Focus:

Interiors

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Margaret Neil Joins Consigli

Milford, MA - Consigli Construction Co., Inc. announced that Margaret Neil has joined the company as director of its newly-created Project Services Group. The new department brings together pre-construction, mechanical/electrical coordination, scheduling, building information modeling, and design specialists to assist with project planning and enhancement of the client experience.

Neil comes to Consigli from Shawmut Design & Construction, where she was VP of client development. Previously, she served as director of marketing for the Associated General Contractors of Mass.

Neil is involved with New England Women in Real Estate (NEWIRE) and is the representative on Gov. Deval Patrick’s Zero Net Energy Buildings Task Force.

Murphy to Address MOHA Conference

Springfield, MA - David A. Murphy, P.E. will be presenting the keynote address at the Massachusetts Health Officers Association’s 41st Annual Education Conference on October 29 at the Mass Mutual Convention Center in Springfield.

Murphy will provide a global perspective on public and environmental health by discussing his nearly three years in Indonesia, with his family, overseeing disaster recovery operations in the aftermath of the 2004 tsunami.

He is an associate of Tighe & Bond, and currently works as a senior project manager out of the company’s Worcester office.

Gouveia Named to ‘40 Under 40’

Boston, MA - Jeffrey Gouveia, Jr., executive vice president and general manager at Suffolk Construction Company, Inc., has been named to Boston Business Journal’s prestigious “40 Under 40” annual listing of the area’s brightest business executives who have established themselves as leaders in their respective fields.

Gouveia, at age 39, has become one of the most successful construction executives in New England. He began his career at Suffolk at age 23 and spent his first eight years with the company establishing Suffolk’s successful Florida division.

In 2006, he was promoted to executive vice president and general manager for Suffolk’s largest construction team dedicated to residential, hospitality and commercial projects in Boston.

Browne Joins NAIOP Mass. as COO

Fran Shifman Retiring at End of Year

Needham, MA - NAIOP Massachusetts announced that Melissa J. Browne has joined the chapter’s staff as chief operating officer, responsible for overseeing all chapter operations including membership, marketing, and programming, as well as chapter administration.

She replaces outgoing COO Fran Shifman, who will stay on staff to assist with the transition.

Formerly a Sr. VP, partner, and the director of marketing & research at Colliers Meredith & Grew, Browne has long been a member of NAIOP, working closely with NAIOP staff on several major events and programs including serving as co-chair of NAIOP’s highly successful 2006 Bus Tour.

With more than 25 years of experience working and volunteering in the commercial real estate industry, Browne brings with her a wealth of skills, including marketing, event planning, and volunteer management, all of which have prepared her for the unique role of an association COO.

"We are very fortunate to have a person with such strong experience and leadership skills join our staff as COO," said CEO David Begelfer.

Outgoing COO Fran Shifman will remain on staff as needed, providing training and support in order to assure a smooth transition during NAIOP’s busy fall season.
NAIOP Massachusetts $145,000 for Charity

Stow, MA – Despite turbulent economic conditions and a continuing credit crunch, the members of NAIOP Massachusetts raised a record-setting $145,000 for charity this year at the 20th Annual NAIOP Charitable Golf Tournament, Benefiting Heading Home (formerly Shelter, Inc.).

The tournament brought 500+ commercial real estate professionals out for a day of golf, networking, and fundraising. The money raised this year brings the chapter's total donations over the past two decades to more than $1.25 million, making NAIOP the largest single contributor to Heading Home.

“We know that in tough times, the problems that lead to homelessness are only magnified,” said David Begelfer, CEO of NAIOP Massachusetts. “Our Charitable Events Committee and all our members pulled together to make sure that not only did we meet last year’s number, but we exceeded it. I am proud of their hard work, and of the work Heading Home does every day in our community.”

Greenway District Study RFP

Boston, MA - The Boston Redevelopment Authority issued a Request for Proposals to seek a consultant team that will prepare a planning study for the creation of a Greenway District in downtown Boston.

The study will develop urban design and planning principles for a new Greenway District and will examine potential development opportunities, identify and define height, density, and use guidelines, and develop scenarios for future development in the area.

Consigli Distinguished Citizen

Milford, MA - The Knox Trail Council of the Boy Scouts of America has named Anthony M. Consigli, president of Consigli Construction Co., Inc., as the recipient of the 2008 Distinguished Citizen Award, which is presented to individuals who have excelled in their chosen careers and attained an exceptional level of achievement in personal leadership and success.

Consigli, who represents the fourth generation of the family, has led the company in its transformation from a small general contractor to a 400 person organization overseeing highly complex work across New England. Headquartered in Milford, the company has offices in Portland, ME and Enfield, CT.

Consigli recently served as chairman for the Associated General Contractors of Massachusetts, and is actively involved with numerous organizations, sitting on the board of directors for the Milford Regional Medical Center Foundation and Preservation Massachusetts. Anthony has also previously served as an Executive Board member of the Knox Trail Council.

Join the Steel Fabricators of New England

SFNE is the only organization that represents steel fabricators and allied companies that serve the building and bridge construction markets in New England.

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- Legislative advocacy and protection
- Meeting and program discounts
- Networking
- Quarterly newsletter

To get a membership application go to: www.ssfne.org/join.

For assistance or for more information call: Catherine Flaherty at 603-766-7363.
Carpenters Get OK for HQ Facility

Boston, MA - Mayor Thomas M. Menino recently announced that the New England Regional Council of Carpenters received approval for its proposal to develop an existing industrial building at 750 Dorchester Avenue into its new regional headquarters and training facility.

The project proposal, which includes converting the building from a two-story to a three-story structure, was voted on and approved by the Boston Redevelopment Authority Board of Directors at its September 9 meeting.

The new 75,000 sf building will include union offices, a bank, and an eye care center for union membership as well as an apprentice training/trade school, which will train approximately 2,000 students each year. The headquarters is expected to be fully operational by early 2010.

Currently, the site consists of an abandoned commercial/industrial building that formerly housed the Archdiocese laundry building and most recently was used as a food manufacturing and blending plant.

For employers in the final phases of choosing a candidate, the due diligence of reference checks is a must. While some past employers might want to keep things to cut and dried information, like start and end dates and salary, others may be persuaded to provide additional, important information. By asking the right questions and really listening to the answers, that new hire selection could be made a lot easier.

OK, so what types of questions can you ask references? Surprisingly a wide range. Sample queries might include the candidate’s title and responsibilities while at his/her former place of employment. That way you’ll find out if the resume in front of you is on the up and up. See if you can find out if the person you’re interested in hiring was promoted at this previous place of employment. You can also ask about the effectiveness of working and/or management style and how he/she got along with other employees, including company higher ups. How did this person handle the pressures of the job; what were his/her strongest and weakest points; did he/she perform well as a team member; these are all perfectly legitimate questions to ask former employers.

You can also ask if there were any problems with tardiness or a high rate of missed days. And don’t miss out on this opportunity to ask about performance evaluations. Chances are this reference point person did performance reviews for this individual – ask if there were any areas in which he/she needed significant improvement. You may choose to describe the position you’re considering this candidate for and ask if it seems like a good match for him/her.

While you have this willing “informant” on the line, delve a little deeper and ask why this individual left – that’s a perfectly legitimate question. You might also ask the past employer if he would hire the candidate again. A little hesitation or an immediate response could be a great “tell.”

And, don’t be afraid of trying the “curveball.” If everyone says nothing but outstanding and excellent things about your candidate in waiting (or is being a bit evasive), you may be wondering how honest or complete the information is. Consider throwing a curve to a reference. Suppose, for example, that your candidate tells you that he earned $75,000 a year at his last job. When checking a reference, try something like this: “I understand that Bill earned $125,000 at his last job. Is that true?” The answer may tell you a great deal about the level of honesty that you are getting from these individuals.

And, on that subject, it’s also a wise idea to speak to a number of people not on the candidate’s reference list, particularly if the job requires specific skills or is a top management position. Excellent reference resources can be found through professional associations – think of the number of networking sessions you attend over the course of a year. Regardless of the industry you’re in, that “it’s a small world” adage probably applies. Chances are good the candidate you’re interested in hiring is a known quantity. By speaking with an objective party about this prospective new hire, you’ll get a much more impartial picture than by focusing only on his/her hand-selected references.

Employers who are experienced in providing reference information are often fairly closed mouthed and do their best to confine input to specific questions asked. It could be, though, that there is additional information they’d like to share, but have yet to be asked about. A simple, “is there anything we’ve covered that I should know about?” is a good open-ended approach to tying up any loose ends to reference checks.

The more you know about a candidate as they enter your doors, the less likely the need to escort them out the door down the road.
Metzger Honored

Boston, MA - HMFH Architects announced that principal George Metzger, AIA has been honored with the Richard M. Brescia Award in recognition of his long-standing service to the non-profit organization, Cambridge and Somerville Program for Alcoholism and Drug Abuse Rehabilitation (CASPAR).

Metzger served for eight years as president of the board of CASPAR, Inc.

Groundbreaking for New School – Gilbane PM

Taunton, MA – A ceremonial groundbreaking recently marked the start of construction of the City of Taunton’s new middle school.

Ceremonies also included a ribbon cutting for phase I of the project, a new artificial turf sports field and new running track at Taunton High. The track and field replaces the existing field and track, which have deteriorated over their 32-year life. The construction at the track and field took place concurrent with the planning for the middle school construction.

The new middle school will accommodate up to 550 students in a 60,000sf, three-story facility addition to the high school. The Parker Middle School addition will allow the school to function independently, providing all the required program areas, while the central heating plant and other services will remain shared.

The high school renovation portion of the project will include significant renovations within the existing high school facility, including all required code upgrades, reconfiguration of spaces to meet the school’s program, new roofing, replacement of some windows, all new electrical systems, a new fire protection sprinkler system, a new entry to the school, abatement of any remaining asbestos in the building, and renovation of the HVAC systems.

Completion of the middle school addition is expected for the beginning of the 2009-2010 school year. The high school renovations will continue until 2011.

At just over $112 million anticipat-ed project cost, the undertaking is the city’s largest construction expenditure to date. Gilbane Building Company of Boston is providing program management services for the project, including construction oversight and coordination.

The project architect is Design Partnership of Cambridge, and the construction management for the project is a joint venture of Bacon and Agostini Construction Companies.

USI Awarded Mass Trial Court

Medford, MA - USI has been awarded a recent project for the Massachusetts Trial Court - 4040 Mystic Valley Parkway.

The approximately 55,000sf project includes complete demolition back to shell condition and full installation of new VAV rooftop equipment, VAV/FPT terminal boxes, new ductwork distribution, constant volume rooftop equipment, heat recovery equipment, and a Liebert system. The project completion date is December 2008.

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Current Landscaping Projects Include:

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- West End Residences - Turner Construction
- 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
- C/T 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 Hackle Memorial Park - The Salvation Army
- C/T Wharf District Park - Cashman Construction
- Boston Children’s Museum - Shawmut Construction
- Bogarta Casino Expansion - Yates/Tishman
- Liberty Mutual, NH - William A. Berry
Tighe & Bond Recognized

Westfield, MA - Tighe & Bond was recently recognized by the engineering industry as one of the top 50 “Best Civil Engineering Firms To Work For” in the nation.

The annual competition, sponsored by CE News, is based on business practice data collected from hundreds of participating firms, including feedback solicited through an employee survey.

Companies were ranked based on factors such as career development and growth opportunities, compensation, benefits, training and professional development, firm culture, company practices, performance and recognition, and recruiting/retention. The firm ranked 29th overall and 12th among mid-sized firms.

Tighe & Bond was also named among the top 20 “Best Environmental Services Firms To Work For,” ranking fifth overall and first among mid-sized firms.

RFQ for Design of New Facility

Boston, MA - Mayor Thomas M. Menino announced that the City has released a Request for Qualifications for the design of the new municipal office facility to be located in the heart of Dudley Square in Roxbury. The site, acquired by the City in 2006, includes the former Ferdinand’s Furniture store and Guscott buildings. The historic façade of the Ferdinand building will be incorporated into the new municipal office facility.

The competition seeks proposals for a state-of-the-art municipal building that meets the highest environmental standards. It must have high-tech, flexible office space that will better connect residents with city government and community and retail space to keep the Dudley Square area vibrant and active. An important component of the building program should include space for public meetings, community gatherings, and a day care facility so that the building can remain active after work hours.

