120-car parking lot for the senior class was also built.
Yale Building Updated and Preserved

New Haven, CT - Preserving a historic landmark in the city of New Haven was one of the top priorities for university officials and developers as they began constructing a new addition and renovating 158 Whitney Avenue, the home of the Department of Anthropology at Yale University.

The architectural/engineering design required to renovate and add to this large, three-story structure combines both the aesthetic and practical in a marriage of old and new. The enlarged building now includes modern classrooms, administrative offices, seminar rooms, and four anthropology laboratories, all constructed in what was originally constructed as a mansion.

During the current phase of new construction and renovations, which began in the summer of 2006, major improvements to the building were designed by the team of Tai Soo Kim Partners, architects; Michael Horton & Associates, Structural engineers; and BVH Integrated Services, Inc., mechanical and electrical engineers.

A 17,270sf addition with a main entry vestibule was designed and built to complement the original architecture, even salvaging and reusing the Doric columns from the original east-facing porch and a few elements of wood framing.

During reconstruction, the building was lifted in the air onto temporary supports in order to fully excavate the base-ments and foundations. A brand-new foundation was laid and a new basement was built containing new mechanical rooms.

RDK Develops Safety Upgrades at UMass-Amherst

Amherst, MA - UMass-Amherst has been one of the region’s most proactive campuses in implementing a range of fire safety programs, with particular emphasis on residence hall fire safety. The university began upgrading life safety systems in its high-rise dormitories in 1979, completing work at 10 of the campus’s 41 residence halls over the next decade.

For its current program to upgrade an additional 24 of the campus’s older residence halls, launched in 2005, UMass retained RDK Engineers, a Boston and Andover-based firm that specializes in MEP and life safety systems engineering, to develop a process that would expedite and improve the upgrade process.

To meet the aggressive six-year goal set for completion of the program, the RDK team, led by Chief Fire Protection Engineer Rand Refrigeri, worked closely with UMass staff, including Eric Hamm and UMass Housing Facilities Engineer Mike Lucey, to come up with a new scheme of planning and phasing the work that identified fixed goals which could be accomplished in a single summer.

RDK’s recommendations incorporated a number of creative approaches to expedite the process of designing, bidding, and constructing the upgrades to keep the schedule on track. Among them were:

• Beginning projects with a combined study/schematic design phase that then moves directly to the CD/bid phase, rather than taking a traditional SD/DD/CD approach: This new approach cuts a full third out of each project’s design time.
• Installation of detailed mock-ups of planned upgrades in several dorm rooms for walk-through and review/comment by all authorities who need to approve the project prior to finalizing designs: Mock-ups include features such as sprinkler head positions, pipe support systems, fire alarm systems, room lighting and finish painting.
• Putting projects out to bid in January so that contractor walk-throughs can be held during winter break when students have left the campus: Contractors have full access to inspect the dorms to be upgraded, including the mock-up rooms, without interfering with student residents.
• Awarding projects in late February so that successful contractors can come in and measure buildings during spring break: This also allows successful contractors to prefabricate much of the piping they’ll need, says Lucey, allowing them to hit the ground running immediately after Memorial Day when students have left for the summer.

The new process has been a resounding success at expediting construction of upgrades, from completion of work at three dormitories in 2007 to five in 2008, keeping the university on track with its ambitious six-year goal.
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Cannon Design Works with Students
WPI and PSU Campus Design Forums

Worcester, MA – In the past few years students have become central figures in all aspects of the design and construction process, from team selection through project implementation, and in turn changed the face of the campus.

Worcester Polytechnic Institute (WPI) engaged students early on in the design process of their recently opened, 232-bed residence hall. East Hall was designed in four-person apartments primarily geared to retaining upper classmen in campus housing.

Cannon Design, an international architecture and engineering firm with an office in Boston, embraced WPI’s philosophy, theory and practice and worked closely with the administration to transform the design and construction process into a positive learning experience.

From early concept design through sustainable charrettes on into construction, the students were provided real world experience and exposure to the design and construction professionals associated with the project. A green roof was incorporated along with a roof monitor to support water quality research and student/faculty interaction.

At Plymouth State University (PSU) in Plymouth, N.H., the school’s new residence hall now entering its third academic year, like WPI, sought to attract and retain more upperclass students on campus. PSU also iterated a desire for the residence hall to be sustainable and built with green principles of design.

At the start of the design process for the residence hall, Cannon Design sought to engage student, faculty, and staff early, promoting students as serious stakeholders in the process. To facilitate this, Cannon Design brought the campus community into design charrettes early on. In fact, the students’ involvement in the design and planning of the new residence hall grew so profound that some academic classes changed their curricula midcourse to become a part of the process: an environmental science class contributed analysis of material options by computing the carbon footprint of the proposed building materials by totaling the amount of greenhouse gases contributed by utilizing each material.

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Interview with Derrick Diggs on UHHSSE

High-Profile Monthly had the opportunity to talk with Derrick Diggs, program manager in the Hartford office of Diggs Construction, for the $36 million University of Hartford High School of Science and Engineering facility now underway. Diggs’s work started four years ago, meeting with the school committee on a new project to provide 85,000sf of new construction to accommodate 400 students in grades 9-12.

“We work directly with the teachers, helping with their programming needs,” Diggs said. “The programming theme for UHHSSE is to have students prepared in science and engineering for a magnet school.”

In explaining the role of Diggs Construction as owners representative, he said, “Once the committee finishes the ed specs, we help select the architect. When they have the building documents 50% complete we help hire the construction manager. We then assist the CM in the bid process for subs, and with the project management and delivery.

“The architect is JCJ architects. We also worked with JCJ on Hartford High School. Pikes is the CM at risk. They don’t self perform any work; we help them manage the bid process and they hire all the sub-contractors.

“Fuss & O’Neil were instrumental with the calculations on dealing with the flood plain, a unique feature on this project that required the entire first floor to be built on stilts, totally off the ground.

“In addition, the road in front is required to meet federal highway standards and that involves building a large retaining wall.

“The building includes three stories for academic classrooms, labs and science facilities, exhibit and lecture space. There is a full and a half gym connected.

“Visually, the most notable feature is the three-story atrium on one side of the building which is also a lunch room.

“The owner is the city of Hartford. The project is 95% reimbursable by the state of Connecticut.”

Current Projects Include:

Bovis Lend Lease – AstraZeneca, Waltham
City of Attleboro – Pond Street Landfill, Attleboro
Columbia Construction Co. – 16 Miner Street, Boston
John Moriarty & Associates – Museum of Fine Arts, Boston
LNR/Tishman Construction – Shea Memorial Drive, South Weymouth Naval Air Station
Shawmut Construction – Apple Computer
Shawmut Construction – Malkin Center, Cambridge
Skanska USA Building – Harvard Law School Enabling, Cambridge
Suffolk Construction – Cambridge Residence, Cambridge
Suffolk Construction – Long Island Day Camp, Boston
Turner Construction – Harborview, Boston
Turner Construction – Harvard Life Science, Boston
Turner Construction – Mass General Hospital, Boston
Turner Construction – RISD Memorial Hall, Providence RI
Walsh Brothers – Johnson and Wales, Providence RI
Walsh Brothers – Lahey Clinic, Peabody
Walsh Brothers – Newport Grand Casino, Newport, RI
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Design-Build Best Bet to Help Colleges Meet Student-Housing Demands

By Simon Etzel

Recently, the first day of classes for freshmen at a Connecticut university made the morning news as a traffic advisory item for motorists traveling up and down one of the state’s busiest highways. Apparently, this year’s class was the largest in the school’s history—a trend that will be repeated at schools across the nation—meaning increased rush hour traffic for this particular morning. A growing consequence of the increase in college enrollments is a shortage of campus housing. For colleges experiencing record growth in enrollments, the most expedient way to address the resulting housing crunch—short term and long term—is to utilize the design-build delivery method for their new residence halls.

But for many higher education institutions, embracing design-build may require a significant cultural shift in the institution’s thinking. Understanding that shift begins with understanding design-build and how it differs from the more familiar design-bid-build process, where the owner hires both the designer and contractor directly under separate agreements. Design-build consolidates design and construction services within a single contract, with the contractor taking the project lead as the design-builder and partnering with a design firm to provide design services.

The benefits are many:

• Design-build removes the owner from the risks and responsibilities inherent in administering two separate contracts.
• It creates a flexible structure and dynamic that can greatly reduce the time needed to bring a project from inception to completion.
• Design-builders are able to forge the strong and collaborative team relationships that are essential to success in this delivery method.
• Clients choosing design-build get the benefits of single-source accountability, early identification and lock-in of project cost, continuing input into the design, and better management of project risk.
• Time savings are also achieved by eliminating what is typically a linear approach to design-build that includes separately soliciting design and construction firms.
• Design-build streamlines that linear approach, enabling the solicitation of one team comprising both designer and builder, closely involving the builder in the design for constructability reviews and estimating, and ultimately putting shovel to ground far sooner than a traditional approach would allow.

While there can be several variations on this approach, a typical scenario looks something like this:

1. Prior to soliciting design-build firms, the owner prepares a written program outlining the specifics of their vision for the facility, typically hiring an experienced consultant to author the written program.
2. A design consultant may also be brought in to develop “bridging” documents for the project—usually at the schematic design level, which mandate the architecture of the building.
3. If the owner does not provide bridging documents, the design-build candidates are normally required to provide a conceptual design in response to the owner’s program requirements, along with a firm price to design and build that design.
4. If bridging documents are provided by the owner, bidders are typically required to submit only a firm price to complete the design and build the project portrayed in the owner’s program and bridging documents.
5. Construction can often begin within three months of award, as design-build method allows construction to begin on site work and early building components while design continues to completion.

The potential net result of this streamlined process and delivery method is the ability to bring residence halls on line up to one full year earlier than under traditional contracting methods. Konover Construction has completed five design-build residence halls over the last five years, as well as several other design-build facilities at major universities. Design-build enabled the firm to deliver three of those facilities several months ahead of schedule—in one case, a full semester early—obviously to the delight of the owners, who were facing critical student housing needs.

As mentioned, earlier risk reduction is another significant owner benefit in design-build. Because the owner does not contract directly with the designer, the owner is not responsible for and does not become the referee between the builder and designer over any errors and omissions in the design documents. This substantially reduces the number and magnitude of change orders for the owner and primarily limits an owner’s risk to owner-initiated program changes and changes after designs have been approved and implemented.

But again, for many institutions, design-build requires a change in traditional thinking and can represent a perceived loss of design control, although the reality is that owner input is highly encouraged and sought after in the design-build process. In the past, many institutions have used design-build for parking structures or other “background” facilities, where the architectural design is not so critical to the overall campus aesthetic. Increasingly, though, when faced with a housing challenge, universities and colleges are re-thinking their approach, and beginning to apply design-build to high visibility facilities like housing.

The recently completed Observatory Hill residence hall at University of Virginia is a shining example of a university embracing the design-build process for student housing. Branching out to use design-build for more complex and design-sensitive structures required a leap of faith for UVA.

Don Sundgren, Chief Facilities Officer at the University of Virginia (UVA) in Charlottesville, shares his institution’s perspective on design-build. “We have done design-build in the past, but primarily on parking structures. Historically, the University has been very interested in maintaining control over the design architecture and the programmatic program.” But, faced with the need to update the campus’ aging residence halls and meet increasing housing needs from new enrollment, the University decided two years ago to try design-build. UVA is currently in the process of upgrading a number of its existing residence halls. The Observatory Hill project was designed as a swing building to house students as older residence halls are upgraded or replaced.

“For our first foray, we brought in a design firm to produce bridging documents to the design development level,” Sundgren explained. “We felt this way we could gain the benefit of design-build and still retain our control of the design. The process went very well. The Observatory Hill dorm is a prototype for our future buildings, and, now that we’ve been through this process, the university’s architect is very happy with the result. We will do it again, and will feel very comfortable taking the bridging document through just the schematic level for the next project.”

“We intend to utilize a design-build approach on future residence hall projects primarily because this one has been successful. It is a great building from an architectural standpoint, and Konover Construction helped us meet all of our stringent occupancy needs,” Sundgren said.

This was precisely what Joyce Topshe, Director of Construction at Wesleyan University in Connecticut found during the construction of its Fauer Field residence halls.

“For the Fauer Field Residence Halls, the project details, site, program, and conceptual design were completed by the campus Master Plan Architect,” Topshe explains. “With preliminary design work complete the design-build approach was the most logical to achieve a cost effective structure. The design-build process encouraged us to define our scope and priorities up front. This resulted in shorter project duration and enabled us to lock in the project cost very early in the design process. The only real limitation we found was the reduced time we had as the owner to fully review and approve design details.”

Topshe offered this advice to other institutions considering design-build: “Spend the time upfront establishing a very detailed program, fully defining your project requirements and the basis for design.”

