

The Quarterly Magazine of the Associated Builders & Contractors New Hampshire/Vermont Chapter

# CONSTRUCTION RESOURCE

**ABC** New Hampshire  
Vermont  
Associated Builders and Contractors

Volume 31, Issue 3



2022

# EIC AWARDS

EXCELLENCE IN CONSTRUCTION



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ABC values the highest levels of personal and corporate standards of behavior characterized by responsibility, accountability and integrity, with demonstrated personal and industry professionalism by all participants.

## VISION

The Vision of ABC is an environment in which people and companies succeed based on free-enterprise principles within the free-market system.

## MISSION

ABC will continually strive to be the leading voice promoting free enterprise within the construction industry. ABC will promote and defend the merit shop philosophy. This philosophy encourages open competition and a free-enterprise approach to construction based solely on merit, regardless of labor affiliation.

## CORE PURPOSE

The Core Purpose of ABC is to advance and defend the principles of the merit shop in the construction industry and to provide members and their employees with an opportunity to succeed.



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Associated Builders and Contractors, Inc. is a national non-profit organization whose mission is to represent the construction industry as a cohesive group of professionals, to serve as their vision and voice, and to pursue quality, common goals, and solutions to industry issues. Construction Resource is published quarterly by the NH/VT Chapter of Associated Builders and Contractors. Subscription rate is \$20 per year.

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SEPTEMBER through DECEMBER  
2022 ANNIVERSARIES

# Celebrate Our Members

## 35 YEARS OR MORE

Palmer & Sicard, Inc.  
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Ewing Electrical Co., Inc.  
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EnviroVantage, Inc.  
Interstate Electrical Services Corporation

## 15 YEARS OR MORE

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Damon Insulation Co., Inc.  
LaValley Building Supply, Inc.  
United Rentals, Inc.  
Richard Electric, Inc.  
Consolidated Electrical Distributors  
RPF Environmental, Inc.  
Terracon



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Charters Brothers Construction, LLC  
Blaktop, Inc.  
Warrenstreet Architects, Inc.

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New England Scaffolding & Services, LLC  
F.A. Gray, LLC  
White Diamond Painting, LLC  
Lawrence & Lober Electric, Inc.  
Gorman-Thomas, Inc.  
Alpine Environmental, Inc.  
H.P. Cummings Construction Company  
Jasmor Properties LLC  
Johnson & Jordan, Inc.  
Team Engineering, PLLC

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Granite State Glass  
Anderson Welding LLC  
Bernstein, Shur, Sawyer & Nelson  
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ENE Systems of NH, Inc.  
Kaloutas  
Bangor Savings Bank  
JDS Flooring Associates, LLC  
Hickok & Boardman Insurance Group  
CE Painting, LLC  
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## From the Chair

# Award Season

Dear Friend,

Awards season is upon us, and I am pleased to see so many great projects that have competed in the ABC NH/VT Chapter's annual Excellence in Construction Awards. This program is a way for us to highlight all that great work our members do.

Our members work for the betterment of the communities in which they work and call home. I want to emphasize to you, the reader, that construction is more than just putting up a new structure or renovating an existing building. Each project is about creating a new space or reno-



vating an existing one into a spot for a cohort of people to come together. Sometimes that is found in building a new academic center where students will learn. Other times it

involves renovation of a structure to breathe new life into a downtown theater that will serve a central gathering point of culture. Each project is unique and recognized by our Excellence judges as a standout build.

Whatever the project is, ABC members use teamwork to overcome obstacles and deliver the project for its intended purpose as promised at the start of the build. As different as each

project is in this year's Excellence Awards program, they all share good communication and teamwork as common elements of success. These past two years we have faced unprecedented supply chain challenges. Being successful and overcoming that obstacle had a lot to do with more and earlier collaboration between contractor, project owner, subcontractors, and material suppliers. We also find construction is more impacted by workforce shortages than most industries and that is why so many of our members invest so heavily in upskilling incumbent workers in addition to apprenticeship and on-the-job training for new hires.

On behalf of the ABC board and staff, I want to congratulate all the applicants and all of the winners for demonstrating the sophistication and professionalism that can be read about in this edition of Construction Resource.

Very Truly Yours,

*Dan Smith*  
2022 Chairman

## MEMBERS:

New project just completed?

Promotions within the company?

New employees just hired?

Won an award recently?

We want your company news for our publication!

# CONSTRUCTION RESOURCE



### VOLUME 31, ISSUE 3

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EXCELLENCE IN CONSTRUCTION



## MERIT AWARD

Institutional/Public under \$2 Million

# ALPINE ENVIRONMENTAL

*Archdiocese of Boston*

In 2021 the Archdiocese of Boston experienced a surge in new student enrollment for in-person classes and facilities. All early education facilities must be compliant with Massachusetts Lead Paint Laws, and this required lead abatement to be performed in eight schools which were located in six different towns from Lawrence to Quincy.

For lead abatement to take place the entire facility needed to be unoccupied for the duration of the projects. This meant that all work had to be completed during the school's ten-day Christmas break.