Designers with experience in public buildings and green buildings are encouraged to participate. The City’s aspiration is that the building will exceed the City’s current LEED standards. Respondents to the RFQ will be reviewed and a shortlist of five teams will be created to compete in a design competition. The five teams will be reviewed by a jury consisting of internationally recognized design professionals and Dudley Square stakeholders. The jury will rank the five teams, and the winning team will have the opportunity to negotiate a design services contract with the City of Boston.

Proposals are due by October 30, 2008.

Canstruction Sculptures Raise $30K

Providence, RI - Six sculptures that teams of architectural and construction professionals designed and built from about $30,000 worth of canned goods became food recently when the exhibitors disassembled their creations to donate to the R.I. Community Food Bank.

The exhibit was the second Canstruction Rhode Island event that the Young Constructors Forum of the Rhode Island Associated General Contractors and the American Institute of Architects of Rhode Island have organized under the auspices of the Society for Design Administration as a joint public service activity.

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Boston, MA - Jones Lang LaSalle Incorporated, an integrated financial and professional services firm specializing in real estate, has been named project manager by The Home for Little Wanderers for its new Children and Family Center at 161 South Huntington Ave. in Jamaica Plain.

The project team consists of the architectural firm Einhorn Yaffee Prescott Architecture & Engineering P.C. and construction manager Suffolk Construction.

The 71,000sf multi-building campus on 3.5 acres, which is currently in the design and zoning permitting stages, will feature a new state-of-the-art Children and Family Center to accommodate The Home’s extensive community-based services. The new facilities will address some long-standing deficiencies with the existing buildings on the Jamaica Plain campus. The plans include a residence for 40 children, an elementary school, a gymnasium, a cafeteria, and a community services building.

Jacksonville, FL - JC&A recently supported a local wish granted by the Make-A-Wish Foundation of Massachusetts. The wish was a vision inspired by six-year-old Ethan Lent, a Rowley, Massachusetts native who was diagnosed with AML, a form of leukemia, in 2007.

“I wish to have a pirate-themed tree house,” said Ethan. A small request from an amazing child who spent four and a half months as an inpatient at Children’s Hospital Boston before receiving a bone marrow transplant from his younger brother.

The Make-A-Wish Foundation reached out to JC&A and asked for its help in making Ethan’s wish come true. Mike Crowther, vice president of JC&A, met with the Lent family to discuss Ethan’s pirate ship and a timeline for completion. Armed with the sketch and ideas, the team at JC&A, headed up by Crowther, general superintendent Barry Ledin; superintendent Mike Flemming and lead carpenter George Smith, eagerly started building Ethan’s wish.

With the help of other generous local supporters, including National Lumber and Moynahan Lumber, JC&A completed Ethan’s tree house in two weeks.


JC&A Supports Make-A-Wish Grant

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Geothermal Energy

Geothermal energy is heat that comes from the earth. Beneath the earth’s crust is hot magma, which heats the earth just below the surface to a constant temperature of close to 50 degrees year-round. Because the internal temperature of the earth is constant, it is warmer than the air in the winter and cooler than in the summer, thus encouraging use not only for heating but also for cooling. Geothermal energy is used to heat homes and businesses throughout Iceland and many other countries, and it is a growing choice for home and business owners in the United States. While the initial cost of installing geothermal systems is significant, the energy savings it provides are enormous.

Continued from previous page

tems, using geothermal heating and cooling as well as innovative lighting and temperature control systems.

Featuring a cupola system that allows for natural ventilation on the upper floors of the building, the design features extensive daylighting, eliminating the need for most electric light during the day.

Because it is situated at the edge of the woods with bedrock ledge lying just beneath its foundation, it is removed from the main heating. It was necessary to find an alternative source of heating and cooling.

“The process of capturing geothermal energy at Proctor Academy required drilling a series of wells that are 500 feet deep through which water will be pumped. During the winter this water will be prewarmed by the earth’s internal temperature of roughly 50 degrees, and a heat pump inside the dormitory will further warm it up to 120 degrees,” says Project Manager Todd Thompson.

Likewise, in the summer, the temperature of the ground will provide a constant flow of cool refreshing temperatures into the dormitory.

The EPA estimates that the use of geothermal heating can save up to 70

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Words from the Architect

“There are many important national programs encouraging owners, designers, and builders to increase their environmental awareness and performance. We applaud the progress these programs have made, but, for us, it is not enough,” states Fred Urtz, AIA, President of Lavallee Brensinger Architects. “We believe that real, sustainable design should not be prescribed by lists, or measured against old standards. Truly sustainable design must be an integral part of the process; part of every decision, a voice in every discussion. Once we fully embrace sustainability as integral to every facet of the design and construction process, we will succeed in designing wonderful places for people that are gentle on the heart.

Urtz
The Devil is in the Details

By Roger Kaufman, Environments at Work and Dave Meneely, ProAV

Building out a new office space can be a logistical nightmare when you are dealing with the needs of both audio/visual systems and office furniture. How do you integrate the two with ease, while running your business at the same time? If you’re in a crisis, or working within the confines of daily critical and ultra-time-sensitive situations, you don’t want to expend the time and energy on projects that someone else can handle for you.

The true and successful art of adapting is not a reactive measure or process; in fact, it is a carefully orchestrated process, down to the last detail.

Working out the arrival and installation of technology and furniture becomes much easier when there are open lines of communication, and a good working relationship. For example, Watertown, Mass.-based Communispace creates private online customer communities that allow companies to listen to the voice of their customer to drive real business results. Communispace needed an office environment that fostered the creativity and cutting edge ideas of its employees. The challenge was to incorporate a state-of-the-art audio/visual system into the design of the work spaces while maintaining the vision and aesthetic of the space. The success of this project depended on tight coordination between the furniture dealer and the audio/visual designer.

As advanced AV systems become the norm for growing companies, the need for a symbiotic relationship during build-out becomes essential. Unfortunately, for most companies, it is a luxury to have such tight coordination. The Communispace office had unique requirements such as outfitting the café with audio and visual capabilities, allowing the president to address the company with customers and clients linked in via tele-conferencing, allowing everyone to “attend” important corporate events. The conference room has a ceiling-mounted LCD projector and screen, and the room is setup with microphones integrated into the table for audio conferencing, which gives the client the ability to have a boardroom-style meeting while having remote people engaged in the meeting via audio. The projection system was installed with a laptop input at the table as well as a dedicated PC that can be tied in at the rack location. This provides more flexibility to users because you can either load your presentation on the PC in the conference room or bring it with you on a thumb drive. This works very well for presentations by visiting speakers, especially if your IT department prefers that you don’t connect strange laptops to your company network.

The AV system is controlled through one wall-mounted controller to make it user-friendly. The AV system specified required extra ventilation to avoid over-heating so a furniture manufacturer was selected based on its ability to cut holes in the back of the credenzas to accomplish this goal.

“The Communispace culture is so unique, energetic and collaborative, that our expansion into this much-needed space needed to reflect that,” said Gary Arena, chief financial officer of Communispace. “We were able to stay within an extremely aggressive budget and time constraint, and still provide the kind of engaged, focused customer service that is at the core of our dramatic growth.”

Communispace Offices. Photo credit: Gina Degirolamo.
By Elizabeth Fitch Weiss

Both architectural and interior design firms have struggled for decades with the question: Where does interior architecture end and interior design begin and what is the bridge between the two? Defining these two disciplines to clients can be tricky, especially when they are paying for what can sometimes be seen as overlapping services.

Anita Sandberg, associate and director of interior design at Gorman Richardson Architects (GRA), believes there is a bridge between interior architecture and interior design but that bridge has gotten “smaller and fuzzier over the years.” When thinking of an entire building, she sees interior architecture as the macro and interior design as the micro. Sandberg, who works closely with the architects at GRA, believes having interior designers in-house provides opportunities for the two to support each other and give clients “a full spectrum of services.”

Steve Lewis, AIA, GRA’s design principal, agrees: “The two inform each other – architects are focused on the enclosure and, while a good architectural designer is also sensitive to the interiors, interior designers bring a richness and depth to the project.” Lewis is a big fan of having an interior design studio in-house: “You want interior designers to understand your concepts for a space intimately. When you are bringing them in as a consultant, it’s harder to collaborate spontaneously.”

Sandberg points out that interior designers have a greater understanding of spatial issues that relate to work, understanding work flow, and knowledge of the trends that support work. According to Sandberg, it is an interior designer’s overall understanding of programming, test fitting and even a building’s contents that feeds into the design as a whole.

“Every environment has its own unique requirements,” agrees Lewis. He points out that communication between architect and interior designer from the inception of the project is key in order to design a building that reflects its owner’s and users’ needs. Lewis feels it is often the interior designer, working closely with users during programming, who conveys the project’s initial goals, vision, and needs to the architect. He feels the final design is a direct reflection of the interaction between the two.

At the same time, interior design has evolved over the years. The term “interior architecture” is fairly recent and Sandberg recalls that in the late 1970’s and early 1980’s a similar discussion was taking place regarding the differences between interior design and interior decorating.

“Technology has changed everything, from finishes to furniture selection,” Sandberg says. Especially in furniture selection, the merging of technology and systems furniture has created an entire morphing industry that interior designers have to be fully familiar with. Sandberg also points out the need for designers to follow the perceived best practices of architects and interior designers are brainstorming and innovating materials, systems, lighting, finishes – whatever is needed to give a client a responsive building. There is little separation between the two disciplines at that point, says Sandberg.

Ultimately, it isn’t really necessary to define the differences between interior architecture and interior design but it is important to recognize how the two add value to a project. If interior design is the Yin then interior architecture is the Yang that makes a building work for its occupants. One brings form and one brings function. Just as Yin-Yang represents the interaction of two energies, it is that same interaction of energy that bridges the two.

Elizabeth Fitch Weiss is the managing principal of Gorman Richardson Architects. GRA is a 25-person planning, interior design and architectural firm located in Hopkinton, Massachusetts, focused on corporate, life science, institutional and retail facilities; sustainable design, and building envelope sciences.

Bufftree Refits LifeStream’s Offices

Dyer Brown SouthCoast Architects

New Bedford, MA - With the purchase of an existing office building in New Bedford, LifeStream, Inc. turned to Bufftree Building Company for renovations to multiple interior existing office spaces at 13 Welby Road in the city’s north end. “Bufftree Building Company’s construction team was a pleasure to work from start to finish,” said John Latawiec, president and CEO of LifeStream, Inc., a private, nonprofit organization providing a range of human services for residents throughout Southeastern Massachusetts.

The project involved the gut renovation of a recently purchased office building in the city of New Bedford. The architectural firm was Dyer Brown SouthCoast Architects of New Bedford.
TK&A Completes Multi-Tenant Lab

Boston, MA - Tsoi/Kobus & Associates (TK&A) recently completed the 50,000sf interior fit-out for the Immune Disease Institute (IDI) on the third floor of the Center for Life Science Boston (CLSB), located in the Blackfan Research District of Boston's Longwood Medical Area. The CLSB is the country's first speculative, privately owned, multi-tenant laboratory building, offering flexible, cutting-edge research space to leading academic and medical institutions including the IDI, Beth Israel Deaconess Medical Center, the Dana-Farber Cancer Institute and Children's Hospital Boston—without the institutions having to spend their own capital dollars.

The IDI's mission is to advance human health by discovering new knowledge about immunology and inflammation. Ten of its research groups occupy the new space. The design concept for the IDI's facility was based on the needs of the researchers who inhabit the space and the nature of their work. The concept parallels the research process, from the mystery of experimentation to the wonder of discovery, to the translation of findings into solutions.

A blue-ribbed feature on the wall at the reception area conveys movement and suggests the progress of concepts that are explored by IDI researchers. Orange provides a strong contrast and is intended to represent the notion of alternate hypotheses while the white reception desk stands as a sole, circular highlight against the sharp lines that surround it. The window at the end of the corridor draws light into the space and provides a view to the two-story lobby below. This glimpse of light suggests the resolution of scientific exploration—the “eureka” moment.

An active corridor leads to a lounge area that provides a welcoming and dynamic environment for staff downtime. Vibrant colors enliven the space and comfortable seating allows for relaxation. A privacy wall with circular accents playfully expresses depth and detail. The circular designs were inspired by the blood cells that form the basis of the IDI’s research and are represented in the architectural forms and finishes. Accent colors throughout the space provide the researchers with a relaxed but engaging environment in which to interact while taking a break from the more structured laboratory environment. The informal break area will include white boards to allow opportunities for capturing moments of inspiration or for collegial conversations among staff.