Etzel is senior vice president and a principal owner of Farmington, Conn.-based Konover Construction Corporation. He can be reached at setzel@konoverconstruction.com.
**SMMA Opens New Office**

Providence, RI - Symmes, Maini & McKee Associates/SMMA has opened a new office in downtown Providence to continue expanding planning and design services to clients in greater Rhode Island and southeastern Massachusetts. The office at 400 Westminster Street in downtown Providence opened on July 21.

SMMA’s Rhode Island clients include Providence College, Blue Cross & Blue Shield of Rhode Island (BCBSRI), the University of Rhode Island, Cox Communications, and the town of East Greenwich. The new 325,000sf downtown tower project now in construction for BCBSRI is currently SMMA’s largest in Providence. Completion is expected in late 2009, according to Mark Spaulding, AIA, SMMA’s principal-in-charge of the Blue Cross & Blue Shield project.

“As an integrated architecture, engineering, planning, and interior design firm, we are in a position in Rhode Island to work with clients during all phases of their project planning and development,” noted Mark Zarillo, FASLA, AICP, who will head up the Providence office for SMMA. “We are already well known in the community through visible and active projects for Providence College and BCBSRI, and hope to become better known through our community through visible and active projects.”

Mark Zarillo, FASLA, AICP, who will head up the Providence office for SMMA.

What is your firm’s view on how your technical staff can contribute to the BD process? Too often, the model business developer that is held out for everyone— to see is the sales person who has just landed the “large carcass” after a round of golf— on which the firm feeds for the next six months. If your firm does this, you are missing the important contributions of PMs and project staff who continue to please clients and have demonstrated the ability to identify, nurture, and convert additional project opportunities.

Firms that succeed at developing successful business developers encourage company-wide contribution to/participation in business development activities. They identify a variety of ways in which staff can contribute— ways that are suited to an individual’s personality, skills, and comfort level. Here are several ways to get your technical staff started in good habits:

- Make staff members responsible for keeping existing clients happy.
- Ask your staff to create an organizational relationship with clients. Get them to seek out other buyers/fluencers within a client organization. In this way, you can ensure that if a key person leaves the client firm (or your firm) the relationship can be continued by other people.
- Get your staff to look out for market intelligence and make sure they pass along what they learn.
- Have your staff participate in a technical committee.
- Ask staff members to attend a breakfast with three past clients each quarter.
- Encourage informal communication with clients (e.g., congratulatory personal notes).
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**Involving Your Staff in Business Development**

by Rich Friedman

Exposing your technical staff to effective business development (BD) strategies and tactics is a sure-fire way to maximize your business development ROI (return-on-investment) – and get ideas about who might be part of the “next generation.” As a business developer, your careful thought, planning, and in many cases, training is critical to inculcating client relationship skills to all of your staff.

Establish accountability

You can only maximize your ROI by establishing accountability among your staff for the activities in which they are suited to engage. Firm principals and other leaders must work with other staff to develop customized goals suited to one’s skills. Make these goals specific, quantifiable, and measurable - and tie them to the review process. Assess progress through a candid discussion of impediments and development needs at least twice per year. Lastly, recognize and reward results and success stories through internal communication vehicles (e.g., company meetings and newsletters) and other means.

Rich Friedman is President of Friedman & Partners, a marketing and management consultancy based in the Boston area. He can be reached directly at (508) 276-1101 or rich@friedmanpartners.com.

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**Suffolk CM for 303 Columbus Avenue**

Designed by Neshamkin French

Boston, MA - Suffolk Construction is currently managing the construction of 303 Columbus Avenue in Boston. The $48 million building was designed by Neshamkin French Architects for Wasserman Real Estate Capital, LLC. When completed, the 10-story residential and retail facility will include 50 condominium units, totaling 147,000sf and 2,700sf of retail space on street level. A three-level underground parking garage will accommodate 72 vehicles.

The unique design layout of the building will provide tenants with front-to-back condominium units, an elevator service in each unit and high-end finishes throughout. Several units will have private terraces that will overlook Boston’s skyline.

A challenging aspect to this project is the restricted construction site, which is located on a busy city street and abutted by buildings on three sides. To secure the building’s foundation and those of the adjacent buildings, a 50-foot-deep slurry wall was constructed. The building itself is a cast-in-place concrete structure using a concrete pan deck system for slabs.

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Murray Court Housing Underway
Roundel 47 Architect

Haverhill, MA – Construction on the Murray Court Housing Project in Haverhill is underway and scheduled to be complete October 1, 2008.

The new three-story, wood-framed building houses 21 single units will become home to elderly individuals who face homelessness. It will be ready for occupancy upon completion.

The project is owned and operated by Emmaus Inc. of Haverhill. Architectural design was provided by Roundel 47, LLC of Scituate.

Essex Builders Corp. is a full service merit shop general contractor / construction manager located in Westwood, Mass. providing services to private sector clients. To find out more please visit www.essexbuilderscorp.com.

Acen tech Selected for New Complex
CBT Architects

Boston, MA - Acen tech Inc., a multi-disciplinary acoustical consulting firm in Cambridge, has been selected to work on the city’s luxurious hotel and condominium complex, Mandarin Oriental, Boston, which is nearing completion and slated to open in fall 2008.

Developed by CWB Boylston and designed by Boston-based CBT Architects, the Boylston Street hotel and residence complex features attentive personal service and high-end amenities.

The multi-use facility features the Residences at Mandarin Oriental, Boston, consisting of 50 ultra-luxury condo residences and 25 high-end apartments, and the ultra-luxe Mandarin Oriental, Boston hotel.

The hotel, with 136 guest rooms and 12 suites, also encompasses a 16,000sf spa and fitness center, meeting rooms, a ballroom, and Mandarin Oriental, Boston's signature restaurant, Asana.

The Shops at Mandarin Oriental, Boston will be home to legendary Boston restaurant L’Espalier, along with Sel de la Terre, Mizu Salon, Frette linens, and other luxury boutiques.

Acen tech was selected by CWB Boylston and CBT Architects to provide architectural acoustic and mechanical system noise and vibration control consulting to meet the high expectations for the future occupants of the building. Acen tech developed demising constructions for providing exceptional sound isolation between the residences and the guestrooms, both vertically and horizontally, to allow the occupants of each space their enjoyment and privacy from others.

Acen tech also recommended noise and vibration control for mechanical systems to achieve quiet in the building, including the equipment within each residence, the rooftop equipment adjacent to the rooftop terraces, and the emergency generator in the lower level of the building.

Nashua, NH - An apartment building for low-income elderly and handicapped residents was recently completed at 681 West Hollis Street in Nashua. Eckman Construction built AHEPA 35 Manor, which is owned by the local chapter of the American Hellenic Educational Progressive Association (AHEPA).

The 38 apartment units, including several handicap accessible apartments, will be rented to elderly persons who meet income limits. Eckman Construction completed the $4.3 million building in just nine months, finishing two months ahead of schedule.

AHEPA 35 Manor was designed by Peter W. Argiros Architecture, AIA of Colchester, Conn. The project was funded through the Section 202 Program of the U.S. Dept of Housing & Urban Development.

Designed by Peter W. Argiros

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Luxurious hotel and condominium complex, Mandarin Oriental, Boston. Rendering courtesy of CBT Architects/NeoScape.

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Case Study: Collaborative Care Leads Collaborative Design/Build Process

By Richard Barnett, project executive, Elaine Construction

In the course of constructing a building or addition to an existing facility, the process is key to the ultimate success of the endeavor. Seldom does a client say, “This facility isn’t attractive enough.” They do, however, often say, at least at some point in the process, “This facility is too expensive.”

Many factors lead to cost overruns: unclear scope, time constraints, poor planning, and changes late in the process. As construction costs increase, team resources become more stretched, and trends like sustainability become more prevalent, the traditional design-bid-build methodology of project delivery is less effective at delivering the most desirable product at the best possible price. Many clients are turning to more collaborative methods of project delivery, including key team members earlier in the process, and striving to simplify accountability and contracting.

One such client of Elaine Construction is a believer in collaboration, and is also in a radically, and rapidly, changing field: delivery of medical care.

Concierge medical practices operate on the premise that while advances in medical science and technology have created a new generation of diagnostic and treatment alternatives that have revolutionized healthcare, something key has been lost – the human and personal touch. With doctors seeing thousands of patients and with low common denominators of service, many people feel estranged from the high quality care and attention they need and desire. Organizations like Personal Physicians HealthCare, Chestnut Hill, Mass., offer a unique solution: a low-volume, highly personalized healthcare “concierge” to service each patient’s special situation.

Understanding the importance of collaboration with their patient “clients,” it is not surprising that this organization embraces collaboration when they themselves become the client, in this case in a project to expand their existing office and clinical suite. Elaine Construction, together with Cubelles (Boston), is treating this project as a partnership with the client and all members of the design and construction team.

The project involves a 20% expansion, restack of existing functions for greater efficiency, and will involve staff and physicians’ input to a great degree. Architect and GC (“CM”) will operate in a design/build delivery model with tight integration of functions and activities.

Previously, “construction managers” were general contractors, responding to architects’ requests as a lower member of the food chain. In the mid-’80s to mid-’90’s, the construction management and design/build delivery methods spawned a new breed of construction professional, who recognized that assuming much of the risk also had its reward.

Consultants and subcontractors were, during this period, still largely dependent on the architect to engage and involve them in a project. Maturing markets, again more readily understandable and accessible technology, and changing project requirements have moved these team players into a more independent role, acknowledged as disciplines with expertise which stands on its own with the owner and other team members, not only as an adjunct to architectural services.

Drawing the traditional lines of responsibility from the “design-bid-build” model of project delivery no longer represents the best value for team members and owners alike. Greater access to information and technology, as well as the increased speed of need generated by owners, forces team members to find their greatest strengths and rely on others to fill in where they are weak. Professionals on the project team need to work together to leverage their expertise to the best advantage for the overall project process, and to benefit their mutual clients. Only as an integrated team can the individual players deliver with the speed and accuracy required in today’s environment.

Today’s project structures and resources (or lack of!) create a need to re-examine traditional roles on the project team. Those who will survive and profit will develop new models that blur traditional lines and extract the best from the talents of all participants, remaining open to changing roles and contributions. Furthermore, modern project teams acknowledge that different disciplines are more appropriate to take the lead at different project phases, and they allow the space for this to occur.

Ever more common and emerging models will allow for a flatter, less hierarchical structure and look at projects more individually. The food chain has been interrupted, and has become more of a feeding frenzy. Project structures today are not predictable, but ambiguous and volatile. From this ambiguity, great creativity and quality contributions can derive, yet a leap of faith that others can perform is also necessary.
Consigli to Expand into Connecticut

Enfield, CT - Mike Walker is general manager of the newly opened Consigli Construction office in Enfield.

“Our history as a company that contributes to its community as both a business and a benefactor will be enriched with our newest location in Connecticut,” Walker said.

Consigli is currently overseeing a $32 million restoration and renovation of the Trinity College Long Walk in Connecticut, along with infrastructure upgrades to the historic buildings.

Additionally, the Enfield office has recently completed imaging lab renovations at Baystate Medical Center in Springfield and is overseeing construction of the new Armed Forces Reserve Center at the Westover Air Reserve Base in Chicopee. Consigli also has offices in Milford, Mass., and Portland, Maine.

J.M. Coull Re-certified AQC

Maynard, MA - J.M. Coull, a full-service construction firm, has earned re-certification as an Accredited Quality Contractor (AQC) from the Associated Builders and Contractors, a national construction-related association. J.M. Coull first earned AQC Certification in April 2005.

Launched in 1993, the AQC program is a third-party national accreditation providing recognition to construction firms that document their commitment to quality achievement in four areas of corporate responsibility: safety, employee benefits, training, and community relations and outreach activities.

Signer Harris Recent Projects

Signer Harris Architects of Boston announced that they have been awarded the following projects:

- MetLife: restructuring over 190,000sf of office space across three floors in their Back Bay headquarters;
- Novartis, Genzyme, Wyeth, the Broad Institute, and VisEn Medical: lab renovations and/ or offices and support spaces;
- Lyman Hall at Brown University: interior renovations and exterior restoration of this historic theater and dance facility, originally built in the 19th century as a gymnasium;
- Brown University: Renovations of five dormitories and four lecture halls;
- MIT: Renovations to the historic Reading Room under the dome; and
- Basho Strategies and Urell, Inc.: office renovations.

Safe and Sound

By Scott Dwyer, president of Sprink Tech Company

The Station Nightclub fire in West Warwick, R.I. in 2003 was the fourth deadliest nightclub fire in U.S. history, claiming 100 lives. Since then, the National Fire Protection Association (NFPA) has made many changes to building standards and codes governing fire sprinkler systems.

National law requires quarterly inspection of a facility’s fire sprinkler system in order to ensure that lives and property are protected. But, routine inspections and testing are often overlooked by building owners and developers.

In light of the Station tragedy and ensuing changes in regulations, building officials, fire departments, and insurance underwriters are cracking down and enforcing the required code inspections of automatic sprinkler systems in facilities. More and more insurance companies are rejecting claims of building owners and developers because of improper system maintenance and faulty sprinkler systems.

Building owners and developers can avoid conflict with these officials by having a regular inspection regimen of their facility.

Staying in compliance means quarterly inspections and annual testing must be performed as required by NFPA 25. Testing of the fire sprinkler system is much more involved than simply turning the system on and off to ensure it is working.

Under NFPA 25, inspection of the sprinklers, piping and hangers, including seismic bracing, must be executed to ensure that they are in working order and not damaged or obstructed. Then, a gauge check should be performed on all equipment to ensure everything is working properly. Wet pipe systems should be inspected to ensure they will not freeze in colder months. Alarm valves must be checked to ensure they are not damaged. It’s also required that there is a reserve supply of sprinklers and head wrenches on site.

Upon completion of inspection, the required water flow tests must be performed.

The fire sprinkler system inspection team should tag all the tested devices and generate an inspection report, which should outline the inspection results and any deficiencies.

Should any deficiencies be detected, it is imperative to schedule a licensed sprinkler fitter to come in and correct those deficiencies immediately.

Documentation is key. Be sure to keep a record of every inspection report of the facility’s fire sprinkler system.

Scott Dwyer is president of Sprink Tech Company, Inc., a provider of fire sprinkler systems in Massachusetts.

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An Interview With Marc Margulies and Dan Perruzzi

Marc Margulies (MM): After 20 years in business as Margulies & Associates, our firm has evolved into a large team of highly-talented and experienced professionals. We realized that it was time that the name of the firm better represent the senior leadership by becoming Margulies Perruzzi Architects. As a principal at Margulies & Associates for nearly 14 years, Dan Perruzzi has consistently demonstrated expert leadership, design skill and dedication to understanding and meeting the unique needs of every project and every client. His role as principal will remain unchanged as he continues to oversee projects and manage staff and client relations for the firm. Everyone in the office is delighted to see Dan so deservedly recognized, and the reaction from our clients has been equally positive.

HP: You recently moved, too?

Dan Perruzzi (DP): Yes, we recently relocated our offices to the fourth floor of the newly-renovated Boston Children’s Museum building in the Fort Point Channel neighborhood. Our new office design will be LEED-Silver certified – and is also located within the LEED-Gold certified museum building – which supports our firm’s dedication to sustainable design. Our new space intersects the historic mill building’s brick-and-beam construction with the crisp clean lines of a modern interior, and provides additional space to continue our steady growth.

HP: How has your firm changed over the past 20 years?

MM: Margulies & Associates was founded in 1988 to provide thoughtful architectural and interior design to corporate clients for whom the workplace is an important part of their business. Over the past 20 years, the firm has grown into a team of more than 50 talented designers, architects, engineers and construction experts. We are proud to be ranked each year as one of the largest architectural firms by the Boston Business Journal, and our diverse expertise now spans the corporate, professional services, real estate development, health-care, and research and development fields. We continue to expand our healthcare expertise, working with clients such as Fallon Clinic and Partners Healthcare, and we have recently won a number of design awards of which we are quite proud.

HP: There was much talk about sustainability in the ‘90s, to what extent do you see that as part of today’s routine?

MM: Sustainability and attention to green construction are becoming the norm, partly because companies are financially motivated to do so, but mostly because corporate values have evolved to expect action on behalf of environmental issues. As architects, we see it as our professional responsibility to design in the most sustainable way possible.

DP: Our corporate clients challenge us too, and we have worked with repeat clients – Blue Cross Blue Shield of Mass. is a great example – that have completed several green, LEED-certified projects. We are proud that many of our architects have earned their LEED designer certification and are involved in the United States Green Building Authority (USGBC) Massachusetts Membership Forum; so as a firm, we’re poised to design for sustainability well into the future.

HP: Has there been a shift in the role of the architect over the past 20 years?

MM: The architect’s role has evolved from designer to designer/team builder/construction adviser in just 20 years. Our firm embraces an interactive design process and uses technology to bring the client and the rest of the project team into the decision-making and design process. This enables greater collaboration between architects, contractors, and owners, making the design and construction process virtually seamless in most cases. Architects are playing a larger role in the selection and oversight of contractors. The overall result is more innovative, sustainable design and lower life-cycle costs, lower impact construction. The evolving role of the architect – and the increased use of technology such as Building Information Modeling (BIM) – helped to create this shift.

HP: Are you designing more for one construction delivery system than another?

DP: One of the fascinating things about BIM is that it has allowed us to move from creating a static drawing to delivering a dynamic virtual model of a building, enabling the architect, contractor and owner to look at a building – and work together – in new and different ways. BIM allows the contractor to better understand and anticipate pre-construction issues, reducing errors and leading to fewer changes during construction, which reduces cost. BIM will eventually lead to “real-time prototyping,” where the actual performance of an entire building can be modeled, not just the appearance or the massing. Ultimately, BIM will sit at the intersection of sustainable design and facility management, allowing the owner to track energy consumption, preventive maintenance schedules and other utilities long after the project is designed and completed. We have integrated this new technology into the way we approach design, and are excited for future developments to enable us to continue to improve our process.
USI recently completed the installation of a 500-ton capacity chiller plant to replace the failed original cooling system at 293 Boston Post Road, Marlborough, MA.

A temporary chiller was connected to the building piping system to provide cooling for the building tenants, while USI and its team of subcontractors converted an unused storage room below the building loading dock into a mechanical room for the new building cooling system. The new chillers, pumps and related equipment were lowered through an opening in the loading dock floor. New piping and electrical systems were installed and connected to the existing building systems.

USI was able to transform the empty storage room into an operational chiller plant in a period of just eight weeks and return the rental chiller a full month earlier than estimated, resulting in substantial savings to the building owner.

Mark Hayes, Senior Sales Engineer, was the project manager.

"Customer relationships are the key to our past, present and future success."

About USI

Client Base

USI has a diverse customer base consisting of financial institutions, commercial office buildings, manufacturing and retail clients throughout Massachusetts, New Hampshire and Maine. USI also has relationships with general contractors related to tenant improvement work that the company maintains.

HVAC Services

USI’s primary business service is the repair, replacement and installation of commercial HVAC systems and equipment (24 hours/365 days a year). This includes piping and control installation.

In House Engineering/Design Support

USI’s sales team has a combined 95 years of hands-on HVAC experience, both in actual field service and repair work as well as estimating and project management.

USI’s approach to replacement of existing equipment involves a complete evaluation of the system and area to ensure that the correct replacement is installed, not just an exact replacement of what is already there. In many cases, evaluations reveal systems undersized for their intended usage. Where research is required to evaluate the unit’s performance, the end result is a more reliable and more comfortable system for the customer. Where the design of a building becomes more involved or a stamped design is required, USI has ongoing relationships with several major engineering firms for these services.

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USI - Ultra Services, Inc.  |  8 Cook Street  |  Billerica, MA 01821  |  (p) 978.6
Ultra Services Inc. /USI is a full service HVAC contractor specializing in the maintenance, repair, replacement and installation of HVAC systems and equipment. High-Profile had the opportunity to sit down with co-founders Darryll Farinha and Francis J. Penney to learn more about them.

USI was opened in 1992, Darryll explained, Frank and I have been working together since 1985. The company's been open for 16 years, but in reality, we've been working together for a quarter century. We realized that the companies we were working for didn't have a good understanding of customer service. We felt that we knew a better way to take care of our clients, so we set out on our own.

We started in a down economy. We've gone through good times, then into another down economy. Then we saw good times again and then back into a down economy. Our worst year was a three percent growth in revenue/sales. For the past sixteen years, we've had mostly double digit annual growth.

We are very different than a lot of companies in that when we do a plan and spec job for a General Contractor, as a Mechanical Contractor, we follow that job all the way through. We install all of the equipment and once the building has been turned over to an owner or to a property management company, we can provide our service and HVAC preventative maintenance side as well. So, we follow through from the install stage to the service and maintenance stages.

I feel that brings a much better product to the end user because we are going to be standing behind it forever, not just leave once that construction job is complete.

The number one priority of USI is to provide our customers with outstanding service. This is the fundamental principal on which the company was founded and has served as its main source of growth through the years because of the loyalty it breeds with our customers.
GZA to Design Energy Project

Dalton - GZA GeoEnvironmental Inc. recently assisted Crane & Company with a feasibility study and grant application with the Massachusetts Technology Collaborative Renewable Energy Trust that will allow them to rehabilitate a small hydropower system at their Dalton manufacturing facility.

Crane & Company, best-known for manufacturing stationery and currency, retained GZA GeoEnvironmental to investigate the feasibility of hydroelectric power generation at two of their existing dams. GZA will now work with them to design and construct a rehabilitated small hydropower generation facility at the Byron Weston Defiance Mill and the associated Byron Weston Dam No. 2.

The proposed renewable energy project involves the replacement of the existing turbines with a new turbine, the installation of new electrical generation and control equipment and modification of ancillary civil structures. The project will provide electricity to the facility saving them money by reducing energy costs.

U.S. Embassy LEED Certified
Designed by EYP

Boston, MA - Einhorn Yaffee Prescott, Architecture & Engineering, P.C. announced that the EYP-designed U.S. Embassy Compound in Panama City, Panama earned LEED certification from the United States Green Building Council. This is only the second U.S. Embassy compound so designated. The first was the embassy in Sofia, Bulgaria.

EYP and The Department of State have a longstanding commitment to the sustainability of the environment through the design and construction of green embassies around the world. The New Embassy Compound project in Panama City incorporates a wide range of technologies and strategies.

The site includes an erosion and sedimentation control plan, promotes the use of mass transit and cycling, and reduces urban heat island effect of extensive hard surface areas.

Boeckman-Cook Earns LEED Status

Portsmouth, NH - JSA Inc., an architecture, planning and interior design firm, announced that Bonita Boeckman-Cook recently became an accredited professional under the U.S. Green Building Council’s LEED. Boeckman-Cook is ajob captain in the firm’s Healthcare Studio and is currently involved in the renovation and expansion of Portsmouth Regional Hospital.

She is also a member of the JSA Green Team where she plays a leadership role in educating both JSA colleagues and clients about best “green” practices. Boeckman-Cook joins fourteen JSA colleagues as LEED-accredited professionals.
The Palazzo Gets LEED Silver

Las Vegas, NV - The Palazzo Las Vegas Resort, Hotel, and Casino, a 7.5 million sf complex, has been dubbed the “largest green building in the world” by USGBC, four times bigger than any LEED certified building. The project includes a 50-story hotel tower with 3,000 guest suites, a two-story podium with casino, retail, restaurants, performance theatre, and back-of-house services, over 25 pools, spas, and water features, and a 4,000 car underground parking garage.

Vanderweil Engineers, one of the nation’s largest MEPFP Engineering firms, provided the mechanical, plumbing, and hydraulic pool design following completion of The Venezia, another Vanderweil project, on the same site.

Some of the Vanderweil designed measures that helped The Palazzo achieve Silver status were:

• Irrigation needs were reduced by 75% because of artificial turf, drip irrigation and moisture sensors in planted areas.
• The Palazzo swimming pools were heated with an expansive solar pool heating system which allows the excess solar energy not needed for the pools during the summer to be directed to the hotel’s hot water system, thereby reducing the need to heat water for guest suites.
• When hotel guests are not present in their rooms, air-conditioning controls automatically are set back by several degrees. Upon their return the desired temperature is reset.
• Service areas are equipped with lighting occupancy sensors that shut off lights when no one is in the area.
• Interior plumbing fixtures such as water-efficient showerheads, high-efficiency toilets and low-flow lavatory faucet aerators help The Palazzo use 37% less water than conventional buildings.
• Moisture sensors monitor real time, specific air temperature, humidity, and rainfall to provide daily watering cycle adjustment.
• 0kW photovoltaic array for exterior façade lighting are used.
• Refrigerants were selected to minimize the building’s contribution to ozone depletion and global warming as defined by the LEED rating system.
• Thermal design measures that yielded high energy savings with both waterside economizer and enthalpy based outside air operation were utilized.
• Air intakes are equipped with permanent monitoring systems and will generate alarms at the BMS when conditions vary by more than 10%.
• Cooling tower advanced condensed water treatment systems resulted in substantial water savings of nearly 10 million gallons per year.
• Interior lighting reductions for BoH areas, the parking garage, hotel corridors, and guest suites reduce power density up to 65%.

Hobbs Brook Breaks Ground

Architect Margulies & Associates

Waltham, MA - Hobbs Brook Management LLC recently broke ground for two buildings totaling over 330,000 sf located at the foot of the Hobbs Brook Office Park in Waltham. Architect for the project is Margulies & Associates. Construction Manager is Columbia Construction Corp.

With a goal of LEED® Silver, the project team has taken significant measures to adhere to LEED requirements. The existing 330,000 sf building will be demolished and 90% of the steel, concrete and masonry will be recycled. The two new buildings will utilize an existing underground water storage tank to capture stormwater runoff for irrigation purposes. In addition, the project includes implementation of a green housekeeping program and construction of new roofs with a high reflection rating to reduce the heat island effect.

Green practices extend to include preferred parking for hybrid vehicles and carpoolers, as well as making shower facilities available to encourage the use of bicycles as transportation. In addition, Hobbs Brook Management is considering purchasing green power carbon offsets.