Functionally, each research group has its own laboratory, lab support and office areas with offices located as close as possible to the laboratories, which lend themselves to more centralized shared facilities. The laboratories and office spaces on the floor also feature colorful accent walls to incorporate the design concept throughout.

Renovation at Holderness School
Designed by ARC

Holderness, NH - School officials, trustees, alumni and faculty members of Holderness School held a dedication ceremony marking the completion and occupancy of the newly expanded and renovated 400-seat Weld Dining Hall.

The Weld Dining Hall renovation and addition was designed by ARC/Architectural Resources Cambridge, a nationally recognized architectural, planning and interior design firm specializing in educational, science, sports and corporate facilities.

By increasing the capacity of the dining area, the renovated and expanded dining hall now accommodates 400 people for sit-down, family-style meals and up to 475 for special functions. Improving the acoustics of the space has also created an atmosphere conducive to these family-style meals. A new 1,200sf scatter type servery was designed to allow smoother traffic flow at mealtimes, and an upgraded kitchen will improve the quality of the food.

Construction on the $3.1M project started in April 2008 and was completed in 20 weeks. Milestone Engineering and Construction served as the construction manager for the project. Ricca Newmark Design was the food service consultant.

Wise Completes Next Jump build-Out
Harrison Mulhern Architects

Cambridge, MA - Wise Construction Corporation has completed a 22,000sf office build-out for Next Jump, on behalf of the landlord, The Beal Companies, at One Kendall Square in Cambridge.

Construction of the build-out and interior for Next Jump featured loft-style office space with extensive interior glazing, conference and meeting rooms. The facility is also equipped with a fitness center complete with a batting cage.

Harrison Mulhern Architects served as project architect.
O’Connor Upgrades 100 Westminster
Shawmut CM

Providence, RI - O’Connor Capital Partners has begun a major revitalization of the lobby in its downtown Providence “100 Westminster” office building. The 20-story rose-colored granite and emerald-green reflective-glass tower provides more than 360,000sf of prime office space and street-front retail stores in the heart of the city’s financial district.

“O’Connor Capital Partners’ major objective with the lobby upgrade is to provide a first-class corporate environment,” said John J. Macliver, president of MPM Property Management, the Providence firm selected to manage 100 Westminster. “OCP is creating distinct identities for both the 100 Westminster office lobby and the street-level retail stores while solidifying the position of 100 Westminster as the most convenient and desirable office location in Providence.”

Shawmut Design & Construction is the construction manager.

Consigli Completes Library College

Milford, MA - Consigli Construction Co., Inc. has completed a fast-track summer project at Salem State College, overseeing a challenging fit-out of a new library on the school’s historic Central Campus that is targeting LEED Silver certification for existing buildings (EB).

In partnership with ICON architecture, approximately 25,000sf of previously unused space in an academic building on the College’s Central Campus was converted to a modern library setting. The project operated under an extremely tight deadline, as the space needed to be finished prior to students returning to campus. To do this, several creative measures were implemented to meet the schedule requirements.

Awarded in March, the team began demolition and abatement almost immediately. In concert with ICON, Consigli worked to develop early release packages for five major trades (elevator, windows, HVAC, asbestos abatement/demolition and electrical).

By expediting the construction process and using submittals from when the first phase of the building was constructed, the team was able to save valuable time and begin moving the school’s collections into the new space as each floor was completed with new storage racks, study areas, restrooms and wireless networking capabilities, as well as a new elevator to ensure ADA-accessibility.
An Artist at Heart

By Sarah Springer, IIDA, IFMA, LEED AP, Principal / Associate Director of Interior Design, KlingStubbins

Okay, true confessions first. I didn’t start off planning to be an interior designer. No, my heart’s desire back in high school was to be an artist… so off I went to college to study drawing, painting, photography, and sculpture. And as much as I loved it, somewhere along the road to graduation I realized the world was woefully short on wealthy art-appreciating patrons, and that I needed to think about how to actually make a living, but with art still as the focus. The field of interior design turned out to offer much of the same personal satisfaction that my fine art classes had provided. I found it demanded all the identical creative thought processes – developing meaningful concepts, creating geometric compositions, manipulating form and light, and balancing colors, textures and shapes. In addition, the new dimensions of concrete problem-solving and human psychology added a whole delightful series of previously unconsidered challenges. I found I loved it as well. As an interior designer, I’m able to create art that people work in, rather than look at, while still able to integrate other artists’ work into the designs.

Our clients deeply appreciate the value that art brings to their facilities, both in the pieces that hang on the walls and in the design of the “walls” themselves. Good art and architecture can and should be used to support and enhance strategic business goals. Malcolm Forbes once said, “Art gives dimension to the office. It gives a business a credential it wouldn’t otherwise have.”

If a corporation has quality, it might as well be reflected in its outward appearance.” Indeed, how many Fortune 500 corporations don’t have highly regarded art collections (and thoughtfully designed buildings) that convey the ideas, values, and mission of their company?

Arts found that 84 percent of those polled think art evidences the company’s interest in improving the quality of life in and out of the workplace, and over 90 percent would rather work for a company that focuses on art in the work environment. Well, of course! Think about the last wonderful exhibition you saw, and how it opened your eyes to a different way of perceiving the world. Who wouldn’t want to bring some of that inspiration into their workplace as well?

While it’s true that not all companies have the budgets to acquire a classic corporate art collection, financial considerations don’t have to derail the process. Many museums have very affordable lending programs, with the additional advantage of being able to rotate pieces so the art remains continually fresh and inspiring. Art consultants can help you find emerging artists whose work is reasonably priced. And of course, the design of your facility itself is a fantastic opportunity. Let your workplace be the canvas! The physical environment can be as much a part of the artistic experience as paintings on the walls or sculptures in the courtyard.

“Aart gives dimension to the office. It gives a business a credential it wouldn’t otherwise have.”

—Malcolm Forbes

Reimagining an American Treasure

Portsmouth, NH - A “once in a lifetime project” is the way construction manager John DeStefano describes the glamorous new lobby for The Music Hall, the landmark 1878 Victorian theater in the elegant seaport of Portsmouth. The Founders Lobby opened as the theater’s 2008-2009 season kicked off.

The 900-seat Victorian treasure has recently been nominated to the National Historic Register as an historic landmark. Construction manager John DeStefano and his team from DeStefano & Associates worked with TMS Architects’ John Merkle and TMS project manager Nicole Martineau. Lobby designer was Jason McLean.
Andover, MA – Architect Childs, Bertman & Tseckares, Inc, and Erland Construction, Inc. recently celebrated the official opening of the new 36,000sf Dahod Center for Community and Creative Learning in Andover.

The new Dahod Center for Community and Creative Learning has completely transformed the main entrance of the school with its large glass curtain wall façade that will soon showcase artwork done by students. It has added a new 280-seat theater with high-end finishes, like book matched interior wood, and serves as a connector to two existing buildings on campus.

The project also included extensive renovations to classroom space and the existing arts center. One of the prime objectives of the new Dahod Center for Community and Creative Learning was sustainable design. Although the school opted not to obtain a LEED certification, the project team was asked to follow the LEED checklist to make the project as green as possible. Reuse of the site for construction, erosion control during construction, stormwater design, and reduction of light pollution by using full cut-off lights outside contributed to that end.

Renovated Chandelier Unveiled

Philadelphia, PA - After an extensive 13-month renovation project, the Academy of Music’s newly-restored chandelier was unveiled recently at a special public ceremony.

The crown jewel of the Academy’s spectacular interior, the chandelier has been renovated to reflect its original appearance, while keeping and improving its electric lighting system.

The renovation of the Academy’s chandelier was part of a larger project to enhance the auditorium’s lighting in a way that complements the restored chandelier and illuminates other decorative elements, such as the ceiling mural, the medallion of Mozart, and the gilded statues and elaborate woodwork.

The total cost of the project was $1.75 million; to date $1.2 million has been raised.

The chandelier renovation project was overseen by John Trosino, senior associate and senior project director of interiors of KlingStubbins in Philadelphia. The renovation work was done by Mathieu Lustre-rie –a firm specializing in the creation, reproduction, and restauration of gilded bronze and crystal chandeliers, sconces, and lamps—in its workshops in southern France.

As a result of the restoration project, the chandelier returns as the breathtaking focal point of the auditorium and can be seen the way it was originally viewed,” said Academy President Joanna McNeil Lewis. “I hope that every person who encounters this splendid chandelier is awestruck as the audience that first gathered at the Academy of Music in 1857.”
Erland Completes WSC Dorms
Architects Prellwitz/Chilinski

Westfield, MA – Erland Construction recently completed life safety system upgrades and renovations to two dormitories at Westfield State College. Teaming with the architectural firm, Prellwitz/Chilinski Associates, Inc. of Cambridge, Erland finished this summer slammers – the second of a multi-year series of summer slammers on the campus – in just three months.

This phase of the multi-year long project included renovations to Courtney Hall – a student residence – and to Dickinson Commons, an extension of Dickinson Hall that serves as a student activities and lounge area. Erland upgraded the fire and life safety systems and performed several architectural upgrades to Courtney Hall including installing new acoustical corridor ceilings, new light fixtures, and a new lobby/security desk, and painted the corridors. Renovations at Dickinson Commons consisted of a new kitchen and large common area, as well as renovating the restrooms and replacing the existing roof. The project also included adding new 80KW generators at both Dickinson and Davis Halls, replacing outdated existed equipment.

Performing Arts Center Completed
Consigli CM

Hardwick, MA - The Eagle Hill School in Hardwick and Consigli Construction Co., Inc. have completed the Cultural Center at Eagle Hill, a 43,000sf facility that will make the school a destination for premier performances from both community players and national sensations.

The Cultural Center houses the Abby Theatre, a 457-seat proscenium theatre that features high-end acoustical sound and stage communication systems, green room and dressing rooms for performers, cinema-quality projection system, wireless microphones and a steeply raked house that allows all patrons to become a part of the performance.

The Center includes a 500-seat dining and function hall, art exhibition spaces, classrooms and computer labs for visual and graphic arts, a music classroom and recording studio, a 2,000sf woodshop, 900sf of art studio space, reception areas, an outdoor patio and an outdoor amphitheater.

Consigli’s own self-perform workforce built the building’s foundation, and installed millwork, siding, windows and doors.

School Renovations Complete
Marinance Architects

Rindge, NH - Eckman Construction completed work on Jaffrey-Rindge Middle School and Conant High School in time for the return of students to classes this fall. The project was started in May, 2007, and included an addition, extensive renovations, and a new athletic field and track.

An enclosed walkway previously connected the middle and high school buildings, and has been replaced by a new, two-story classroom wing. Students and staff moved into most of the addition last spring. The gym has a new floor sporting an oriole logo, and an expanded middle-school cafeteria provides almost twice as much lunch space.

Less noticeable, but just as important, are the major upgrades Eckman completed to the mechanical and electrical systems of the middle school.

The project was designed by Marinance Architects of New Hampton.

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Tappé Finishes Middle School
Stella Construction GC

Melrose, MA - Tappé Associates has finished the new Veterans Memorial Middle School in Melrose. The new 221,000sf high performance, CHPS certified school houses up to 900 students, and acts as a civic center with facilities available to rent by the community.

The new school, designed by Charlie Hay of Tappé Associates in Boston, addressed many site specific needs, one of the primary ones being flood prevention. The general contractor was P.J. Stella Construction Corporation of Wakefield.

The original school, which had stood for over 70 years, experienced significant flooding, and as a result the plan called for demolishing the old school, while implementing a site waste management plan to recycle or salvage and reuse major building components of the original building, and constructing the new facility on the same site.

The design worked with the existing, adjacent high school and complemented it by creating facilities that are available to all of the students, grades 6-12, including a 900-seat theater and varsity athletic facilities complex. The central focus of Tappé’s design is two multi-story, sky-lit atrium spaces that act as lobbies for the theater, gym, cafeteria, and school administrative offices.

The school’s CHPS certification (the nation’s first green building rating program especially designed for K-12 schools) also comes on the leading edge of what will likely be one of three green standards for new school projects receiving federal funding. Overall, the Veterans Memorial Middle School has been designed to reduce future operational costs, maintain durability, allow for flexibility, and reduce energy consumption and water use. The City has supported this endeavor and has increased initial capital expenditures beyond the state reimbursement to support this cause.

Montserrat New Dorm and Arts Center
Windover Construction and Siemasko + Verbridge Architects Collaborate

Beverly, MA - Demolition of the old buildings is complete and foundations are underway for a new residential village in the heart of downtown Beverly for the Montserrat College of Art.