The Palazzo Las Vegas Resort, Hotel, and Casino

The following is an abbreviated list of events for the month of September offered through the Green Roundtable. For full details on any listing, please visit: http://www.nexusboston.com/space/events.html/2008/9

9/13/2008 10:00 am - 2:00 pm  NEXUS Second Saturdays--Remodeling Towards a Green and Healthy Home

9/17/2008 8:00 am - 9:00 am  The Forum--Education Committee meeting

9/18/2008 8:30 am - 5:00 pm  USGBC--LEED for New Construction Technical Review Workshop

9/23/2008 8:00 am - 9:00 am  The Forum--Communications Committee Meeting

9/25/2008 12:30 pm - 1:45 pm  The Green Roundtable--Innovative Wastewater Reuse and Water Treatment Options

9/25/2008 5:00 pm - 7:00 pm  The Green Roundtable--LEED Accredited Professional Study Group

9/30/2008 6:00 pm - 7:00 pm  The Forum--Boston LEED Users Groups (BLUG): Stormwater Design Under LEED
WPI Sets Example

By Jared Markham and Nicole Vance of Weston Solutions, Inc.

Worcester Polytechnic Institute (WPI), known for its challenging science and technology programs, has set an example that they are hopeful all universities will soon follow. The newly constructed East Hall residence is a model of both sustainable design and how student involvement in all aspects of education - including the facilities in which they live and study - can bring major benefits to students, faculty and the University as a whole.

East Hall was designed to be LEED® Gold certified upon completion. It is WPI’s first sustainable residence hall, and only the second building on campus built to LEED® Certification standards.

Of the many “green” technologies and strategies used in the design and construction of East Hall, one that really stands out for its many functional, educational and aesthetic benefits is the GreenGrid® green roof. Green roofs offer myriad environmental benefits and are also a creative, beautiful and innovative use of space.

Gilbane Building Company, the general contractor, and Cannon Design, the project architect for East Hall, both have been committed to building sustainable and efficient buildings for years. Realizing the environmental, social and potentially highly educational benefits of a green roof, this feature was integrated into the design of East Hall from the very start. The GreenGrid® green roof on East Hall was installed by Greenwood Industries, a local Worcester roofing contractor, in August of 2008, but it was actually planted by the East Hall construction project team, WPI students, staff - and even one very committed trustee - three months earlier at WPI students and faculty planting the GreenGrid® modules in April 2008.

Continued on page 44

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GREEN BUILDINGS OPEN HOUSE

Saturday, October 4, 2008
Part of the ASES National Solar Tour

Find sites near you! www.nesea.org

NESEA’s Green Buildings Open House, part of the American Solar Energy Society’s National Solar Tour, is an opportunity to learn first-hand how incorporating green elements can help reduce heating costs, increase energy conservation, and even generate surplus clean energy.

Open to the public will be a variety of buildings such as businesses, public buildings, schools, and private homes demonstrating the use of passive solar heating, solar hot water collection and storage, radiant floor heating, photovoltaics or wind to generate electricity, energy-saving appliances and techniques (super-insulation and sealing air spaces), sustainable and healthy building materials, and water-saving fixtures. More info www.nesea.org/buildings/openhouse.

Jones Lang LaSalle Acquires ECD Energy

Boston, MA - Jones Lang LaSalle Incorporated announced the acquisition of the environmental consulting firm, ECD Energy, best known as the developer of technology underlying environmental rating systems for buildings, including Green Globes for the Green Building Initiative (GBI) and Go Green for BOMA Canada.

Professionals and staff of ECD Energy join Jones Lang LaSalle’s Toronto office and will join forces with the firm’s worldwide network of sustainability professionals.

Jones Lang LaSalle also gains use of ECD’s technology platform for assessing the sustainability profile of commercial buildings and benchmarking across portfolios. The tools assess new building designs, existing building operations and interior fit-outs in terms of their energy, water and environmental impact as well as the health and comfort of building occupants.

Yale Project Earmarked For LEED Gold


Svigals + Partners, recently completed its third green laboratory renovation at the Yale School of Medicine, this one on behalf of the Laboratory for Surgery, Obstetrics and Gynecology (LSOG). Part of Yale University’s Obstetrics and Gynecology (LSOG), serves as a research and academic center for the department.

To effect the green transformation, Svigals + Partners increased views to the exterior and brought daylight into long cavernous hallways. Where privacy was required, as in conference rooms and offices, creative solutions like laminated window film with custom patterns were employed. Additional sustainable features included:

• Space for new air handling equipment with heat recovery for increased energy savings in lab environments where 100 percent of the air is exhausted at almost nine percent below code.
• Radiant cooling through “chilled beam” technology in office areas as a way to increase cooling efficiency and reduce energy consumption.
• Flow restrictors on all faucets to reduce water consumption.
• Certified woods, recycled materials, rapidly renewable products and low volatile organic compound (VOC) materials.
• 15 lamp technologies and occupancy sensors to reduce lighting watts per square foot.
• Drop soffits and lights with colored rings to pool light at lab entry points.
Greening the Campus: A Case Study at Northeastern University

By Jay Emperor, Project Manager/RLA of Pressley Associates Landscape Architects in Cambridge, MA.

The green movement is all around us today. Television and print advertisements herald the newest products to help people be environmentally friendly and reverse the effects of global warming. Everything from automobiles to paint are now being designed and produced to be better for the environment. Design professionals in fact have championed this movement for decades. Landscape architects have had the opportunity, and the responsibility, to develop green long before it was a buzz word.

Pressley Associates has had the unique opportunity to help transform space to urban green through our work at Northeastern University. Located in Boston along the “Avenue of the Arts,” Northeastern was a place in need of some green in the early 1980s. Well respected as primarily a commuter school at the time, parking and interior roads dominated the campus, and little attention was given to plantings, green space or outside gathering areas for students.

This expansion presented the University with an opportunity to create green space on their West Campus and to develop an urban garden for the Northeastern community on what would otherwise have been an unattractive and unusable rooftop.

As the University began to evolve toward a residential campus, the University launched an urban renewal plan aimed at transforming its campus environment. They have invested in landscape improvements; creating a green campus with more student-oriented spaces.

The University continued to grow as the new millennium approached. New dormitories and academic buildings were proposed and master planning efforts were re-evaluated to keep up with the growth of the University. One building that looked towards the future was the Behrakis Health Science Center. Planned for the University’s West Campus Village, where much of the school’s new growth was occurring, the Behrakis Health Sciences Center Roof Garden presented Northeastern with an opportunity to advance the concept of a campus landscape one step further. In 1999, Pressley was engaged by the University to design a one-acre green roof above a new parking garage. The University’s goal was to create a beautiful and usable area linking the new Health Sciences Center with a Residential Complex that was going to house students at the graduate level.

This expansion presented the University with an opportunity to create green space on their West Campus and to develop an urban garden for the warmer. There are also savings for the adjacent classroom and dormitory overall operating costs. The garden’s design, which incorporates lawn, shade trees, ornamental grasses, and shrubs, adjacent to the glass walls of the Behrakis Health Science Center, reduces glare and heat gain, boosting the building’s energy efficiency.

The greening of the Northeastern Campus was taken one step further during this past summer with the completion of the Northeastern University Law School’s Dockser Hall renovation. Utilizing LEED design goals, Pressley Associates designed a new landscape with a drip irrigation system designed to control water usage. Plant material was selected to reduce water needs, rainwater runoff captured on-site reduces impacts to the city utilities, and paving materials selected reduce heat gain. Similar steps will be applied to future landscape projects at Northeastern University.

Pressley Associates has been instrumental in assisting Northeastern rejuvenile and green their campus. As a team, we have worked to develop environmentally conscious and attractive outdoor spaces that students and faculty experience every day while providing a sustainable answer to the paved urban environment.

Clark U’s Blackstone Hall Awarded LEED Silver

Consigli CM - Sieniewicz Architect

Worcester, MA - The Blackstone Hall student residence facility at Clark University in Worcester has been awarded LEED Silver certification from the U.S. Green Building Council, making it one of fewer than 10 certified residence halls in Massachusetts, and the first in the city of Worcester.

Completed on an occupied campus, Consigli Construction Co., Inc. worked with architectural firm Chan Krieger Sieniewicz of Cambridge to complete the project. The 208-bed facility includes many sustainable features, such as zinc-clad window boxes designed to deflect the sun’s heat from the numerous windows offering enhanced natural daylighting, and Forest Stewardship Council-certified wood throughout the building.

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A closer look at green building practices and sustainable design trends in New England’s commercial construction industry.

Section will highlight:
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• GREEN Calendar Listings Offered from Industry Organizations

To be a part of this exciting new section, contact Anastasia Barnes at 781 294 4530 or email anastasia@high-profile.com.

Space is limited. Deadline is September 26
Commissioning for Education

By M. Hassan Emamian and George H. McFee of Consulting Engineering Services, Inc.

With high energy costs and rapid changes in building systems technology, it’s no wonder that the education community has put a great deal of value in commissioning services. It is the one service that offers the owner, and the entire project team that have a building that functions as it should from Day One. But still, the number one question concerning commissioning persists: “Why should I pay for this service? I have a good design team and good contractors. Shouldn’t this building function correctly without this service?”

To answer that question, let’s take a look at the objectives and processes of commissioning.

The objective of commissioning is to provide documented confirmation that a facility fulfills the performance requirements of the building owner, occupants, and operators as intended in the contract documents. To reach this goal, it is important to establish and document the owner’s criteria for system function, performance, and maintainability, as well as to verify and document compliance with these criteria throughout design, construction, startup, and the initial period of operation. In addition, complete operation and maintenance (O&M) manuals should be provided to the building operators to ensure that the building continues to operate as intended, and training on system operation should be provided to all building operators and in-house facilities staff.

The commissioning agent is part of the team from design to construction. To that end, it works best to schedule regular coordination meetings with subcontractors to review and address issues as they arise, without delay. It is important that the subcontractors know that the commissioning agent is there to make the construction process smoother, and to avoid post-construction issues for all parties involved. Once this agreement is established, all parties benefit from it.

During the design phase, the commissioning team works “shoulder to shoulder” with the design team to review submissions as they are made available. Each is reviewed for relevance to design intent, functionality and constructability. Reviewing submissions in this manner eliminates time consuming and costly “11th hours” changes.

During the final stages of construction, the commissioning agent develops and coordinates the execution of a testing plan, which includes observing and documenting all system’s performance to ensure that systems are functioning in accordance with the Owner’s objectives and the contract documents. The commissioning agent is not responsible for general construction scheduling, cost estimating, or construction management, but may assist with problem solving or resolving non-conformance issues or deficiencies.

What do you look for in a commissioning agent? Experience is of course at the top of this list. A firm that has experience in the building type and size is very important, but so are the types of building systems and controls. Some commissioning agents may have experience related to a new dorm or a renovated middle school, but they may not have experience with centrifugal chillers or geothermal ground source heat pumps. Be sure to look for the technology (design, installation AND operation) as well as the building type when it comes to experience.

Secondly, a good communicator makes for a good commissioning agent. A team that is able to keep open lines of communication, from the owner to the architect to the subcontractors, is the key to a streamlined process. When you check references, be sure to ask about communication during the project. Did they respond quickly, and fairly? Were they able to address issues without creating an adversarial environment? Lastly, when you are searching for a commissioning agent, ask to see a sample of their reports and testing documentation. Look for data that is sensibly organized, easy to follow, and well detailed.

Secondly, a good communicator makes for a good commissioning agent. A team that is able to keep open lines of communication, from the owner to the architect to the subcontractors, is the key to a streamlined process. When you check references, be sure to ask about communication during the project. Did they respond quickly, and fairly? Were they able to address issues without creating an adversarial environment? Lastly, when you are searching for a commissioning agent, ask to see a sample of their reports and testing documentation. Look for data that is sensibly organized, easy to follow, and well detailed.

What sort of “problems” can you avoid with commissioning? As mentioned earlier, commissioning offers the owner and the entire project team that have a building that functions as it should from Day One. Problems are found, and resolved, in real time, not months or years later. For example, during the Design Development phase for a recent middle school project, the commissioning agent discovered boiler that was sized more than double what was necessary. Put simply, a boiler expands as it heats up and contracts as it cools down. An oversized boiler must expand and contract much more often, which is a lot like hitting the gas and then hitting the brakes in a car. The more wear and tear on the equipment shortens the life of the product, and no school system looks forward to replacing a central heating plant prematurely. After the size issue was brought to the attention of the design team, new calculations were made and the specifications were revised well before the bid period.

At a recent project for a dormitory complex, a major issue was found with one piece of equipment; a 1000 kW generator in the dorm basement. The contractor, following the engineer’s drawings to the letter, welded a 14 inch flue pipe through the six story building, leaving no room for expansion of the pipe carrying 900 degree gas. Potential results from the situation could have resulted in structural damage, fire, or carbon monoxide poisoning. Fortunately, it was pointed out by the commissioning agent long before building occupancy. The welds were replaced with slider clamps, and the building safely opened on schedule.

Not all issues are as severe as this one, but all issues found during the commissioning process have the potential to cost more money for the school over time. Some may cause excessive energy usage, such as improper controls and balancing. Some may cause premature aging and system failure, such as equipment set to cycle on and off.

Commissioning ensures that your buildings will fulfill the performance requirements for accuracy more than necessary. And in some cases, a school may have building system components that were designed but never installed. Why would your school pay for this service? New construction, or renovation, large or small, the value of commissioning far outweighs the investment made in the service. Commissioning ensures that your buildings systems are reliable on Day One, and for years to come.

M. Hassan Emamian, PE, LEED AP serves as the primary mechanical engineering resource for CES’ Construction Administration and Commissioning team.

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CES is located in Middletown, CT and Boston, MA.

www.high-profile.com
Orono, ME - Students at the University of Maine this year have an extra source of delight waiting for them when they return to campus: the university’s newly LEED Silver certified Student Recreation and Fitness Center. A very successful first year of operations and recent LEED certification have built up a high level of campus excitement about the new facility.

The fitness center, designed by architecture and engineering firm Cannon Design’s Boston office, features a three-court gymnasium, fitness center, natatorium (with swimming pool and sauna), walking/jogging track, racquetball courts, and other athletic use spaces. The 87,000sf fitness center is the largest building ever undertaken at the University of Maine. Most significant, though, is the building’s seamless fit into its heavily wooded site and its expert incorporation of sustainable building materials and systems, including heat-recovery systems and recycled materials.

The south façade of the building integrates an extensive use of glass, presenting passers by with views of activities within the building and presents users with views out to the scenic campus. The exterior material palette is constructed with recycled copper metal clad panels, field stone, glass walls, and architectural precast concrete panels, which harmonize with the natural setting. Inside, exposed wood structure, wood paneling, and light-filled spaces further reinforce and connect with the natural setting.

Since its opening, the fitness center has become a hub of healthy, productive campus activity for students, faculty, and staff members, and even community members. The up-to-date fitness center is now playing an integral role on campus, and the building’s high level of sustainability and integration of its wooded setting has increased the future role of sustainability on campus. “The Recreation and Fitness Center has had a wonderful inaugural year, registering more than 320,000 visits by early June,” said Jeff Hunt, director of campus recreation at the University of Maine regarding the 2007-2008 academic year. “It is a focal point of our campus, and the LEED Silver certification shows that we chose the right approach in building the center with sustainability and the environment in mind.”

“Thousands of people who never would have used a wellness facility are using this one,” said Dean of Students Robert Dana. “People are choosing this as a main source of entertainment, and this facility has become another living room for the UMaine campus.”

This year, new and returning students at the University of Maine discover or come back to a world-class center of campus that embraces sustainability, inventive design, and truly enhanced student body wellbeing.
Rolling out the flat drains was installed 15 feet-on-center, then another 10 inches of 67-gauge stone was brought in. 67-gauge stone is a special blended stone that allows the material to lock together to make a relatively stable sub-base. The stone is then laser graded to a level within a tolerance of one-quarter inch in 10 feet. Finally, two inches of a dynamic stone mix was brought in to top the base of the field on which the synthetic turf will be installed.

Sportexe, the company responsible for manufacturing and installing St. John’s new fields, is the oldest company in the synthetic turf business. St. John’s field represents the largest facility that Sportexe has installed in New England. Having worked on nearly 400 full-sized synthetic turf fields world-wide, including six NFL franchises, Sportexe is installing their Momentum series at St. John’s – the same one used for their NFL clients.

According to St. John’s Prep Headmaster Albert Shannon, Ph.D., “Our decision to use the Sportexe product was an easy one. We looked at the best in quality, reliability and longevity. Above all, we were looking for a partner. Again, working with our CM partner, Columbia, the decision involved many school constituencies and interested parties. The Sportexe decision reflected their ability to meet the large-scale needs of our project and their willingness to work within a tight time frame.

St. John’s Prep is an Xaverian Brothers sponsored secondary school for young men. Founded in 1907 and located on a 175-acre campus in Danvers, St. John’s enrolls 1,250 students from 80 communities in Massachusetts and New Hampshire.

"St. John's Prep partnership with Columbia stretches back to 2002 and encompasses some $25,000,000+ of work on our campus,” stated Headmaster Albert Shannon, Ph.D. "They have become genuine collaborators in our campus master plan. We value Columbia’s ability to anticipate our needs and to provide excellent service and performance."

In June, the team began work assessing the condition of the Prep’s five-acre site. Unearthing the existing baseball field was a critical operation in assessing the magnitude of the ledge removal, which was known to exist in the northeast corner of the site. As a result of this operation, the company chose to stay in Winchester and expand its headquarters to 21 East Street in Winchester. Once reserved exclusively for the big leagues, all-purpose synthetic fields are being installed by more and more high schools. Along with the cost of the fields coming down as the technology has improved, the cost savings on annual maintenance is significant since the synthetic turf doesn’t require mowing, watering or fertilizing.
Suffolk Breaks Ground on Sheraton
Designed by nbj

Falls Church, VA - Suffolk Construction Company, Inc. recently broke ground and started construction of the Sheraton Dulles South Hotel. The five-story, 167,000sf hotel building will consist of 243 guest rooms and 9,000sf of meeting and banquet space.

Other amenities will include a club lounge, fitness center, business center and full-service restaurant. Suffolk is scheduled to complete the new hotel on a 15-month schedule.

Designed by nbj Architecture for NOVA Hotels, the hotel’s style will emulate 19th century American park architecture and will feature a courtyard with cobblestone pavers, black iron fencing, and an architectural precast EIFS and masonry façade.

The Sheraton Dulles Hotel will be located in a prime location off Route 50 in Chantilly, within eight miles of Dulles International Airport.

Fire Houses Renovations

New York, NY - Fletcher Thompson has been chosen by The New York Fire Department to provide architectural and engineering design services for renovations and rehabilitation projects at fire houses throughout the five boroughs. Under the terms of the multiple year contract, Fletcher Thompson will provide services to restore the exterior facades and interior spaces of selected existing buildings owned, rented or leased and/or operated by FDNY.

Initial assignments include lifestyle renovations to older fire houses, including kitchens, the center of any home, bathrooms and showers. Other first year projects include electrical upgrades, plumbing rehabilitation, hot water heater replacements, HVAC system upgrades and providing new interior finishes.

A unique, standalone Drop Tower facility for FDNY material testing and research is also being planned. The Drop Tower structure will replace the existing rope testing facility presently located at Padege Avenue in Brooklyn, New York.

Suffolk to Break Grnd on Office Bldg
Designed by Hickok Cole

Chantilly, VA - Suffolk Construction Company, Inc. broke ground in early July on Commonwealth II, a five-story, 162,000sf office building at Commonwealth Centre at Westfields, located in Chantilly.

The $20 million building, designed by Hickok Cole Architects for BPG Development Company, will feature shell and core steel construction with 33,000sf floor plates for flexible planning. Built using sustainable design features, Commonwealth II is designed to achieve LEED Silver certification. The completed structure will include modern precast and aggregate accented exteriorsh and high-end, sophisticated finishes throughout the common areas and lobby.

“We are excited about the opportunity to partner with Hickok Cole Architects and BPG Development Company on this important Commonwealth II project,” said Reginald Arnold, president and general manager of Suffolk Construction’s Mid Atlantic Division.

Commonwealth Centre is a 101-acre integrated, mixed-use corporate development complex located at Westfields across from the National Reconnaissance Office and just 10 miles from Dulles International Airport. The complex will include on-site restaurants, retail facilities, and a hotel.

Two New Hires at Fletcher Thompson

New York, NY - Fletcher Thompson, a leading regional architecture, engineering and interior design firm, has announced that Kevin Homier, and Erinsson Colón have both joined the firm.

Homier has more than 20 years’ experience in the production of construction documents for a broad range of building types. He joins the Fletcher Thompson team as job captain and will be responsible for overall in-house coordination between architecture and engineering disciplines and consultants, performing redi-check reviews, reviewing contractor submittals and field sketches, as well as performing contract administration duties.

Colón brings more than 10 years of architecture and design experience to the firm. Prior to joining Fletcher Thompson, he worked at diDomenico + Partners, LLC where he was involved in all phases including design and construction administration for several New York City School Construction Authority projects.

Bufftree Builds Atlantic Lighting Facility
Rescom Architects

Fall River, MA - The lights will soon be turned on at a new, 58,000sf, $3 million-plus facility for Atlantic Lighting, Inc., a Fall River manufacturer of industrial, commercial, and residential lighting fixtures with over 50 years’ combined industry experience.

“Construction of the design-build project started in May 2008 and will be completed in October 2008,” said Bufftree Superintendent Jack Sawyer. “Start to finish in 22 weeks.” Atlantic Lighting will move from its current location at 168 Stevens Street in Fall River to Commerce Drive in the Commerce Park of Fall River. The building will house a 50,000sf single-level manufacturing and assembly space and an 8,000sf two-level office space. Sawyer explained that in order to meet the fast-track schedule, the building is a pre-engineered structure, with a metal panel exterior in the manufacturing area and split-faced concrete block and EIFS (stucco) in the office area.

Acela Retained for Office Build-Out
Norwell, MA - Acela Construction Corporation has been retained by Boston-based architecture and urban design firm Machado and Silvetti Associates for the 6,000sf build-out of their Boston headquarters.

Acela Construction will work in conjunction with Machado and Silvetti, who will act as the project’s architectural design team. The project will include extensive interior renovations and remodeling.
Cumberland, RI - The $30 million Cumberland High School renovation and addition project that was completed recently will be rededicated at a ceremony slated for September 27, 2008.

Kaestle Boos Associates, Inc. designed both the renovations to upgrade the facility in Cumberland and improve the circulation of students and teachers inside and out of the building, plus the addition of a new Science Wing with modern laboratory/classrooms.

The building also boasts an expanded and renovated cafeteria that will provide a modern serving facility and additional seating, renovated classrooms, and improvements made to meet current Code.

Phase One of the three-phase project entailed converting the old gymnasium into a new Visual and Performing arts wing. Phase two involved building the new Science Wing and the cafeteria expansion, while phase three upgraded classrooms, corridors, common and the main lobby.

“The essence of what we did architecturally was to bring order out of chaos,” said Michael McKeon, AIA, LEED AP, principal-in-charge and project architect. “We used the new science wing as a bridge to the former ninth grade annex and added connections between isolated areas making the flow of students and staff more logical and safe.”

Above: Science Wing, Cumberland High
Left: Closeup of bridge at Cumberland High School
Photos courtesy of Kaestle Boos Associates, Inc.

“The essence of what we did architecturally was to bring order out of chaos.”
–Michael McKeon, AIA, LEED AP, principal-in-charge and project architect.

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Mt. Ida College Gets to Have its Cake and Eat it Too

The reaction of Rod Shaffert, vice president of Cutler Associates’ Scholastic Division, to Jim Alexander’s initial call regarding his firm’s newest project at Mount Ida College was simple: “You mean… they want to have their cake and eat it too!”

Alexander, principal of Finegold Alexander + Associates Inc, explained that the Newton, Mass.-based, private college needed a new residence hall to be fully designed and built in the next 16 months and they had an extremely tight $8 million budget. “What’s more is they really wanted a ‘wow’ factor to the design – something that would make it distinctive and attract students to campus.”

“You’ve come to the right place.” Shaffert immediately responded, and the two brought their teams together to devise a design-build approach that achieved the impressive design that was desired while satisfying the required budget and schedule constraints.

Through collaborative planning meetings involving faculty, staff, alumni, trustees, and students, an innovative “pod” design emerged that combines elements of corridor and suite-style residences, while fostering interaction and community building among students. Two outdoor courtyards are connected by a grand and open staircase surrounding the building. The courtyards tie the edges of the campus and provide outdoor gathering places for students, faculty, staff, and visitors.

The 36,000sf brick and stucco structure comprises two, three-story wings that are joined by a striking glass bridge that glows at night. “The North and South Buildings are simple square buildings, one of the most cost-efficient types of structures that can be built,” explains Shaffert. “But by beginning with this basic arrangement, we not only provided the foundation for the pod concept, we reserved enough of the budget to add in the ‘wow’ factor – the connecting glass bridge.”

Housing 136 students and two professional staff members, the building’s façade blends with the traditional architecture of the Mount Ida campus, while the interior offers the latest technology and modern amenities. Each pod houses a small community of 22 students who live in different types and sizes of rooms surrounding a common bath area. Living and learning spaces that encourage student interaction are an integral part of the facility. Lounges and study alcoves are located in the bridges and hallways between the two wings on each floor.

Reflecting the College’s commitment to environmental responsibility, the new complex incorporates sustainable design and construction concepts equivalent to the requirements of LEED Silver certification. Energy efficient features include the use of recycled materials, solar hot water, and energy-efficient lighting with intelligent controls that reduce energy use.

The project was completed on a 16-month overall design and construction schedule with a construction period of 11 months.