The project, which features the latest in green building materials and practices, is being delivered under a design/build collaboration between Windover Construction of Manchester and Siemasko + Verbridge Architects of Beverly.

The project is a unique grouping of two-, three-, and four-story buildings designed to blend with the surrounding neighborhood. A modern steel and glass connector serves as gathering space for students, as well as an art gallery for exhibitions. The lowest level is designed as flexible studio space allowing use in a variety of art mediums.

The project design integrates the historic architectural fabric of the surrounding homes with new “green” technologies and the modernistic flare of a creative art college.

A geothermal heating and cooling system will utilize ground-source heat pumps in lieu of the more conventional rooftop heating and cooling towers.

In addition to the state-of-the-art building systems and the use of environmentally friendly materials, Windover will divide the building construction into a series of modular units, allowing many of the major building components to be constructed off-site in a climate controlled environment.

Montserrat College of Art’s new residential village will be completed in August 2009, just in time for students returning in the fall.

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Hartford, CT - Officials from Sport & Medical Sciences Academy (SMSA), and the City of Hartford recently attended the ribbon-cutting ceremony for SMSA. The 158,000sf building became home to 725 students when it officially opened on August 25, 2008, for the 2008-2009 school year.

Designed by DuBose Associates Architects, the $71 million project is considered a major success. “With the help of the construction manager and architect, SMSA is a landmark project completed under budget while exceeding most of its program goals,” said Joe DeSanti of Diggs Construction, program director of the School Construction Program.

The project will likely be $2 million - $3 million under budget. Forty-three percent of the workforce were women and minorities and 30 percent of the workforce were Hartford residents.

Officials took a tour of the school’s coursework, nine science labs, a gym that holds 1,000 people, two fitness centers and the field house that includes a rock-climbing wall. The school is one of 11 new academies in Hartford with more than 500 students enrolled in each.

SMSA Ribbon-Cutting Ceremony

Erland Completes College Complex

Springfield, MA - Erland Construction recently completed construction of the new Wellness Center, Field House, and Athletic Training/Exercise Science Complex for Springfield College. The buildings opened in early September in order to accommodate the school’s first day of classes.

Totaling 160,560sf, the project consisted of three different components. The new 93,820sf Field House includes a 200-meter, six-lane track surrounding four multipurpose courts, plus strength and conditioning facilities and other features.

The new 36,000sf Wellness Center features two large exercise rooms with state-of-the-art equipment; a polymer cement climbing and bouldering wall; fitness testing laboratories; four multipurpose teaching/activity spaces; and faculty offices. The 18,900sf Athletic Training/Exercise Science Complex includes classrooms, laboratories, and research space.

The three separate buildings are interconnected and also adjoin the Physical Education Complex and Art Linkletter Natatorium, so that students will not have to go outside when traveling from one portion of the complex to another.

Erland Completes College Complex

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Exit Planning for Your Future

By Bob O’Hara

A recent nationwide survey of construction owners indicates that an estimated 24 percent of all construction company owners intend to opt out of their business within the next five years, either through an internal transfer or an outright sale. Of that significant number, 50 percent of those responding were unsure or unaware of techniques for transferring or selling ownership; not surprising since a transfer or sale can take a long period of time to transpire and requires a comprehensive action plan.

When it comes right down to it, there are but five ways to exit a business – sell to a third party, sell to a family member, sell to key employees, die owning the business, or liquidate the company.

The business owner’s goals – identified in a logical and well thought out way – are the basis for any exit planning process. There is no right or wrong answer in how you exit your business; it is all driven by what is important to the individual owner.

An exit planning advisor is necessary to help guide you through and coordinate the process. In addition, a team of other advisors, including an attorney, CPA, and financial advisor can assist you through an exit plan. And a written document that spells out your exit objectives – financial and otherwise – is also imperative.

To select an exit path, identify your most important objectives, both financial and non-financial. Internal and external considerations impact an owner’s choice of exit. External considerations include business, market, or financial conditions. If selling “right now” is not necessary, a business owner may opt to wait a couple of years to avoid dealing with an anemic market.

“How much is my business worth?” and “What is its marketability?” are two important questions to answer. An experienced appraiser active in the merger and acquisition marketplace can provide an accurate answer, largely based on your company’s financial statements.

Whether you intend to transfer your business to someone within the company or sell to a third party, demonstrating financial stability is a crucial step in establishing a successful exit. What really matters is how much your business is worth and if it will provide you with enough money to maintain your lifestyle after you no longer have ownership of the company.

Evaluating various tax consequences is also important. This assessment will include several factors, such as the form of business entity and any changes that must be made. This is another area where that team of professionals can help.

For construction company owners seeking to sell to a third party, there are both advantages and disadvantages. On the plus side, if the business is properly prepared for sale, you can get the majority of your money at closing. Immediate cash translates into less risk down the road. Another advantage – if the market is “hot” for your business, you may receive more cash than anticipated. As with most things, timing is everything when selling a business. That’s why you should have an investment banker or business broker on your team if you plan on selling to a third party.

Ultimately, your exit plan must integrate your exit desires – when you want to leave, how much money you want for the business, and who you want to own the business. With the proper guidance and realistic expectations, your exit plan could be the start of something very good – for your future.

Bob O’Hara is president/CEO of O’Hara & Company, founded in 1995 to address the growing need for entrepreneurs to create a comprehensive exit strategy from their businesses. O’Hara & Company hosts an educational Web site for business owners at www.exitplanning-edu.com. The company is located at One Old North Road, Ste. 101 in Chelmsford Mass. For more information visit www.ocharaco.com or call 781-294-4530.

Addressing Skilled Labor Shortage

Rocky Hill, CT - Addressing ongoing shortages of skilled construction labor, Connecticut contractors are taking workforce development issues into their own hands, developing in-house programs to train talented workers in specialty fields.

Working with the Rocky Hill-based Construction Education Center (CEC), four contracting firms have launched trade education classes in ironworking, pipefitting, carpentry, and concrete finishing construction trades over the past year.

According to Patricia Torres, director of the CEC, the lack of workers stems from changes in education trends. Greater numbers of students are choosing to attend two- and four-year colleges or universities instead of trade apprenticeship programs.

“Our industry needs to recruit nearly a quarter million new workers each year at a time that the pool of potential workers is declining,” says Torres.

At Cianbro Companies in Bloomfield, pipefitters are being trained through an in-house apprenticeship training program designed with CEC, and the company is awaiting approval on its new carpentry training program.

Before a company can begin a certified program it must undergo a rigorous process that includes curriculum development, course syllabi, and verification and/or certification of instructor credentials. As a National Center for Construction Education and Research Accredited Training Site, the CEC utilizes standardized curriculum to meet training and contractor needs.

“In-house training programs are a win-win situation for employer and employee alike,” says Colleen O’Hara, Cianbro’s Southern New England regional training coordinator.

Employees participating in the in-house training programs are engaged in a traditional apprenticeship program, which combines 2,000 hours per year of on-the-job training with a minimum of 144 hours of classroom teaching.

Apprentices are paid fair market wages during their training period, with regular salary increases as they reach OJT milestones. With successful completion of the full program, students earn a journeyman’s designation from the Connecticut Department of Labor, and will have secure employment in high-demand fields.

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IES Toolbar

Integrated Environmental Solutions (IES) announced the availability of a plug-in to Google SketchUp, a free, easy-to-learn 3D design tool from Google. This plug-in, known as SketchUp toolbar, is part of the SketchUp application and gives direct access to all of IES’s tools: VE-Ware, VE-Toolkits and the full VE Virtual Environment.

For many architects and other professionals in the building design industry, this level of integration is what they have been waiting for – it allows empowering energy, carbon, daylight and solar analysis, and much more to be undertaken at the touch of a few buttons, right from the earliest stages of the design process, where the maximum difference to sustainable design can be achieved.

The plug-in is compatible with both the free and pro versions of Google SketchUp.

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Pro Con Completes Hammondswood

Brookline, MA – Pro Con Inc. has completed Hammondswood at Chestnut Hill, a new luxury residential condominium community located in the heart of Chestnut Hill. Boston Development Group of Newton Centre was the developer and the Architectural Team of Chelsea was responsible for the conceptual design.

Pro Con Inc. of Manchester, NH was the architect of record and construction manager for the project.

The development’s design incorporates a combination of Federal style and Greek revival style of architecture, both prevalent in Boston residential architecture in the early 1800s and complements the existing architecture in the Chestnut Hill neighborhood. The design features oversized Federal style windows and engaged columns at the top floors and the porches.

The exterior of the buildings is a mixture of brick and clapboard with white trim. Hammondswood at Chestnut Hill is comprised of two intimate buildings offering 59 luxury condominium homes. Each condominium has a distinctive single level floor plan that offers unique designs with two-three bedrooms, two-three baths, and most with an office or den. The buildings are connected by an underground parking garage.

The condominium homes, ranging in size from 1,045 to almost 3,000sf, include stainless steel appliances, Romeo and Juliette balconies, selections of hardwood and cabinetry, granite and marble surfaces, nine-foot ceilings, and crown moldings. Hammondswood at Chestnut Hill also features a fitness room, concierge services, additional private storage, and a deeded underground parking space.

Pro Con Inc. provided extensive pre-construction services and assisted Boston Development Group in evaluating the financial implications of proposed designs, alternate materials, and various construction methods in order to ensure that the owner’s expectations were met for a quality product within a reasonable budget. Utilizing a critical path method (CPM), PCI generated a realistic construction schedule for the development.

Progress on Upper Boylston Street

Boston, MA – Celebrating the opening of 1330 Boylston Street, a mixed-use residential, commercial and healthcare building, at its ribbon-cutting ceremony, Boston Mayor Thomas M. Menino welcomed new residents to the Fenway neighborhood, lauded the progress made in revitalizing upper Boylston Street, and announced that Samuels & Associates would soon begin permitting a new mixed use project in the neighborhood.

“Bordered by the Emerald Necklace and home to Fenway Park, the Fenway neighborhood is one of the most diverse and energetic in the city. For too long, upper Boylston Street has been little more than a major thoroughfare with automobile oriented uses which served as a barrier to, rather than a catalyst to, neighborhood development and cohesion,” Mayor Menino said. “Steve Samuels has been a great partner to this neighborhood – and we can see the results today in the opening of 1330 and look forward to seeing additional new project proposals in the near future.”

The Mayor announced two new updated design concepts for the triangle of land in Fenway bounded by Boylston Street, Brookline Avenue, and Park Drive:

- Development of a “New Street” paralleling Yawkey Way, thereby creating more appropriately scaled blocks between Yawkey Way and Park Drive.
- New Street would connect to Overland Street providing access to the proposed Parcel 7 development and continuing to Beacon Street.

- The reconstruction and activation of Van Ness Street, allowing Van Ness Street to serve as a front door to additional mixed use development with a wide variety of street level retail activity. Van Ness Street today is a little used road that serves largely as access to parking and unloading activities associated with buildings fronting on Brookline Avenue and Boylston Street.

These design concepts are part of a larger transportation improvement plan for the neighborhood that are being funded by the Commonwealth through the 2007 economic stimulus bill, which allocated $55 million for roadway and transit improvements for the Fenway, LMA and Kenmore Square.

1330 Boylston is a $140 million mixed use project developed by Samuels & Associates. The building includes 215 residential homes, 15,000sf of retail space and 90,000sf devoted to the Fenway Community Health Center for their new state-of-the-art home. The health center is expected to open its new facility in a 10-story portion of 1330 Boylston in early 2009.
Precast Meets High-Profile Luxury

The Renaissance, Shelton, Connecticut

By Rita Seraderoian, executive director, Precast/Prestressed Concrete Institute Northeast

When R. D. Scinto, Inc., sought to create a noteworthy structure that would become the centerpiece of an existing development in Shelton, Conn., the commercial real estate development company turned to precast concrete.

The decision resulted in The Renaissance, a 17-story luxury residence that employs 138,800sf of architectural precast cladding. Coreslab Structures (Conn.) Inc., of Thomaston, Conn., produced the precast elements.

The Renaissance includes 10 stories of rental units, six stories of condominiums, a rooftop pool, fitness center and other amenities. In fact, the high-profile building has already become the focal point of Corporate Park, a large, mixed-use development that includes seven commercial buildings, parking structures, restaurants, a highly regarded sculpture garden, and more.

R. D. Scinto, Inc., a $200 million organization, operates a portfolio of more than 2.5 million square feet of space. Robert D. Scinto, the company’s chairman, believes The Renaissance will come to be known as a landmark.