Words from the Architect

“Words from the Architect

“We were proud to have worked alongside Cutler to deliver a state-of-the-art residence hall for Mount Ida College,” says Jim Alexander, principal at Finegold Alexander + Associates Inc, architects on the project. “After we completed the College’s campus master plan we knew they had significant need for increased residential capacity and we knew they were constrained by time and budget challenges.

“I was confident that Cutler was the right team to bring in. The first project growing out of the master plan was a residence hall, and teaming with Cutler allowed us to begin implementation of the plan on an accelerated schedule.

“With one successful project under their belt the College is continuing with the next phase of the master plan for an enhanced campus experience for a growing student population. The College said they wanted a ‘wow’ in the design of the new building and we were able to achieve that on-time and on-budget through team work and design innovation.

“We are very pleased that it was a good experience for the College, as well as the design/build team. We look forward to our next project with Cutler.”
Boston, MA – Lincoln Property Company, ASB Real Estate Investments, and Suffolk Construction announced the completion of Two Financial Center’s steel construction work by Cives Steel Company.

A “topping-off” ceremony was held in July to celebrate the accomplishment and to recognize the Iron Workers Union Local No. 7.

Representatives from Lincoln Property Company and ASB Real Estate Investments, joint venture partners for Two Financial Center, and Suffolk Construction, the project’s construction general contractor, were in attendance at the ceremony.

Vice President Mandi Wedin of ASB Real Estate Investments and Lincoln Property Company Senior Vice President John D. Miller thanked the steel workers for their prompt contribution to the office development project, stating, “with your hard work, Two Financial Center will be the first office development to be delivered in the 2009 cycle.”

Construction on Two Financial Center is expected to be completed with 220,000sf of office space by the second quarter of 2009.

The project includes 210 below-ground parking spaces rooted three stories deep; 83 of which will be accessible to the public.

Lincoln Property Company and ASB Real Estate Investments are also development partners of 320 Summer Street, a proposed historic office redevelopment project in Boston’s Seaport District.
Continuing to grow by advancing the use of propane and other compressed gases, promoting safety and service so that our customers may safely enjoy the benefits of these extraordinary products.
Boston, MA - Shawmut Design and Construction in partnership with William Rawn Associates, Inc., recently marked the topping-off of the construction of the new Campus Center and Student Residence (CCSR) on Wheelock College’s campus in Boston. The 60,000sf building is located in the heart of the picturesque urban campus in the Fenway neighborhood. Featuring a bold curved glass curtain wall design that is intended to serve as the College’s new entrance to the Riverway, the CCSR will feature a dining area and café, multi-function student center, and four floors of student housing designed to promote togetherness and campus community.

Through enhanced commissioning, recycling of construction materials, maximization of natural light into interior spaces, and a green roof, the building is targeting LEED certification. With the steel construction complete, the team will next work on the exterior shell and interior finishes, with an expected project completion date of December 31, 2008.

CCSR has presented many logistical challenges for the project team; however, an extensive pre-construction phase allowed the team to address the extremely complex logistics of the compact, urban site. With the College’s library 25 feet away on the east side of the building and a dorm 20 feet away on the west side, there is limited space for delivery and storage of equipment and materials.

Through phasing and sequencing of the project, the team has successfully mitigated the space constraints with minimal impact to the campus community. The buildings are in such close proximity to the footprint of CCSR that the foundation for the building goes down 17 feet with steel piles driven down for earth support. The excavation support was designed in this way due to a lack of space for the typical stepped down excavation.

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Walsh Brothers Top off Med Ctr.

Boston, MA – Members of the Caritas St. Elizabeth’s Medical Center community recently gathered to celebrate a major milestone in the development of the new 45,700sf William F. Connell Emergency Department and Urgent Care Facility; a project that has been 10+ years in the making.

The topping off ceremony commemorated the completion of Phase I; the demolition of the pre-existing structure and the construction and steel erection of the ER department’s exterior.

Christopher O’Connor, president of St. Elizabeth’s along with Mark D. Pearlmutter, MD, chief of Emergency medicine, were on hand to congratulate Walsh Brothers’ on-site team and all of the construction tradesmen for their efforts during the steel erection process.

Ralph de la Torre, M.D., president and CEO of Caritas Christi Health Care, spoke of how excited Caritas is to have the ability to provide a state-of-the-art facility that will serve as the front door to the community and the face of St. Elizabeth’s Medical Center.

WPI

Continued from page 32

Sunny Border Nursery, in Kensington, CT.

GreenGrid® is the market leading modular green roof system and is generally planted and grown offsite for at least six to eight weeks before installation, or longer if the project schedule allows. This “pregrow” period allows the green roof plants to establish well developed root systems in the modules and soil media. The pre-grown systems are then delivered to East Hall and installed in just two days.

The green roof will provide many benefits to the WPI campus community, including reduced cooling loads, reduced stormwater runoff, the creation of habitat for birds and other species, as well as ongoing academic research. In a storm event, the green roof can help reduce flooding by retaining water on the roof within the modules and soil media. The green roof system not only reduces the rate and volume of stormwater leaving the roof, but it also filters pollutants including small metals and particulates from the water before releasing it slowly to the roof drains and offsite discharge. Continuous data will be collected by two green roof monitors that were installed in the building to support academic project work by WPI faculty and students. The green roof monitor in the lobby will collect water quality and flow rate data so that WPI’s civil and environmental engineering students and faculty will be able to monitor rate, volume, quality, and temperature of the stormwater in almost real time. The second monitor, installed in a mechanical room, will provide similar, comparative information from the membrane roof portion of the building that was not treated with a green roof system.

East Hall, which opened for the 2008-2009 school year, is already a highly sought after residence hall because it features apartment-style suites (which include full kitchens), a state-of-the-art fitness center, wireless internet throughout, and many other more interesting amenities. Undoubtedly, this new residence hall offers some of the nicest living spaces on the WPI campus for resident students. What’s more, the university, its students, and the entire WPI community can be proud of the fact that this new building will have a significantly smaller environmental footprint than similar buildings on this or other local campuses.

One of the other green technologies that were incorporated in the design and construction of East Hall include: low-flow toilets with innovative dual flush capability; heating and cooling systems that are among the most efficient on the market; sensors that automatically shut off space conditioning when windows are open; and floor to ceiling glass walls designed to limit heat flow, provide copious amounts of daylight, which not only saves energy, but has also been proven to increase student performance.

In its efforts to be sustainable, Gilbane used regional suppliers for 20% of its building materials and also incorporated as many recycled products as possible. The builders managed their construction waste appropriately so that the vast majority was either recycled or reused. In the end, the entire project team worked hard to design and build a state of the art residence hall for WPI, and in so doing, set a standard for all future construction on the campus.

Integrated Bldrs Completes GE Healthcare

Westboro, MA - Integrated Builders, a construction management, design-build and general contracting firm, announced that it has completed construction of a 4,300sf clean room for GE Healthcare Bioscience at 14 Walkup Drive, in Westboro.

GE Healthcare is a provider of transformational medical technologies and services that are shaping a new age of patient care. GE Healthcare is a unit of General Electric Company.

The project consisted of the construction of a 4,300sf Class 10,000 clean room within an existing space. Integrated Builders worked in collaboration with Providence, RI-based architectural design firm Vision III Architects.

Consigli Completes Nursing Facility

Milford, MA - Consigli Construction Co., Inc. has completed a multi-phased occupied renovation and addition to the Geriatric Authority of Milford, allowing the skilled nursing facility to offer patients greater privacy and more personalized care.

The project team focused on increasing patient comfort while not disturbing residents during construction, despite having zero swing space. The six-phase project encompassed a 15,000sf addition and 29,000sf of renovations while tying into an existing structure and relocating the building’s main entrance.

Completed on an 18-month schedule, the 24-bed addition offers the Geriatric Authority greater flexibility and patients more privacy. Formerly four-bed rooms were converted into one- and two-bedroom units with upgraded HVAC, plumbing and electrical systems, as well as a new med gas system and bathrooms. Work also included a new activity room and dining room, as well as complete wing rehabilitation of the existing building.

TRO Jung | Brannen Gets Hospital Projects

Boston, MA - TRO Jung | Brannen has been awarded the master planning project for Southcoast Health System’s three hospitals in Massachusetts: Charlton Memorial Hospital in Fall River, St. Luke’s Hospital in New Bedford, and Tobey Hospital in Wareham.

“Southcoast recognized our ability to tailor a facility master plan on a system basis along with a unique understanding of their strategic and business objectives,” said Mario Vieira, principal, TRO Jung | Brannen.

Over the next six months, TRO Jung | Brannen and Southcoast Health System will evaluate each campus to determine the need for renovation work and expansion.

EBC Awarded Hospital Renovation

Stoughton, MA - Essex Builders Corp. (EBC) of Westwood has been awarded the renovation of Wing 1C of New England Sinai Hospital and Rehabilitation Center located in Stoughton, part of The Sinai Path To Excellence program.

Demolition to doors, ceiling, walkways and walls began August 18th. The project is part of Sinai’s $6 million capital campaign to modernize several areas of the hospital and expand programs and services to meet the needs of patients and families.

Phase 1 of the north wing modernization involves complete updates of all patient rooms, bathrooms, showering facilities, nurse’s stations and patient/visitor lounges.

Patients are expected to move into the space in the end of October, when Phase II of the project is scheduled begin.

New England Sinai Hospital is a 212-bed, non-sectarian, not-for-profit, long-term acute-care hospital with its main campus in Stoughton and inpatient satellite units at Tufts-New England Medical Center in Boston and Caritas Carney Hospital in Dorchester.
High-Profile: Healthcare Facilities Development News

Pro Con Completes Hospital Fit-up

Portsmouth, NH - Pro Con Inc. of Manchester, has completed tenant fit-up services for Portsmouth Regional Hospital’s new Center for Rehabilitation and Wellness.

Pro Con Inc was the architect and the construction manager for the $1.3M design build project which brings the hospital’s rehabilitation services together in one location in an expanded and modern facility.

The 17,600sf rehabilitation center houses sports, cardiac, and outpatient programs as well as vestibular/dizziness, nutrition, massage therapy, and pediatric rehabilitation services. The center has 14 treatment rooms for hand, speech, and physical therapy; three pediatric gymnasia; cardiac and physical therapy areas; and an 8 x 10 foot warm-water pool with a 6-foot deep end and whirlpool jets for aquatic therapy. Extensive conference room space is available for educational and support-group activities.

The Cardiac Rehabilitation area offers expanded fitness programming, a peripheral walking track, extensive weight training equipment, and treadmill, elliptical, and rowing machines. Pro Con Inc’s design utilized state-of-the-art materials for the fit-up, which included padding beneath the wooden floor in the gymnasium and a special surface on the walking track, both intended to emphasize shock absorption.

Pro Con Inc began the design build fit-up in January and completed the project in June.

Entrance to newly renovated private suites

Brookstone Completes Hospital Fit-up

Milford, NH - Brookstone Builders, Inc., construction managers and general contractors headquartered in Manchester, recently completed a specialty renovation project by St. Joseph Hospital of Nashua.

The scope-of-work involved the complete fit-up of approximately 2,200sf of second-floor space at 444 Nashua Street in Milford. The newly renovated space now houses two private medical practice suites consisting of examination and treatment rooms, laboratory, offices, reception area and waiting room. The mechanical, electrical and sprinkler system portions of the project were handled on a design/build basis in which the builder, architect and owner began collaboration during the early planning phase.

Mark Gemmiti of Brookstone Builders, Inc. was the project manager, and PMR Architects, PA of Nashua served as the project’s architect.

Entrance to newly renovated private suites

Office area

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Biddeford, ME - The three-story, 12,000sf George and Barbara Bush Center is the fifth project JSA has designed for the University of New England. The $3.9 million center features a student cafe, administrative offices, and the Bush Legacy Library, which will chronicle the Maine history of the 41st president and his wife.

The library will be linked to the George H.W. Bush Presidential Library and Bush School of Government and Public Service at Texas A&M University to offer academic programming, shared speakers, and other opportunities for UNE students and faculty as well as Maine residents.

The $5.6 million Peter and Cécile Morgane Hall will be the first all-academic facility to be built on the University Campus in the past decade. This 25,686sf high-efficiency building includes undergraduate classrooms and teaching laboratory space for sections of biology, chemistry, biochemistry, and genetics.

The lower level is designed as an unfinished shell, ready for future expansion. This 25,686sf building will be open for classes beginning in January of 2009.

The University of New England is the leading provider of healthcare professionals in the state of Maine, and has recognized strengths in osteopathic medicine; health sciences; biological, marine, and environmental sciences.

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High-Profile: Facilities Development News

JSA Designs Two U of NE Projects

Peter and Cécile Morgane Hall

Safford Hall Endicott College rendering courtesy Cutler Associates.

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**Reilly Wins National Award**

Boston, MA - Reilly Communications, a Boston-based public relations and marketing consulting firm, earned a First Place Award and Best of Show recognition from the Society for Marketing Professional Services (SMPS) for a national media relations campaign produced for The Freelon Group of Raleigh/Durham, NC. This is the third national communications award for Reilly Communications since 2006.