Designing a “showcase”

Scinto said he wanted to create a showcase for Corporate Park – what he called a “generational type of investment.” Because The Renaissance was designed to be the focal point of a large development and to house upscale tenants, the building’s aesthetics were critical.

“Class ‘A’ tenants only go to class ‘A’ buildings, so we needed to create a design that appealed to those tenants,” Scinto said. “With precast, we were able to achieve a very sharp design architecturally and to maintain a degree of flexibility.”

Scinto said he envisioned an exterior that would give the appearance of limestone. He also wanted to create sharpness at the building’s corners and incorporate elements designed to create shadow-play that would result from the building’s southern exposure.

In fact, the project architect for The Renaissance, Stephen Forneris, AIA, said the developer came to the project with a very strong understanding of precast systems. Forneris said the choice of precast enhances the building’s performance over time without forfeiting aesthetics.

“When you can go with limestone when you can have something like this that will function much better?” Forneris said.

Forneris said he was amazed at the flexibility that precast offered during the design process. Architectural precast panels offered an almost endless number of textures, colors, patterns, and finishes.

The inherent flexibility of precast enabled the project management team to achieve a number of aesthetic effects. In addition, precast concrete offered benefits during construction. For example, Scinto called the construction time “phenomenal.”

“When you can put the skin on a 150,000sf building in five or six weeks, like we did with The Renaissance, there’s nothing that compares to that,” Scinto said.

Scinto also noted that precast offers a cost benefit when compared with some alternatives like glass, which is more expensive and involves a longer construction period. He also said that precast enables the developer to avoid the staging and waterproofing necessary.

Scinto pointed out that precast also offers “single-source accountability.” Because the producer is so integrally involved with the project, that producer bears responsibility for any challenges that arise – an important benefit to the developer. Scinto said Coreslab’s performance on The Renaissance and on other R.D. Scinto projects has been excellent.

“People tell me it’s in another league,” he said. “There isn’t another product like this in the state of Connecticut.”

Developer Robert D. Scinto used a precast exterior to create sharpness at The Renaissance’s corners and incorporated elements designed to create shadow-play.

Precast concrete provides significant long-term benefits for projects like The Renaissance, including durability and low maintenance. With precast, Scinto noted that his company can avoid some of the long-term maintenance required with some other materials — for example, repointing windows in a brick building. In addition, architectural precast panels can help improve energy efficiency, which helps to rein in costs and also benefits occupants.

“When you have six inches of con-
Bridgewater, MA - Callahan, Inc. recently completed interior fit-up projects for Boston Properties. Name Media, Opinion Dynamics, and Delessert Financial, were three separate tenant fit-ups designed by Wilson Architectural Services of Waltham. A fourth was Avedro, designed by Dyer Brown of Boston. All are located at City Point in Waltham. The projects consisted of flooring, paint, ceilings, MEP upgrades, and other tenant specific finishes. These projects were completed in April 2008, and have a combined dollar value of $769,000.

Four more fit-ups were also completed in Waltham at Reservoir Place. Observant, Information Resources, and Danka were completed in June, July, and September respectively. All were designed by Wilson Architects. Metavante, designed by Dyer Brown, also was completed in September. All four projects combined totaled approximately $1 million, Metavante being the largest. This was a full MEP finish and fit-out of an existing 17,000sf core and shell, and ran on a very tight schedule of six weeks. All projects had similar scopes of work consisting of new finishes and MEP upgrades.

Callahan, Inc. is a full service construction firm, specializing in construction management, general contracting, design build, and preconstruction services. Callahan’s corporate office is located at 80 First Street, Bridgewater, Mass. 02324. For more information on its office interiors division, please contact Stephen Callahan at (508) 279-0012 or visit www.callahan-inc.com.

Callahan’s fit-up construction services utilize a value engineering approach for the property owner while balancing the tenant’s requirements and requests with realistic time frames and budgets.

In performing office, retail or industrial fit-up, Callahan emphasizes attention to detail and provides construction quality of the highest standard. Callahan provides clients with detailed budgets that facilitate building standard costs and substantiate the scope of the work. Callahan will fit-up buildings to suit each client’s unique business needs and help them reflect their desired professional image, with workspaces that are comfortable, spacious, and conducive to a productive business environment.
Elliot At River’s Edge Care Center
Eckman/Suffolk, a Joint Venture

Manchester, NH - Elliot Health System and the Anagnost Companies have selected Eckman/Suffolk, a joint venture, as general contractor for construction of the Elliot at River’s Edge ambulatory care center. The Eckman/Suffolk joint venture consists of Eckman Construction Company, Inc. of Bedford and Suffolk Construction Company, Inc. of Boston.

The ambulatory care center will be located on the former Jac Pac site off Queen City Avenue in Manchester. The 236,000sf, four-story facility will include the city’s first Urgent Care facility, as well as the Elliot 1-Day Surgery Center, diagnostic imaging, breast health, endoscopy, pain management, physical rehabilitation, pulmonary rehabilitation, laboratory services, durable medical equipment, and more.

An 800-car parking garage is also included in the plans for the $87 million project.

Nearly 250 new jobs are expected to be created at the facility when it opens in 2010. In addition, Eckman/Suffolk is contractually obligated to hire only New Hampshire subcontractors and labor for the construction project.

“We are committed to ensuring that the community benefits from the Elliot at River’s Edge on all fronts,” says Doug Dean, President and CEO of Elliot Health System.

Erland CM for New Nursing Home

Chelsea, MA - The Chelsea Jewish Nursing Foundation – an organization that has provided skilled nursing and residential care since 1919 – recently named Erland Construction, Inc. of Burlington Construction Manager for its new skilled nursing home.

When it’s completed in 2009, the six-story skilled nursing facility will feature 10 houses, each with 10 bedrooms clustered around an open kitchen and living area. Modeled after the Green House style created by Dr. William Thomas, residents of each house will enjoy home-cooked meals prepared in their own kitchen and served at a common table near their rooms.

A separate clinical support team – including nurses, social workers, therapists, medical directors, nutritionists, and pharmacists – will visit the houses regularly to provide services as needed.

The Leonard Florence Center will complete the senior housing campus on Admiral’s Hill in Chelsea, joining the 69 units of affordable assisted living at the Cohen Florence Levine Estates and the 36 studio apartments at the Florence and Chafetz Home for Specialized Care.
NAIOP Members Flex Their Muscles

Boston, MA – More than 50 members of Boston's commercial real estate community spent an afternoon sorting, lifting, and packing almost 18,000 pounds of food at the Greater Boston Food Bank for NAIOP's Community Service Day, held on September 24. Through their efforts, they helped the Food Bank provide more than 11,000 meals to needy families throughout the region, sorting an average of 261 pounds per volunteer!

“This was a wonderful opportunity for NAIOP to roll up their sleeves and work together to fight hunger in our area,” said NAIOP's CEO Melissa J. Browne.

“Participating in NAIOP's Community Service Day provided us with a fantastic opportunity to give back to the Greater Boston community,” said Peter Standish, senior vice president at Northland, who came with 12 co-workers.

BMRC Announces Top Donors

Boston, MA - The Building Materials Resource Center (BMRC), a Roxbury nonprofit that makes donated building materials available to low- and moderate-income homeowners and the general public, recently announced the names of its top donors of materials in 2007. They include designers, construction companies, manufacturers, and retailers throughout the Boston area and beyond.

Outstanding donors for 2007 are Boston Cedar & Millwork of Holbrook, Dalia Kitchen Design of Boston, Fitzgerald Tile of Woburn, Heritage Modular of Needham, Massachusetts General Hospital of Boston, Metropolitan Bath of Reading, Metropolitan Cabinet & Countertops of Norwood, Roma Tile of Watertown, Signature Kitchens of Waltham, South Shore Habitat for Humanity of Braintree, Van Millwork of Bellingham, Wolfers Lighting of Allston, and Yale Appliance & Lighting of Dorchester.

GZA Opens Providence Office

Providence RI - GZA GeoEnvironmental, Inc., a national environmental and geotechnical consulting firm, has relocated its Providence offices to 530 Broadway Street. The new expanded office space will accommodate the staff of more than 50 professionals, allowing for expansion as the firm continues its growth in RI.

The office serves industrial, commercial, financial, public service, and government clients from around the area.

EPA estimates that by 2010, the savings from energy-efficient investments will reduce the annual greenhouse gas emissions in the U.S. by 2.4 million tons – the equivalent of the pollution produced by 1.7 million cars.

New Life Sciences Initiative

Somerville, MA - Arrowstreet announced its collaboration with Dan Winny Architect to create a new life sciences initiative. The pairing combines the years and depth of experience of both firms to offer architecture, planning, interior design, and environmental graphics services to owners and developers of life science facilities.

Brookstone Gets National Guard Project

Newington, NH - Brookstone Builders, Inc. of Manchester was awarded a maintenance and renovation project by the NH Air National Guard in Newington. The scope-of-work will involve the updating of an existing hangar at the Pease Air National Guard Base. Portions of the structure’s roof will be updated, and another section completely removed and replaced. New insulated doors will also be installed throughout.

Jack Boardman of Brookstone Builders, Inc. will be the project manager.

Jewett Partners with Energy Star

Raymond, NH - Jewett Construction Co., Inc. has recently become an Energy Star Service and Product Provider. By partnering up with Energy Star, Jewett has access to resources and training designed to assist in developing energy management solutions for its clients.

As a provider of energy-efficient services, Jewett is improving the energy performance of its clients through upgrades and implementing proven energy management strategies. Clients can strive to earn the Energy Star label for their buildings and positively impact their operating expenses and shareholder value.

EPA estimates that by 2010, the savings from energy-efficient investments will reduce the annual greenhouse gas emissions in the U.S. by 2.4 million tons – the equivalent of the pollution produced by 1.7 million cars.
Raymond, NH - Jewett Construction Co., Inc. sponsored a Boy Scout Benefit Golf Tournament in September that brought in over $43,000 in receipts, a record for this tournament now in its 28th year. Jewett’s 11th year as tournament sponsor brings the total of Jewett Construction’s efforts at fundraising for this tournament to nearly $323,000.

Craig Jewett, president of Jewett Construction, supports scouting. He served as chairman of the golf tournament committee and assisted the Historic District throughout the planning, fundraising, and event day. He notes, “It is a pleasure to work with such a wonderful group and to provide for the youth of this state. We love doing it.”
New Haven, CT - Imagine taking a portion of a medical research building constructed in the 1920s and converting it into a state-of-the-art sustainable lab without destroying its historic character or disrupting the daily routines of its occupants, while conforming to national standards for LEED certification.

Such was the challenge presented to New Haven green architectural firm, Svigals + Partners, by the Yale University School of Medicine in 2004. The project in question, the first floor of Sterling Hall’s I-Wing, was completed in September 2006 at a cost of $6.8 million and awarded LEED-CI Gold certification in late spring 2008.

It is the second laboratory renovation at the Yale School of Medicine on which Svigals + Partners has collaborated and the second to be awarded LEED Gold. The first, the third floor of Sterling Hall’s C-Wing, set a national precedent as the country’s first LEED Commercial Interiors (CI)-certified renovated lab. It also established the standard by which all lab renovations at Yale and elsewhere in the country would be judged henceforth.

According to Robert Skolozdra, project architect and partner, Svigals + Partners, the I-Wing first floor project pitted the firm’s ingenuity and sustainable design expertise against the realities of the school’s early 20th century architecture, which was never originally intended to contain advanced utility, communication, or fire protection systems; nor world-class facilities housing Zebra fish, PCR tools, DNA analyzing equipment, electron microscopes, or mass spectrometers.

“The 19,816sf space, now used by Yale’s Genetics Department, was initially characterized by 12-foot floor to floor spaces (compare that to today’s typical 15-foot commercial spaces); single-glazed windows; minimal HVAC systems; and antiquated and/or non-existent plumbing, fire protection, telephone, data and electrical systems,” Skolozdra stated.

The revamped I-Wing space consists of four large, open-design wet bench laboratories. Previously underutilized rooms have been converted into efficient laboratory space with new modular casework, glass partitions, and state-of-the-art mechanical and data systems.

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Norwalk, CT - ADP Service Corp. Of Norwalk recently completed the following projects:

- Advantage Sales, 501 Merritt 7 - 4th floor: A 25,000sf tenant fit-up completed in just under 10 weeks. Complete demolition of existing space. Features include exposed concrete decks and floors, DIRTT office fronts, multiple carpet insets and complex curved soffits. Bavier Design was the architect.