**Gilbane Projects Earn Awards**

Providence, RI - Two Gilbane Building Company projects were honored with 2008 Build Rhode Island Awards by the Association of General Contractors Rhode Island Chapter.

Gilbane served as construction manager for the new GTECH Center and Gateway Center renovations, which were chosen to receive awards in the New Construction and Renovation/Restoration categories, respectively.

“The selection of these projects is a testament to the excellent work of the personnel who worked on the projects, including not only Gilbane’s construction management team, but also the owners, architects and subcontractors,” said Daniel McConaghy, Sr. VP/regional manager at Gilbane. “These awards underscore our belief that the most successful projects are those where all parties work together toward a common vision of success.”

Chosen to receive an Honor Award, the 318,000sf GTECH Center was the first significant new office building to be constructed in downtown Providence in over 15 years.

The building offers approximately 47,000sf of retail space on the ground level, a three-story, 250-car parking garage, four stories of mixed-use commercial space for GTECH’s World Headquarters, and the two top floors offer speculative office space overlooking the riverwalk with terraced views of the State House.

The fast-track renovation of Gateway Center achieved a Merit Award for the demolition, renovation, and fit-out of 114,000sf in an existing four-story office building located in the center of downtown Providence. The facility was designed to provide a temporary home for 300+ professional staff members. Although the project faced challenges ranging from the partial reuse of the existing MEP systems to an extremely tight schedule, the project was completed in only seven months from design to move-in.

The project was designed by ADD, Inc. of Boston.

**Structure Tone Awards**

Boston, MA - Structure Tone, Inc. Boston Office was awarded honorable mentions for Northeastern University’s fifth Floor Dana Hall project and TRO Jung | Brannen 22 Boston Wharf Road project at the 2008 IIDA New England Interior Design Awards.

Awards ceremony in Denver

**Holder Wins Vision Award**

Newton, MA - The Newton office of Graphisoft announced that its customer Holder Construction, of Atlanta, recently won Constructech magazine’s Vision Award for its use of ArchiCAD Building Information Modeling (BIM) software in a large construction project.

Holder won the Silver award in the Builder/General Contractor category for its Aquarium Hilton Garden Inn in Atlanta. The project demonstrated how general contractors can use Building Information Modeling (BIM) to enhance project teamwork, build faster and avoid costly change orders and field conflicts.

Holder architects created 3D architectural, structural, and mechanical models in ArchiCAD from various 2D drawings provided by the architect, engineers and trade contractors. This approach enabled project team members to work with traditional CAD software they already had and knew, while reducing the risk that comes with using 2D documents among partners.
Boston, MA – TRO Jung Brannen, an international architecture, interior design and engineering firm, has been honored for its healthcare architecture by the American Institute of Architects (AIA). The firm’s work on Shenzhen Third People’s Hospital in China took the top award in the “Unbuilt” category in the National AIA Healthcare Design Awards. “As one of the only four winners nationwide out of 127 projects submitted for consideration, this award is an incredible honor for our firm,” said Robert Hoye, CEO of TRO Jung Brannen. The design team on the project included Chan Byun, AIA, principal; David Rhodes, FAIA, principal; Ed Scharff Jr., AIA, associate principal; and Ye-Hwan Kim.

SMPS Honors Walsh Brothers
Boston, MA - The Society for Marketing Professional Services (SMPS) recently honored Walsh Brothers, Inc. in recognition of their award-winning brochure entry at the annual Marketing Communications Awards ceremony in Denver, Colorado. The 32-page full color glossy book embodies the spirit of Walsh Brothers, a fourth generation Boston construction firm through text, imagery, and client commentaries. The brochure chronicles Walsh Brother’s 107 years of service excellence to esteemed and iconic institutions throughout the city. Judges were most impressed by the expressive and insightful copy in addition to the beautiful photography.

TRO Jung Brannen Wins AIA Award

Boston, MA – Winners of the 2008 IIDA New England Interior Design Awards were announced recently. These awards recognize those who lead by example, making sustainable design and development a cornerstone of their business practices. Winners included: ADD Inc - one of only two firms honored with three Interior Design awards this year. The awards ADD Inc received were 1) Best Residential Multi-Unit Building for the design of Archstone Boston Common, 2) Best Office Under 20,000 Square Feet for the interior design of PRTM’s New York office, and 3) Best Office Over 80,000 Square Feet for the interior design of PerkinElmer’s corporate headquarters. TRO JungBrannen won a Best in Healthcare award for design excellence for its healthcare architecture on Newton-Wellesley’s Emergency Department addition. Structure Tone, Inc.’s Boston Office was awarded honorable mention in Best Education Design for Northeastern University’s fifth Floor Dana Hall project. TRO Jung Brannen’s 22 Boston Wharf Road received an honorable mention for office space 20,000-80,000sf. Structure Tone acted as Construction Manager for this 50,000sf three floor headquarters relocation. Jones Lang LaSalle was awarded for their outstanding work on PerkinElmer’s 115,000sf office in Waltham. The award was presented to the entire project team, which includes designer and architect ADD Inc, FCI and RDK Engineers. Jones Lang LaSalle served as construction manager.

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Atelier/505 Awarded
Cambridge, MA - The design and development team for Atelier/505, a luxury condominium, retail, and performing arts complex in Boston, recently garnered the Urban Land Institute’s 2008 Award for Excellence. The Atelier/505 team was one of only 10 recipients in North America to be honored with this prestigious award. ADD Inc was managing architect of record in association with design architect Machdo & Silvetti for this mixed used development for The Drucker Company, Ltd. This project transformed a contaminated, irregular 1.16-acre lot in an underinvested neighborhood in Boston’s South End into a mixed use block that has reinvigorated the area.

The for-profit, 103-unit condominium and street-level retail core paid for the shell construction of a 51,019sf performing arts complex for the not-for profit beneficiary organizations (Boston Center for the Arts and Huntington Theater Company) and for the public.
Senate Completes Comcast Center
Architect Richard DeCoste of Dooling & Woodbrier

Shirley, MA - Comcast Corporation has completed its move to a new operations center in Boston. Senate Construction Corporation began the project in January 2008, an extensive remodeling and tenant build-out at the Casey and Hayes facility in South Boston. Comcast Corporation’s operation center now occupies this new 70,000sf facility, employing approximately 200 people in technical and management positions. The facility supports the offices, service, and distribution departments for the metro Boston area.

The architect for the project was Richard DeCoste of Dooling & Woodbrier Associates of Needham.

Integrated Blders Completes Advanstar
Designed by Spangnolo/Gisness

Braintree, MA - Integrated Builders completed a 15,000sf tenant fit-up project for Advanstar Communications, a worldwide media company providing integrated marketing solutions for the fashion, life sciences and powersports industries.

The project included building out work stations, conference rooms and other high-end office amenities aimed at creating a productive, interactive and friendly work environment for Advanstar Communications.

Integrated Builders worked in close collaboration with Boston-based architectural design firm Spangnolo/Gisness & Associates.

Pro Con Inc. Completes Marriott

Hooksett, NH – Pro Con Inc. of Manchester has completed a new Fairfield Inn and Suites by Marriott, at 8 Bell Avenue. The new hotel is owned by Hanish, LLC of Brockton, Mass, and is conveniently located just off I-93 at Exit 9, adjacent to the Manchester/Hooksett border. Pro Con Inc. New Hampshire was the architect and construction manager for the $5.2 million design build hotel.

The three-story, 59-room hotel offers traditional hotel rooms with either king or queen beds and some suites with living areas and small kitchenettes that include a microwave, mini-refrigerator and coffee maker. The hotel’s amenities include an indoor pool and fitness room, a morning breakfast bar and a lounge area with a fireplace.

Pro Con Inc. began site work on the project in July 2007 and completed the hotel in time for the 2008 summer vacation season.

Acella Completes Retail Building
RGB Architects

North Attleboro, MA - Acella Construction Corporation has recently completed the construction of a 22,000sf retail building in North Attleboro.

The 22,000sf structural steel frame retail building added two tenants to the already successful North Attleboro Marketplace, which is owned by Carpionato Properties, Inc., a Johnston, R.I.-based real estate development company.

North Attleboro Marketplace is a new super power center anchored by Lowe's Home Improvement, Circuit City, Bed Bath & Beyond, Joann Fabrics, DSW, and Dick's Sporting Goods.
Pro Con Completes Office Building

Portsmouth, NH – Pro Con Inc. has completed a 53,000sf Class A office building at 155 Borthwick Avenue - West. Pro Con Inc. was the architect and construction manager for the $4.9 million design build project. The Kane Company of Portsmouth developed the building’s first phase, 155 Borthwick – East in 2003 and engaged Pro Con Inc to design the expansion building in 2007. The 155 Borthwick Avenue office is adjacent to the Portsmouth Regional Hospital.

The steel framed building has a brick façade with ribbon windows and a curtain wall window system at the corners of the building. A dramatic two-tiered canopy provides shelter over the main entries, with brick & metal accent piers anchoring the entrances. The building offers a below-grade parking garage with 36 spaces for tenants and visitors.

The three-story office building has an enclosed three-story connector tying the new building to the existing three-story office building on the same site and enabling people to walk between the two buildings without venturing outdoors. The connector has a full curtain wall façade, allowing for maximum natural light to filter into the space and allowing for dramatic views of the landscaped property and the horizon.

Pro Con Inc. also provided design build tenant fit-up services for the building’s third floor, which has been leased to Portsmouth Regional Hospital’s new Center for Rehabilitation and Wellness. The hospital has moved its cardiac and physical therapy rehabilitation services to the newly designed space, which opened in July.

The 17,000sf rehabilitation center offers 14 treatment rooms for hand, speech and physical therapy; three pediatric gymnasiums; cardiac and physical therapy areas; and a 10 x 8 foot aquatic therapy pool with a 6-foot deep end and whirlpool jets. The balance of the space is being leased by The Kane Company Brokerage Group.

Building Completed for Canpro

BKA Architects - Built by Callahan

Lakeville, MA. - The successful completion of the development by Canpro Investments Ltd. of a third office building designed by BKA Architects of Brockton, located on 30 Riverside in the Canpro Lakeville Corporate Park in Lakeville, has been realized. Construction was done by Callahan Inc. of West Bridgewater.

The new two-story building is designed to blend with the first building, designed by BKA Architects in the mid-1990s. Working closely with the client during the initial phases of the project, the resulting design called for the use of a combination of brick exterior materials, similar to those used in the first building, with lighter colored brick accents.

Additional exterior accents were created through the use of off-white brick around the windows. The 30,000sf building is expected to accommodate between six and seven tenants. The floor plans were developed to maximize the leasing possibilities and easily accommodated the asymmetrical floor layout required for the first tenant.
Rhino PR Adds Four

South Hamilton, MA - Rhino Public Relations announced the addition of four new account executives to the firm.

Emme Hertz brings over 10 years of experience to Rhino Public Relations. With a specialization in the A/E/C industry, she also has experience working with non-profit, corporate, and high-tech clients. Previously she was the director of marketing for Copley Wolff Design. She has provided creative consulting services in San Francisco, Miami, London, Seattle, and Boston.

Monique Klares has more than 19 years of marketing communications and public relations experience in technology, healthcare, A/E/C and publishing. Prior to joining Rhino Public Relations, she was public relations group director at SGW Integrated Marketing Communications.

Christa Mahar joins the firm with over 25 years of public relations and marketing experience within the architecture, engineering and construction (A/E/C) industry. Most recently she was an associate and the director of marketing for Gund Partnership in Cambridge.

Michele Spiewak has over 10 years of public relations experience in the technology and architecture/design fields, with firms such as Art Technology Group (ATG), Shandwick International and Sasaki Associates. Most recently, she was a freelance writer and public relations consultant focusing on non-profit organizations.

Metro Walls Hires Miron

Manchester, NH - Metro Walls Inc., announced the addition of Joe Miron to its estimating team.

He will be responsible for estimating and sales for commercial projects throughout New England.

He brings many years of experience in this field.

Ribeiro Registered Architect

Margulies & Associates announced that Alvaro Ribeiro, an architectural designer with the firm, has earned his architectural registration.

Ribeiro has more than eight years of experience with commercial and residential projects. He contributes strengths in design, 3D modeling and extensive experience in construction administration.

Ribeiro recently completed work on the LEED-certified renovation and re-design of a 345,000sf facility in Quincy for Blue Cross Blue Shield of Massachusetts, and is currently working on the interior architectural design for a new 505,000sf office tower in Boston. His additional project experience includes commercial office interiors for OneBeacon Insurance, Pioneer Investments, and Allaire Corporation.

Cutler Appoints John Almy

Worcester, MA - Cutler Associates, a design and construction firm headquartered in Worcester, has named John W. Almy to the newly-created position of business development manager.

He will focus on establishing and maintaining relationships with key clients, real estate brokers, and community officials within the corporate and industrial marketplace.

Almy has more than 20 years of experience in sales and marketing within the construction and commercial real estate industries.

Sloan Newly Licensed Architect

Portsmouth, NH - Todd Hanson, principal at JSA Inc., an architecture, planning and interior design firm, announced that Caleb Sloan, AIA, an architect in the Portsmouth office, has passed the Architectural Registration Examination (ARE).

Sloan has oversee over $30 million in healthcare projects and has more than 13 years of industry experience.

Linbeck Promotes Dan Harvey

Lexington, MA - Linbeck announced the promotion of Daniel Harvey of Canton, current safety manager for the New England Region, to Linbeck Group, director of safety services.

In this role Harvey will be the overall administrator of Linbeck’s safety and loss prevention services program, covering all regions nationally.

Linbeck’s exemplary safety program has been recognized by the Associated General Contractors (AGC) of America, as one of the top three general contractors in the country, with over 700,000 man-hours, in their safety excellence program in four of the past five years.

Secinaro LEED Certified

Raymond, NH - Rob Secinaro, a project manager for Jewett Construction Co., Inc. of Raymond, was recently certified by the U.S. Green Building Council as a LEED AP.

Secinaro is the second of Jewett’s personnel to achieve the LEED AP certification, and helps the company achieve one of its goals of promoting design and construction of eco-friendly buildings and sites.

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New LEED Professionals at Pro Con

Manchester, NH – Pro Con Inc of Manchester announced that four additional members of the company have achieved the LEED Professional Accreditation.

Pro Con Inc,’s, new LEED professionals are: Nick Isaak, AIA, senior project architect, in the architectural division; Braden Hunter, draftsman in the architectural division; Michael Davey, project manager in the construction operations division, and Rick Davies, senior project estimator in the pre-construction services division.

“We are very pleased that so many of our employees are becoming LEED accredited professionals,” said James Loft, AIA, senior vice president of Pro Con Inc. “Green building design is becoming an increasingly important component of both design and construction.”

Leathers Chairman of the Board

Boston, MA – GEI Consultants Inc. announced today that its board of directors has named Frank Leathers, P.E., as its next Chairman, replacing Richard Westmore, P.E., a long-time GEI veteran who remains active with the company as senior vice president and senior principal. Leathers also continues to serve as president of GEI. Leathers joined GEI in 1974 as an entry-level geotechnical engineer and was named president in 1999. As president, he has focused on building a strong leadership and management team that can carry the firm into the future. During his tenure the company has grown from approximately $26 million in revenues with 200 employees to $60 million revenue and 350 staff in 2007.

EYP Adds Six New Employees

Boston, MA - Einhorn Yaffee Prescott, Architecture & Engineering, PC, announced the addition of six new employees.

Gary Strickland joined the office’s HVAC group as a Senior Engineer. He is a licensed professional engineer in eight states.

Kathleen McKenna joined EYP’s growing Energy team.

Fred Sellars Joins ARCADIS

Lowell, MA - ARCADIS, an international consulting and engineering company, announced that Fred Sellars has joined their team as vice president.

As a nationally recognized expert, with 30 years of experience, Sellars provides his expertise to clients in energy facility siting and licensing and transactional due diligence. In his new role he will provide clients with responsible project management and leadership of multidisciplinary siting and licensing projects for power plants and transmission lines, including the development of project strategy, management of staff, client and agency interactions, project budgets and schedule, as well as technical aspects of projects.

He has successfully licensed more than 50 energy projects - including over 10,000 MW of electric generating capacity. He has also directed transactional due diligence projects covering facilities on six continents and acquisitions involving over 100 power generating facilities.

Susan Boyle Joins GEI

Boston, MA - Susan Boyle has joined GEI Consultants, Inc. as senior environmental practice leader. Formerly she was a sustainable redevelopment expert and assistant commissioner in the New Jersey Department of Environmental Protection, and former chief operating officer of the National Brownfields Association.

Boyle helps lead GEI’s environmental practice while expanding the firm’s presence in New Jersey, metropolitan New York, Connecticut, Pennsylvania, Washington, DC.

Jewett Adds Two

Raymond, NH – Jewett Construction Co., Inc. recently announced the addition of Katie Russo and Christopher King. Russo was hired as administrative and marketing assistant. She has three years of experience as a construction project administrator.

Christopher King, the most recent member of their team, has been named project superintendent. He brings with him over 20 years of experience in the construction industry.

Davis Adds Three

Boston, MA - The Davis Companies announced that three real estate executives have joined the firm’s senior management team: Jordan D. Warshaw, director of acquisitions and development; Kenneth J. Richard, chief financial officer; and David B. Currie, general counsel.

Warshaw joins The Davis Companies to lead their new business development activities. He specializes in complicated mixed use developments and redevelopments, as well as reviewing and analyzing potential acquisitions and development projects, structuring and negotiating debt and equity financings, negotiating asset sales, managing permitting and zoning efforts, and negotiating major leases. He spent 11 years with The Drucker Company.

Richard brings 30 years of finance and accounting expertise, primarily in the real estate industry, to The Davis Companies as its new CFO and will be spearheading projects like the deal completed recently to acquire a $75 million portfolio of first mortgage loans on commercial properties in five states from a major national banking institution.

Most recently Richard was senior vice president and CFO at A.D. Makepeace Company, in Wareham. He previously served as VP and CFO of both The Bacon Companies and The Codman Company.

Currie has been a member of the legal profession for 19 years, primarily working on real estate, including finance, development, leasing, construction, mergers and acquisitions. Currie also has significant experience in the areas of healthcare and acquisition of financial instruments. Prior to joining The Davis Companies as general counsel he was corporate counsel at Whittier Health Network and Senior VP and general counsel at CareMatrix Corporation.

Jonathan Davis, CEO of The Davis Companies, announced that he and business partner Paul Marcus were launching separate ventures in Boston.

R.H. White Hires Ransom

Auburn, MA – The R.H. White Construction Company has hired Lee Ransom for the newly created position of business development manager, Northern Region.

Ransom comes to R.H. White with over 20 years of experience in natural gas distribution in the areas of field operations, corrosion control, engineering, and sales/project management.

He will operate out of R.H. White’s Merrimack, NH office and be responsible for expanding existing business operations in New Hampshire and Northern Massachusetts.
Hartford, CT - Diversified Project Management (DPM) has hired Erin Murphy and Chris Francis as assistant project managers. They will work from DPM’s office in Hartford.

Murphy has six years of design, construction and move management experience. She previously worked as a designer for Cyr Woodworking and Kaestle Boos Associates.

Francis has over a year of construction and move management experience. Prior to DPM, he worked for Holzner Construction, acting as a site manager where he was in charge of a crew to ensure that all phases of the construction process ran smoothly, on time, and within budget.

Hoffmann Architects Promotions

Hamden, CT - Hoffmann Architects, a Hamden architectural and engineering firm specializing in the rehabilitation of building exteriors, announced two staff promotions: Jason A. Griffin, PE has been promoted to project engineer in their Washington office, and Bradley Carmichael has been promoted from project coordinator to project manager in New York City.

J.M. Coull Personnel Announcements

Maynard, MA - J.M. Coull announced the promotion of Robert Hennessy to assistant project manager and the addition of three new employees to its staff: Garret St. Onge, assistant project manager; Jesse Wilbur, lead carpenter; and Matthew Maciel, Carpenter.

Hennessy formerly worked in the field with J.M. Coull. He joined the accounting department as a project accounting coordinator in September of 2007 and he has been promoted to the position of assistant project manager.

St. Onge comes to J.M. Coull with more than 10 years of experience in the construction industry focusing on project engineering and management. Working within the construction group, he will be responsible for preparing project information, bid documents, specifications and for maintaining client relations.

Wilbur has extensive experience in carpentry and all aspects of interior and exterior remodeling. Most recently he owned and supervised a remodeling business specializing in residential construction.

Carmichael has spent several years in the construction industry. He also spends his time as a volunteer member of the Pepperell Fire Department. He has experience in welding, landscape design, carpentry, heavy machinery and residential design/build additions.

Thalken Joins Tighe & Bond

Westfield, MA - Tighe & Bond, Inc. announced that retired Colonel Curtis L. Thalken has joined the firm. He recently served as Commander of the New England District of the U.S. Army Corps of Engineers, where he directed over 700 employees with an annual budget exceeding $210 million.

Responsible for all aspects of the Federal government’s engineering efforts, Thalken was in charge of the operation and maintenance of 31 dams, two hurricane barriers and the Cape Cod Canal. He was also accountable for all regulatory programs under Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act, allocating Corps resources to provide environmental safeguards to protect waterways and wetlands while allowing for necessary economic development.

Thalken brings over 25 years of hands-on experience in permitting, designing and managing construction projects to the firm.

Two Join DPM

for Cyr Woodworking and Kaestle Boos Associates.

Francis has over a year of construction and move management experience. Prior to DPM, he worked for Holzner Construction, acting as a site manager where he was in charge of a crew to ensure that all phases of the construction process ran smoothly, on time, and within budget.

SG&A Personnel Announcements

Boston, MA - Spagnolo Gisness & Associates, Inc. (SG&A) announced two new senior associates and eight associates within the firm.

Named senior associates were sr. project manager and health care design specialist Med Manoochehri; and director of interiors Howard Thompson, AIA, IIDA, LEED AP.

The firm’s new associates include project architect, Jonathan Baron, AIA, LEED AP; sr. interior designer, Gable Clarke, IIDA, LEED AP; project manager, Peter Darby, AIA; project architect, Nat Finley, AIA, LEED AP; job captain, Ken Klapper; sr. designer, Mike Tulipani; IT manager, Bill Fleming; and controller, John MacGillivray.

Four Join Lee Kennedy Co.

Quincy, MA — Lee Kennedy Co. has hired Rollin Morse as chief estimator. With over 35 years of construction experience, Morse has amassed an extensive portfolio of work that spans nearly every market sector. He joins Lee Kennedy Co. from Cutler Associates, where he served in the same capacity.

Steve Edsall has joined Lee Kennedy to direct the company’s award-winning safety program. He will manage all aspects of the program. Edsall previously served as safety manager for A.J. Martini, Inc.

SG&A Sr Associates Med Manoochehri (l) and Howard L. Thompson

Tim Chamberlain will direct sales initiatives in the commercial and healthcare/life sciences sectors. Chamberlain has over 10 years of experience in New England real estate. Previously, he served as the director of development for New Boston Fund.

Mike Hamill has joined the company to manage their portfolio of healthcare and life sciences construction. Hamill comes to Lee Kennedy Co. from Columbia Construction, where he served as a project manager. He also served as a superintendent and project manager at Whiting-Turner.
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AGC of Mass Upcoming Programs:

Associated General Contractors of Massachusetts will hold its opening program of the year on September 24, 2008, at the Seaport Hotel, Boston - Reception at 5:30 p.m. followed by dinner and the program.

Benjamin Breslau, VP, director of research, Americas for Jones Lang LaSalle will be the guest speaker.

The AGC and OSHA will recognize six firms who have shown a tremendous commitment to safety on the job site. Bovis LendLease, Commodore Builders, Consigli Construction, Lee Kennedy Co., Skanska USA Building and Suffolk Construction Company will receive the award recognition.

Construction Law Series 8:00am - 12:30pm
Thursday, October 2
Getting Paid in Construction – Strategies and Tactics – Aimed at preserving a contractor’s right to payment.

October 16
Current Issues in Construction Industry Insurance
Concerning insurance products, coverages and practices for the construction contractor

October 30
Best Practices for Difficult Project Closeouts
Strategies and tactics for closing out a difficult project


NATIONAL ASSOCIATION OF INDUSTRIAL PROPERTIES, INC.

NAIOP/BBJ Business Conference:
Wednesday, October 15, 7:15 - 12:00 Noon
NAIOP will present, along with the Boston Business Journal, a business conference exploring the enormous impact of key global trends on the Commonwealth. Global Trends, Local Impact - Changing the Way Massachusetts Does Business

Eric Rosengren, president of the Federal Reserve Bank of Boston, will serve as the keynote speaker. He will be followed by two panels discussing select trends in more detail:

* Boston’s Place in a Shifting Global Economy
* The Tidal Wave: Environmental and Energy Policies 2012

For questions please contact Pauline Rand at 781-453-6900 or via email at information@naiopma.org

SMPS Boston

Member Appreciation Event and Pool Party, Thursday September 18, 2008 6 - 9 p.m.
Boston Beer Works
112 Canal Street, Boston, MA

This event is FREE for members and $40 for non-members. Please email Julie Brown at julieb@perrydean.com.
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Recently, the first day of classes for freshmen at a Connecticut university made the morning news as a traffic advisory item for motorists traveling up and down one of the state’s busiest highways. Apparently, this year’s class was the largest in the school’s history—a trend that will be repeated at schools across the nation—meaning increased rush hour traffic for this particular morning. A growing consequence of the increase in college enrollments is a shortage of campus housing. For colleges experiencing record growth in enrollments, the most expeditious way to address the resulting housing crunch—short term and long term—is to utilize the design-build delivery. See story page 22.