- FactSet, 601 Merritt 7 - 1st, 2nd, 3rd, 4th Floors & Plaza Level: Two-Phased project - Initial phase was 126,000sf tenant fit-up completed in three months. Project cost was over $17 million. The job included Italian glass office fronts, extensive drywall soffits & ceilings, full data center, twin 600 kw EM generators, 20 independently AC units for LAN rooms and conference rooms, full video conference room, training rooms, custom stainless steel/glass ceilings at lobbies and reception area. Roger Ferris & Partners out of Westport was the architect for FactSet. The second phase was construction of kitchen and base building main lobby renovation - over $3 million in work including new stone flooring, reception desk, revolving entrance door, stainless steel kitchen equipment, walls and ceilings, and building extension for cafeteria seating area.

- Virgin Atlantic, 55 North Water Street, Norwalk: A 16,000 sf tenant fit-up completed in just under 10 weeks, extensive value engineering required to reduce costs from $1.8 million to $1.3 million. The architect was Bavier Design.
BWK GC Chosen for Church Renovation

Marlborough, MA - BWK Construction Co., Inc. has been selected to serve as the general contractor for the renovation of Immaculate Conception Church in Marlborough. The design team is led by Angelo Petrozzelli of Design Partnership, Inc., who is also collaborating with BWK Construction on the ground-up construction of a Parish Center at St. John the Evangelist in Chelmsford.

The primary focus of the Immaculate Conception project has been to increase accessibility for the parishioners. The installation of a passenger elevator allows for handicapped accessibility to all levels of the Church. The challenge has been to seamlessly integrate a visually obtrusive elevator hoistway with that of the stained glass windows and the granite that adorn the exterior of the Church, as well as the extensive millwork on the interior.

The entrance to the elevator vestibule mirrors the entryway on the opposite side of the Church with a matching slate roof and Chelmsford Grey granite stonework.

The MEP systems have been updated throughout with a new gas-fired HVAC system, fire alarm system, light fixture package and additional toilet rooms.

Immaculate Conception Church is a splendor of soaring spires, detailed stonework and meticulously crafted millwork.

Words From The Architects:
"Our project for the Immaculate Conception Church in Marlborough, MA, includes a complete renovation of the lower Church. St. Mary and St. Ann Parishes of Marlborough have been joined with Immaculate Conception Parish. Since the inception of the project, it has been Fr. MacEwen's and our team's wish to integrate precious holy artifacts from these two Churches into the new design/construction process, wishing to unite God's people under one roof at the completion of the project. Included in the renovation is a chapel area with new pews and a function area, as well as upgrades of the toilets and the addition of a unisex toilet, a complete ceramic tile floor throughout, oak wainscot paneling along the walls, and 100-year-old, German-made stained glass windows from St. Mary Parish. Some furnishings from St. Ann Parish include the altar with The Last Supper stone panel on the altar face; the entire sacristy from St. Ann Parish is to be reused in the new sacristy at Immaculate Conception. New lighting and sound system will be provided throughout. Also included in this renovation is a modest modification to the upstairs Church, increasing the gathering space at the main entrance to the Church."

– Angelo Petrozzelli, Design Partnership Architects, Inc. of Haverhill, MA

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High-Profile: Awards

Nominations Sought for Ethics Award

Deering, NH – Nominations are currently being sought for the 13th annual New Hampshire Construction Industry Ethics Award.

The award is presented to “the individual, business or organization that, through its words and deeds, best demonstrates a commitment to upholding the highest ethical standards in construction.” The award carries with it a handsome plaque and $1,000 cash contribution to the recipient’s charity of choice.

Nominations will be accepted through December 8, 2008, with the recipient to be announced in April.

Guidelines for nominating deserving individuals and/or companies may be obtained by contacting the award’s sponsor, David W. “Woody” Wood via phone at 800-439-9663; fax 603-529-3180; or e-mail: woody@wordsfromwoody.com.

Hoffmann Awarded Grand Prize

Hoffmann Architects, Inc., an architecture and engineering firm specializing in the rehabilitation of building exteriors, received the Grand Prize from the Society for Marketing Professional Services (SMPS) in the 2008 National Marketing Communications Awards.

The firm’s promotional campaign for 2007, “Thirty Years of Innovative Solutions,” garnered First Place in the Small Firm Division, and the entry was also honored with SMPS’s Grand Prize, the Best in Show Award.

The prize-winning campaign included the company brochure, commemorative posters, chocolate bars, a postcard series, and the Hoffmann Architects JOURNAL, a technical newsletter. When evaluating the materials as a unified program, the jury commented: “Great Message.”

The award competition was one of the SMPS’s most competitive to date, with the winners selected from hundreds of entries.

Harriman Receives AIA Maine Award

Portland, ME – Harriman recently received an Honor Award from the Maine Chapter of the American Institute of Architects, for its design of the Maine Heart Surgical Associates office building. The design of this 7,000sf building is meant to project a sense of the cutting edge technology used in the field of cardiac surgery today, as well as an environment that is warm and inviting to patients and visitors, while blending with a neighborhood that is residential, commercial, and institutional.

Harriman has offices in Auburn and Portland, and Manchester, N.H.

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First LEED Building of its Kind in the U.S.

Central New Hampshire will soon show further evidence of an important commitment to environmentally responsible architecture. The new Automotive Science and Technology Center at Manchester Community College is designed to be the City's first LEED Certified Building and the first for the Community College System of New Hampshire. In fact, the facility will be the first LEED Certified automotive training facility in the country.

The facility, designed by Lavallee Brensinger Architects and built by Jewett Construction Co., Inc., will support the College's growing automotive technology programs and be the first new construction on campus to meet the American College and University Presidents Climate Change Commitment. Manchester Community College President Darlene Miller pledged to create a comprehensive action plan for the campus to move toward climate neutrality. This commitment demands a sharp reduction and eventual elimination of all the College's global warming emissions, and accelerates educational efforts to equip society to re-stabilize the earth's climate. The new Automotive Science and Technology Center will be the first major step toward this commitment.

Designed to achieve a LEED Certified rating as guided by the U.S. Green Building Council, the Center will incorporate a variety of strategies to increase energy efficiency and reduce environmental impact. Some of these strategies include a rainwater collection for flushing toilets and urinals, to reduce potable water demand, a daylight harvest system using 48 tubular skylights designed to turn off electric lighting thus saving electricity, in-slab radiant-heating for better thermal comfort, high-efficiency boilers and heat recovery units, as well as solar panels to heat water.

“The new Automotive Training Center is a terrific example of how to design a building that is highly functional, energy efficient, environmentally responsible, as well as cost-effective,” said Chris Drobat, principal-in-charge for Lavallee Brensinger Architects. “This could not have occurred without the dedication and integrated effort between the College, the architectural and engineering team, and the construction manager.”

Beyond the design features of the building, sustainable technologies will also be implemented during the construction process, which begins this month. Jewett Construction will target a minimum of 90 percent recycling of on-site construction waste, and will implement an indoor air quality management plan to ensure a healthy environment for contractors working in the building and those who will occupy the building. For areas outside the facility, a pollution prevention plan will address minimizing overall construction impact on the site.

“We are happy to have the opportunity to work with the owners and architects to prove that you can build a project that is sustainable and LEED® Certified – within a previously established budget.” said Randy Overbey, LEED Accredited Professional and project manager for Jewett Construction.

While other highly sustainable buildings exist in the state, including the Primex Office Building in Concord and the new Pondside III Residence Hall at Keene State College, both which are LEED Silver Certified and designed by Lavallee Brensinger Architects, the Automotive Science and Technology Center employs several new systems and strategies. As with the other LEED Certified projects, the Automotive Science and Technology program will be making changes to raise awareness for students and building occupants. All cleaning agents used by students will be water-based and biodegradable, and there will be a designated area for recycling items such as metal, aluminum, paper, and glass. This ongoing education and awareness is an important element in the sustainable design movement as new materials are utilized and lifestyle changes are required.

The Center will be a showplace that is environmentally conscious, learning-friendly, and cutting edge for automobile technicians. The proposed 70,000sf building, to be constructed in two phases, offers opportunity to explore advanced technologies and alternative fuels,” describes Marc Bellerose, Manchester Community College automotive technology department chair. “Our developing program will integrate areas that raise awareness for students and the industry. Sound, environmentally friendly practices and a green facility will be a fundamental part of the future of our programs.”

The facility will consist of four drive-in laboratories, each with a capacity of 12 vehicles, several drive-in classrooms, and component laboratories, that will allow students to focus on specific systems of a vehicle, like transmissions, engine management systems, or electronic systems. A central, automated storage area for lab components and secure storage areas provides space for students' tools. Another key feature for the program will be a new dynamometer lab that enables students to evaluate vehicle performance for learning diagnostic skills.

For more information on LEED Certification Guidelines from the U.S. Green Building Council, visit www.usgbc.org.
URI Facility Awarded LEED Silver

Providence, RI – The University of Rhode Island’s newest dining facility, Hope Commons, has been awarded LEED Silver certification by the U.S. Green Building Council.

“The University of Rhode Island and Vision 3 Architects are to be commended for achieving LEED Silver certification,” said Rick Fedrizzi, president, CEO, founding chairman, U.S. Green Building Council. “Hope Commons will be a showcase for high-performance, energy-efficient, healthy construction, and an inspiration for others.”

Opened in August 2007, Hope Commons is an $18 million construction cost, 42,500sf dining facility featuring a 600-seat dining hall, 110-seat late night café, and a convenience market.

Hope Commons is the first new, free-standing dining facility on campus in 45 years and replaces two dining facilities; the original Hope Dining Hall, which was built in 1957, and Roger Williams Dining Hall.

Proctor Academy

Continued from page 13

percent on heating and 50 percent on cooling.

Considering the rising cost of oil, these savings should only increase, as geothermal energy is a renewable resource.

Peabody House is designed to follow LEED criteria, using locally manufactured materials, recycled materials (car window glass, shredded paper money, etc.) and Marmoleum floors comprised of natural products with no harmful chemicals. The flooring in common spaces is the former gym floor from Plymouth State University.

Peabody House is a dormitory built upon the idea that the world and the environment around it are changing and an adoption of alternative energy and recycled materials saves money and reduces stress on the environment.

Recycled Materials

“The house,” according to Proctor Academy’s superintendent Paul Tremblay, “is about 90 percent recycled material.” The majority of the material used in building the Peabody House dormitory was salvaged from the original dormitory that stood on the site, which was nearly 100 years old. The rest of the material was salvaged from all sorts of places—from an old gym floor, to counterfeit money, and beyond.

Science Center Earns LEED Gold

Designed by ARC

Cambridge, MA - Genzyme’s new Science Center, a 180,000sf facility at Genzyme Corporation’s campus in Framingham, has earned the prestigious LEED Gold certification from the U.S. Green Building Council (USGBC).

Designed by ARC/Architectural Resources Cambridge, a nationally recognized architectural, planning and interior design firm, the building was awarded LEED Gold certification with 41 points.

“We’re delighted and honored that this building has received LEED Gold certification, one of the highest ratings for sustainability and green building in the country,” said Jeff Johnson, AIA, LEED AP, principal at ARC/Architectural Resources Cambridge.

Bovis Lend Lease served as the general contractor for the project. The engineer was Bard, Rao & Athanas Consulting Engineers Inc.

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Recycled Materials

“The house,” according to Proctor Academy’s superintendent Paul Tremblay, “is about 90 percent recycled material.” The majority of the material used in building the Peabody House dormitory was salvaged from the original dormitory that stood on the site, which was nearly 100 years old. The rest of the material was salvaged from all sorts of places—from an old gym floor, to counterfeit money, and beyond.
ADD Inc. Green Design HQ Opens

Boston, MA - ADD Inc. recently held a ribbon cutting to celebrate the completion of the firm’s rehabilitation of 311 Summer Street as its new headquarters.

“We are excited to celebrate the completion of our new headquarters at 311 Summer Street, which embodies many of the principles we advocate when designing for our clients, including strategic sustainable design and thoughtful repositionings. It has truly been a labor of love,” said Frederick Kramer, president of ADD Inc.

ADD Inc. has preserved the historic character of the building, while implementing several green design initiatives in order to achieve a sustainable environment. The firm is pursuing LEED Gold certification by the U.S. Green Building Council.

When certified, 311 Summer Street will be one of very few LEED Gold Commercial Interiors in Boston.

ADD Inc. has preserved and re-used materials, including lumber from the old elevator shafts that were used to construct the firm’s reception desk, and a variety of design systems have been incorporated to reduce environmental impact.

Campus Sustainability Day Webcast

NY, NY- NYTimesknownow.com will present an interactive webcast entitled, "Climate Realities, Challenges, and Progress in Higher Education," 2:00 pm–3:30 pm October 22, 2008.

The webcast will include Andrew Revkin, science reporter for The New York Times, Richard Moss, vice president and managing director for Climate Change for the World Wildlife Fund-US, Anthony Cortese, president of Second Nature, a nonprofit organization dedicated to making healthy, just, and sustainable action a foundation of higher education, and Jessy Tolkan, executive director of programs for the Energy Action Coalition. As a participant in the webcast, you will also have the opportunity to submit text questions to the panelists during the live program.

To learn more and register visit: www.nytimesknownow.com/professional-development/education/campus-sustainability-day-FL08.html

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By Jeff Mulliken, AIA, LEED AP

Making the right choice can sometimes require a compromise. In the designing and building of a workplace, the decision used to take a toll on the company’s bottom line. It shouldn’t have to hurt to do the right thing.

Luckily, it doesn’t—not any longer. LEED Green Building Rating System provides an exceptional guideline for sustainable building and development practices. And, with the increased motivation for using green products, the manufacturers of building and interior products have responded with a larger array of recycled and energy-efficient materials. The increased supply creates more affordable solutions. No longer a trend to be watched, working green has become the responsibility of corporate leaders.

In Boston, following LEED has become a mandate for any private or public building project of 50,000sf or more. Boston’s Mayor Tom Menino signed the legislation in 2006 to ensure that the city’s continued development reflects more stringent green building standards, known as Article 37 (Green Building Requirements). While LEED certification is not required, your project must at least adhere to the standards.

Boston was only the second city in the country to adopt such a bold, yet important, policy. In this high-profile focus, see how a green building project in Boston has caused P&G’s facilities staff, real estate professionals, landlord, and construction group to create a plan. As the LEED administrators, Cubellis orchestrated the roles and responsibilities of the project administrator, contractor, commission agent, and construction team to prepare and submit the documentation online, eliminating the wasteful paper trail, and build the documents on USGBC-supplied templates. The project progresses, these practices are adopted by the individuals responsible for the specific tasks (e.g., architect, engineer, project manager, contractor, commission agent). You simply update your project database to keep your project moving ahead with a major renovation project on its manufacturing and office campus in South Boston. P&G’s management has been quick to embrace LEED requirements. In fact, the project has caused them to look at creating more sustainable environments throughout their entire campus.

High-tech corporation Akamai is a leader in creating a digital environment for the Web, having developed a global platform of thousands of specially equipped servers. Their cutting edge culture is aligned with their social responsibility. When it came to renovating their office spaces, Akamai’s management established the goal of making the smallest possible carbon footprint and the most sustainable practices for their Cambridge offices. Their Workplace Solutions team partnered with Akamai, its facilities staff, real estate professionals, and construction group to design an exceptional building that we are looking to us to help them be better world citizens, but they have to look at cost savings as well,” she explains. “One of the reasons they rely on us is that we put our money where our mouth is. We work in an exceptional building that we created incorporating every environmentally sound device and product that is available, and we’ve done so without exhausting our bottom line.”

The LEED certification process has become more user-friendly as well, making it more manageable to submit the necessary documentation for this stamp of approval from the U.S. Green Building Council, the overseers of the LEED program. Recent changes in the submission system enable the design and construction team to prepare and submit the documentation online, eliminating the wasteful paper trail, and build the documents on USGBC-supplied templates. As the project progresses, these works in progress can be edited by the individuals responsible for the specific tasks (e.g., architect, engineer, project manager, contractor, commission agent). You simply update your project database to keep your project moving ahead with a major renovation project on its manufacturing and office campus in South Boston.

At Cubellis, an AIE firm with global reach, we have embraced the green credo—even before the legislative mandate—and not just in the projects we design for our clients, but in our own environment as well.

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CES Practice What They Preach

Middletown, CT - Consulting Engineering Services is currently installing a 13.7KW solar electric system at its corporate headquarters in Middletown.

The system consists of a 1.44KW pole-mounted dual axis tracker. The tracker is made up of eight pole-mounted solar electric panels that rotate as it tracks the sun's position throughout the day. This tracker maximizes the solar energy provided by the sun by constantly adjusting its position to match the optimum angle to the sun. The remainder of the solar electric system will consist of 68 solar electric panels mounted on the roof of the building at a fixed tilt.

The system was designed by in-house electrical engineers and is being installed using CES employee labor under the guidance of Muir Electric, a local electrical contractor. One of the major challenges in the design of the system was attaching the solar panels to an existing standing seam roof. CES worked closely with Girard and Company, LLP Structural Engineers, to formulate a solution while maximizing available roof space.

The system not only provides clean energy to the building, it also allows CES employees to gain valuable hands-on experience in the design and installation of such systems. Once the array is in place, CES will be able to track the power output and efficiency for the lifetime of the system, and share this data with clients that are exploring solar electricity for their own projects.

Consulting Engineering Services is a full service mechanical, electrical, plumbing, and fire protection engineering firm with offices in Middletown and Boston.
Binsfield Gets Accreditation

Boston, MA -
Tony Binsfield, master crafts lead person at Building Technology Engineers (BTE), has received accreditation from the U.S. Green Building Council as a LEED professional. He has over 25 years of experience in the electrical and building management fields, with specialized expertise in life sciences facilities and mission-critical environments.

BTE provides on-site operations, maintenance, facilities, and technical services for commercial, industrial, and institutional clients nationwide. BTE is a subsidiary of EMCOR Group, Inc., a Fortune 500 leader in mechanical and electrical construction, energy infrastructure, and facilities services for a diverse range of businesses.

Binsfield’s accreditation is part of a company-wide EMCOR program whereby all key personnel coast-to-coast will become accredited under the guidelines of USGBC’s LEED program. With 75 percent of the LEED certification points related to the type of work that EMCOR does every day the company is working to further expand its role and mission of work that EMCOR does every day the company is working to further expand its role and mission.

USGBC and Island Press launch GreenWorks:
A Book Club for Professionals in the Green Building Industry

Washington, DC – Two leading nonprofit organizations – the U.S. Green Building Council (USGBC) and Island Press, have teamed up to launch GreenWorks, a book club that will offer the newest and best books on green building at discounted prices. GreenWorks, created expressly for USGBC members, will offer a selection of featured reads each month, while also connecting readers to a vast selection of the latest green building industry books and noteworthy authors.

“This book club is about starting a conversation,” said Peter Templeton, Senior Vice President, U.S. Green Building Council. “USGBC members are full of ideas and solutions. The book club will offer professionals a place to connect with others in the field, share their thoughts on various books, ideas and authors, as well as learn more about all things green building.”

“Island Press has been publishing resources on the built environment for almost 25 years. By working with USGBC, one of the primary sources for planners, architects, and other professionals, we will be able to offer a wide range of ideas and solutions to those looking for expertise on these critical issues,” said Charles S. Savitt, president and publisher of Island Press.

Books are selected on a monthly basis by a panel of leading experts in the field, and are available for purchase from Island Press (www.islandpress.org/usgbc). USGBC members will be able to buy at discounted prices, including an opportunity for bulk purchase discounts. From the array of books potentially of interest to USGBC members, those featured each month are evaluated by industry professionals and selected for their contribution of ideas and analysis of green building issues.

GreenWorks members are encouraged to contact Island Press via their web site (www.islandpress.org) to suggest potential titles, authors and topics.

The first four books to be featured are:
1. Emerald Architecture, by Charles J. Kibert, which editions;
2. Sustainable Construction, 2nd edition, by Charles J. Kibert, which guides construction and design professionals through the process of developing commercial and institutional high-performance green buildings in today’s marketplace; and
3. The Necessary Revolution: How Individuals and Organizations are Working Together to Create a Sustainable World, by Peter M. Senge with Bryan Smith, Nina Kruschwitz, Joe Laur and Sara Schley. Senge and his co-authors reveal how companies are boldly leading the change from “business as usual” tactics to transformative strategies that are critical for creating a flourishing, sustainable world.

For more information, visit www.usgbc.org or www.islandpress.org.

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Danbury, CT - MannKind, a biopharmaceutical company focused on the discovery, development, and commercialization of therapeutic products for diseases such as diabetes and cancer, recently celebrated the completion and dedication of its newest manufacturing facility in Danbury. The 263,900sf production facility was designed by KlingStubbins and CRB; Torcon served as construction manager. The facility is intended to handle the manufacturing from receipt of raw materials, including active pharmaceutical ingredients, through formulation, freezing, freeze-drying, powder filling, and primary packaging in blisters or pouches.

MannKind Dedicates Newest Bldg. Designed by KlingStubbins

Palmer, MA – Payette announced the completion of a new clinical care addition to Wing Memorial Medical Center in Palmer.

Wing Memorial is a community-based hospital serving residents of the Quaboag Hills and Pioneer Valley and is a member of University of Massachusetts Memorial Health Care, a nationally recognized academic healthcare system.

The phased project is part of a facilities master plan for the hospital that calls for the migration of key clinical programs into the new addition. The first floor includes three operating suites for general surgery, two endoscopy/minor procedure rooms and a 16-bay peri-operative unit.

For staff and department efficiency, inpatient care beds are consolidated on the second floor. There is a six private bed Special Care Unit and a 40-bed Medical/Surgical unit with half private rooms and the remaining semi-private. A splayed corridor creates smaller and more intimate groupings of patient rooms.

Payette Completes Clinic Addition

LKCo Completes Boston Beer Project

Boston, MA - Lee Kennedy Co. (LKCo) recently completed a fast-track renovation of Boston Beer Company’s Tour Center. The team completed the nine-week project while the facility maintained a regular schedule of tours and tastings.

The project included a mix of phased demolition and reconstruction to extend the tasting room, relocate the showcase brewing tank, and create a new gift shop and restrooms. The team also performed extensive utility upgrades to all fire protection and systems.

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R&R Cycles Addition

Brookstone PM

Manchester, NH - Brookstone Builders, Inc., construction managers and general contractors, announced that they have completed a substantial addition at R&R Cycles of Manchester.

The project involved the construction of an 8,000sf one-story addition to R&R Cycles’ facility at 8024 South Willow Street. Now fully operational, the addition has given R&R nearly twice as much square footage of usable space for manufacturing and service. The company remained fully-operational during construction, maintaining work-flow and customer service schedules.

The new space, a pre-constructed steel building, includes a dyno-room for sophisticated E.P.A. testing and diagnostics, a mezzanine area for storage, and a large machine shop area. The scope-of-work also included new service upgrades for mechanical and electrical systems, as well as a heavily reinforced concrete floor to accommodate the high-end equipment used in the manufacturing of custom motorcycle engines and components.

Jack Boardman of Brookstone Builders, Inc. was the project manager. Structural design was handled by SW&C Engineering of Manchester, and architectural services were provided by Manchester’s Dennis Mires PA The Architects.

Electrochem Plant Completed

Erland CM

Raynham, MA – Representatives from Electrochem Solutions, Inc., Greatbatch Ltd. (Electrochem’s parent company), Maugel Architects, Erland Construction, Inc., and state and local government officials gathered recently to celebrate the official opening of Electrochem’s new lithium battery manufacturing facility in Raynham.

The new 82,000sf two-story building houses manufacturing space on the first floor and offices on the second floor. The new plant is more than twice the size of the former Canton facility, allowing more space for administrative offices, more and bigger research and development labs and testing centers, and room to spare for future expansion.

According to Thomas Hook, CEO of Greatbatch Ltd., this facility will provide 230 jobs in manufacturing, engineering, and research and development.

Gilbane Renovates Dunkin’ Donuts

Architect Ellerbe Becket

Providence, RI - Gilbane Building Company has completed CM at Risk services for the renovation on the 35-year-old Dunkin’ Donuts Center, currently home to the Providence Bruins of the American Hockey League and the Providence College basketball team.

Gilbane’s New England region oversaw the complete overhaul of the facility, which included upgrades of nearly all amenities provided for patrons, athletes, and performers. Construction included significant renovations throughout the existing facility, as well as an approximately 37,000sf addition.

The phased construction consisted of several upgraded spectator and athlete amenities as well as a general updating of the facility. Designed by architect Ellerbe Becket Associates, enhancements were made to reconfigure the seating bowl and sightlines, accommodating approximately 12,400 seats for hockey, 14,700 seats for concerts, and 13,300 seats for basketball.

Other enhancements and additions include 20 suites, a club room, improved locker rooms, café/team store, improved box office, training/medical facilities, and additional toilets and concession/food court areas.

The project also included construction of an exterior pedestrian walkway, an overhead bridge connecting the Dunkin’ Donuts Center to the Providence Convention Center, and exterior plazas to facilitate the efficient flow of spectators and minimize vehicular/pedestrian conflicts.

The new Dunkin’ Donuts Center also features significantly greater handicapped-accessibility, with additional seating and re-graded ramps. In addition, renovations incorporated major fire code upgrades, such as sprinklers throughout the entire building, including the arena’s seating bowl.

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Tom Jones Joins DPM

Harford, CT - Diversified Project Management (DPM) has hired Tom Jones as senior project manager. He will work from DPM’s office in East Hartford, Conn.

Jones has over 22 years of project management and business development expertise in the healthcare and environmental systems industries with strong planning, problem solving and project management capabilities. He is a Certified Project Management Professional (PMP), with a solid track record in renovation project execution and end-user satisfaction. His range of experience and expertise includes the management of design/build projects.

As senior project manager at DPM, Jones will be responsible for the management, consulting and execution of projects for a variety of clients, including several projects at Lawrence & Memorial Hospital in New London.

Prior to joining DPM, he was project manager at Saint Vincent's Medical Center.

Cutler Announcements

Several additional key appointments were made in support of the new division.

Michael Bass, AIA, LEED AP was promoted to vice president of Cutler Design, Cutler’s in-house architectural firm. He has specialized in design for the education market since joining the firm over 15 years ago as design project manager.

John DeVito was named as director of preconstruction, Scholastic Division. He joined Cutler Associates in 2007 as a senior estimator; bringing over 25 years of experience in the construction industry.

Tiffany Gallo was promoted to estimator. She began her career at Cutler in 2004 as a co-op and has since held the position of junior estimator.

Gilbane Names Donald Sabourin

Boston, MA - Donald Sabourin has joined Gilbane as project executive for Gilbane’s Special Projects Group (SPG) in Massachusetts. In addition to leading sales and marketing activities for the Gilbane SPG, Sabourin will provide oversight of multiple projects to assure excellence in client satisfaction.

Most recently, Sabourin served as the director of corporate and interiors division for Bond Brothers. Sabourin also held positions of superintendent, project manager, director of operations, and vice president at Structure Tone.

Marc Zawatsky Joins DPM

Newton, MA - Diversified Project Management (DPM) has hired Marc Zawatsky as project executive. He will work from DPM’s headquarters in Newton.

Zawatsky will be focusing on the Rhode Island market and will be managing a new housing project for Bryant University. He will also coordinate with the Bryant team to navigate the town zoning and planning board approvals process and the permitting process through the Department of Environmental Management.

Prior to DPM, Zawatsky worked as director of construction and facilities management for a North American religious non-profit.

He also served as a BOCA (Building Officials and Code Administrators) certified building official for the town of Bristol, R.I.
PCA Personnel Announcements

Cambridge, MA - Prellwitz Chilinski Associates (PCA), a Cambridge-based architecture and design firm, has named Laura Homich, AIA, as an associate, and announced the LEED Accreditation of Lindsay Kist.

Homich, who earned her LEED Accreditation in July, joined PCA in 2006. She is currently a project architect at the Pavilion Building at Legacy Place and The Pavilion Building at Legacy Place and The

Svigals Appointments

New Haven, CT - Sigvals + Partners, a full-service architectural firm based in New Haven, has elevated Robert Skolozdra to partner status. Additionally, William J. Moran has been appointed director of finance. These assignments come as part of the firm’s growth and in recognition of 25 years of successful operation.

Skolozdra’s architectural career spans more than 20 years and has focused on the design and construction of educational, research laboratory and shared-use facilities, as well as residential projects. During that time, he has managed more than 100 laboratory renovation projects at the Yale University School of Medicine, including the country’s first LEED-CI rated renovated lab.

Skolozdra joined Sigvals + Partners in 1988. Moran joined Sigvals + Partners in May 2008. As director of finance, he performs a variety of executive oversight, accounting and financial analysis tasks. These include client interface, fiscal planning and development, payroll management, tax and financial law compliance, and budget and expenditure analysis.

Moran has more than 25 years of experience with pub-

Boston, Mass. – Lisa A. Brothers, PE, vice president and CCO of Nitche Engineering, was named 2008 Woman of the Year by the Boston Chapter of the Women’s Transportation Seminar (WTS-Boston). The award recognizes a member of WTS-Boston who is a leader in the transportation industry and has advanced the reputation and credibility of women and minorities within the industry through her career achievements.

An owner of Nitche Engineering, Brothers is a registered professional engineer with over 24 years of experience, and is involved in a wide range of professional activities. She is the past president of WTS-Boston and is on an advisory board.

LEED Accreditation for Hunter

Bedford, NH - Preston Hunter, a project engineer with Eckman Construction Co. in Bedford, has achieved LEED Professional Accreditation.

Hunter has been with Eckman for three years. Projects he has worked on include the Bedford High School/ Lurgio Middle School, Kearsarge Regional Middle School, and a new student residence at St. Anselm College.

Integrated Builders Hires Jason Mard

Westfield, MA - Tighe & Bond, Inc. announced that Briony Angus, AICP has joined the firm.

Angus comes to the firm from the Massachusetts Executive Office of Energy and Environmental Affairs (EEA), where she worked as an environmental analyst in the Mass. Environmental Policy Act (MEPA) Office. As a MEPA analyst, she was responsible for the review of numerous complex projects including residential, commercial, industrial and mixed-use developments; road improvement and highway projects; airport improvement projects; public infrastructure and utility projects; environmental remediation projects; institutional and campus master plans; energy generating facilities; and coastal and dredging projects; and dam removal and repair projects.

Prior to her position at the MEPA Office, Angus worked for the Town of Brookline Parks and Open Space Division.

Kevin Debasitis Joins Gilbane

Manchester, NH - Kevin L. Debasitis has joined Gilbane’s Manchester office as senior business development manager. In this role, he will direct efforts to expand Gilbane’s relationship with commercial, institutional, and public clients in the Northern New England states. In addition, as a liaison to the firm’s current and potential clients, he will assist them as they plan, develop, and implement new projects.

Prior to joining Gilbane, Debasitis held business development roles with DL Maher Co, Spagnolo Gisness & Associates, Fluxor Corp. and Suffolk Construction.

He is a member of the Urban Land Institute, National Association of Industrial and Office Properties (NAIOP) and the Society for College and University Planning (SCUP).

Angus Joins Tighe & Bond

EDI Welcomes Tupper


Tupper’s extensive background in construction includes over two decades of combined experience in EIFS, thin brick and cultured stone.

Integrated Builders Hires Jason Mard

Braintree, MA - Integrated Builders announced that Jason Mard has joined the firm as project superintendent. Mard brings over 10 years of experience in project management to Integrated.

Prior to joining the firm he worked as owner’s representative for General Growth Properties, where he was responsible for project management.

At Integrated, Mard’s responsibilities include on-site job safety, subcontractor coordination, daily reporting and budget/schedule management.

TowersGolde Staff Announcements

New Haven, CT - TowersGolde, Landscape Architects and Site Planners of New Haven, welcomes landscape designers Anthony Tavares and Greg Stewart to the firm.

Tavares’ current work includes major commercial projects at 360 State St. in New Haven and Tyson’s Corner in McLean, Va., as well as campus planning and design projects at Husson College Community College in New Haven and the College of the Holy Cross in Worcester, Mass.

Stewart is currently focused on institutional projects for the Ambulatory Surgery Building at Dartmouth Hitchcock Medical Center, St. Ignatius and New Village Apartments at Fairfield University, and the Central Power Plant at Yale University. He brings to his position experience with public parks, recreation, greenway trail systems, retail, office, industrial, and residential communities.

Angus Joins Tighe & Bond

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Angus comes to the firm from the Massachusetts Executive Office of Energy and Environmental Affairs (EEA), where she worked as an environmental analyst in the Mass. Environmental Policy Act (MEPA) Office. As a MEPA analyst, she was responsible for the review of numerous complex projects including residential, commercial, industrial and mixed-use developments; road improvement and highway projects; airport improvement projects; public infrastructure and utility projects; environmental remediation projects; institutional and campus master plans; energy generating facilities; and coastal and dredging projects; and dam removal and repair projects.

Prior to her position at the MEPA Office, Angus worked for the Town of Brookline Parks and Open Space Division.

www.high-profile.com
DRBF Conference

Waltham, MA - The Dispute Resolution Board Foundation (DRBF) will present the first Northeast Regional Conference: "Common Sense for Construction Conflicts: ADR Options, Success Stories, and Training" Wednesday, October 15, 2008 at the Emerging Enterprise Center in Waltham.

The program is packed with information about the practical application of the newest ADR tools, balanced with personal insight from owners and legal professionals who have first-hand experience. A lunch session will follow the keynote address. In the afternoon is the first Northeast Regional Resolution Board (DRBF) Administration, visit www.drb.org and click on training workshop.

For complete information and registration, visit www.drb.org and click on DRBF Events.

NAIOP Upcoming Events

What do global wealth, energy, and environmental policy have to do with your business, and how can you use that knowledge to prepare for continued success? Find out October 15 at Global Trends, Local Impact!

As keynote speaker, Eric Rosengren, president of the Federal Reserve Bank of Boston, will provide an overview of the many ways that global realities influence local business practices, followed by two in-depth panels: "Boston's Place in a Shifting Global Economy" and "The Tidal Wave: Environmental and Energy Policies 2012".

* Wednesday, October 15, 2008
* Registration and Continental Breakfast: 7:15 a.m.
* Program: 8:00 - 11:30 a.m.
* Westin Copley Place
10 Huntington Ave, Boston, MA more information: naiopma.org

The Massachusetts Chapter of NAIOP cordially invites you to attend the 2008 Distinguished Real Estate Awards Gala honoring The Fallon Company for achievements in real estate, charitable activities and community betterment with a special tribute to outgoing COO, Fran Shifman, in honor of her many contributions to our industry and to NAIOP.

* Tuesday, November 18, 2008
* 5:30 p.m.: Cocktail Reception 7:00 p.m.: Program and Dinner
* Westin Boston Waterfront 425 Summer Street, Boston, MA. RSVP by November 3, 2008

Contact Debbie Osheroff at (781) 453-6900 x3 with any questions or to register. E-mail: osheroff@naiopma.org

AGC of America

AGC announced the first Construction Leadership Council (CLC) Working Weekend in Boston from October 31 - November 1, 2008.

Join your peers from across the United States to take advantage of leadership training, professional development sessions, construction tours, networking and the exchange of ideas on issues facing the construction industry.

Register online at: www.agc.org/workingweekend2008

ABC Conference

Tuesday, October 28, 2008 & Wednesday, October 29, 2008
Portland Regency Hotel & Spa, 20 Milk St., Portland, ME 04101

The 2009 Strategic Planning Conference will begin October 28 at noon and will conclude October 29 at noon at the Portland Regency Hotel & Spa in Portland, Maine.

In addition to chapter leadership, any member interested in participating in the Planning Conference is welcome. Please confirm your attendance early so that we can confirm meals and rooms with the Portland Regency.

Register online at www.abcma.org.

AGC/CFMA Conference

AGC of America and the Construction Financial Management Association will hold the 12th Annual Construction Financial Management Conference on October 23, 2008 thru October 24, 2008 at Caesars Palace, Las Vegas, Nevada.

Jointly sponsored by AGC and CFMA, the 12th Annual AGC/CFMA Conference was developed in response to a need for programs and workshops designed specifically for financial professionals in the construction industry.

For more info visit www.cfma.org.

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Georgioz - multiple
Institute of Contemporary Art, Boston
International House Abu Dhabi, Boston
Jedel Al-Dubai
Mandarin Oriental, Hotel, Boston
Mass General Hospital - multiple, including B3C Building for the 3rd Century
MIF - multiple, including State Center, Media Lab, 2003 Residences
Novartis - multiple
St. Elizabeth's Hospital, Washington, DC - multiple
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Client Institute for Design

The 3rd Annual Client Institute for Design and Construction will be held on October 14 at Brandeis University.

Master new construction technologies and methods.

Major changes rocking the design and construction industry are re-defining the performance standards real estate, facility, design and construction professionals follow. The program not only arms participants with up-to-the-minute information, it enables them to develop their own action plans.

To register, or for additional information, visit web site www.clientinstitute.com or contact Dr. William Ronco, program director, at Gathering Pace Consulting (781) 275-2424 or email wronco@gatheringpace.com.

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