Each facility had its own unique logistical challenges, some requiring elaborate containments, relocation of furniture or protection of equipment. Supply chain shortages caused an added layer of complexity to scheduling and logistics.

Containments were constructed in multiple areas of all eight schools. Extensive lead paint abatement of windows, doors, stairways, and molding was carried out in interior spaces. Window replacements were also completed and exterior abatement of window frames, doorways, and decorative woodwork. All facilities had to pass rigorous clearance inspections to ensure they were safe for students and staff.

Alpine self-performed 100% of the abatement work with their licensed field team and brought in subcontractors to complete painting and aluminum wrapping of exterior trim.

Alpine's experience and resources enabled them to anticipate and avoid complications as well as eliminate unnecessary cost and lost time. Close coordination with the inspector allowed for all testing to be completed and passed prior to the hard stop deadline of over 1,000 students and faculty returning from break.

The Archdiocese of Boston project was completed on time and according to plan. Alpine's work provided peace of mind to the Archdiocese and a safe – and expanded – learning environment for its many students.



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# MERIT AWARD

Institutional/Public \$2 Million to \$5 Million

## BONNETTE PAGE & STONE CORP.

### Belmont Police Station

Designer: The H.L. Turner Group, Inc.

The original Belmont New Hampshire Police Station was located in the town's former 3,500 square-foot fire station for 26 years.

As the town and police department grew, the building became too crowded which led to officer safety and privacy concerns. Storage was limited and left the staff with an evidence room the size of a large closet. The size and design of the original station could no longer accommodate the needs of the town.

The town voted in March 2020 and approved \$3.5 million to build the new Belmont Police Station on land next to the existing station.

Bonnette, Page & Stone Corporation was selected as the Construction Manager for the town's new state-of-the-art police department and Emergency Operations Center. The H.L. Turner Group provided architectural, engineering, and construction administration services for the new design.

Construction began in October 2020 and finished at the end of 2021.

The biggest construction challenges the project faced were staying on budget as prices increased, post-pandemic labor issues, and making space adjacent to a busy, occupied police department that remained under normal operations throughout construction. Despite these challenges, the project met a successful completion time and stayed within budget.

The new 8,500 square-foot building houses a state-of-the-art communications/dispatch center, holding cells, interview room, evidence storage, training areas, secure vehicle transfer port, administrative areas, and secure public areas. There is also an ADA limited-use, limited-application elevator, ADA-compliant entry, and a radiant heating system.

The ability to stay on schedule and within budget while giving the law enforcement officers of Belmont a facility that fully meets their current and future needs is a true testament to Bonnette, Page and Stone and The H.L. Turner Group's ability to collaborate within the community.



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Historical Restoration

# BONNETTE PAGE & STONE CORP.

## *The Colonial Theater*



The Colonial Theatre in Laconia, New Hampshire opened its doors in 1914 as a premiere Vaudeville venue into the 1930's. It was repurposed as a single screen movie theater and later as a five-room movie theater. Much of the original ornate decor and hand painted artistry was covered behind paint, plywood, two-by-fours and gypsum.

The Colonial Theatre closed its doors in 2002.

The City of Laconia and the Belknap Economic Development Council acquired the vacant building in 2015 and set forth on a \$14 million venture to return the theatre to its original design.

Testing and design began in 2016 with construction starting in December 2019.

Totaling 51,000 square feet, it is one of the largest restoration projects undertaken in the State of New Hampshire. The original 38,642 square foot building is made up of the 20,000 square foot theatre, third floor residential units and four street level retail units.

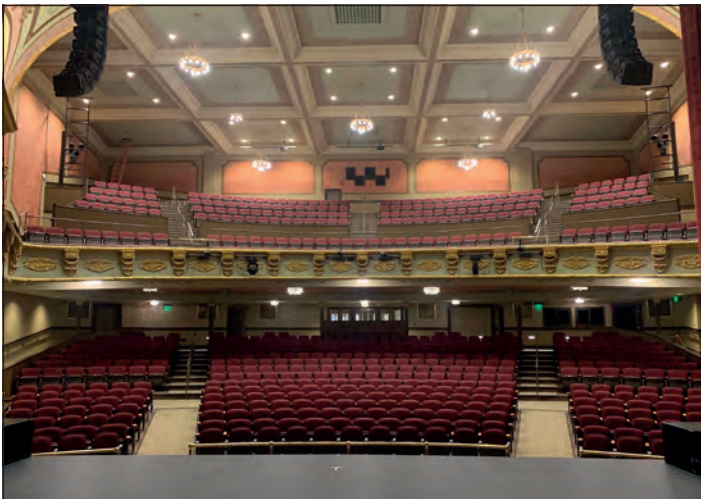
Bonnette, Page & Stone was hired as Construction Manager and focused on the theatre portion of the building which included the lobby, stage area, orchestra and balcony area, storage section, backstage and amenities followed by renovations to the gray space for the four retail units.

With a project of this magnitude taking place on a busy main street, disruptions to regular day-to-day flow were expected. Through creativity and a community minded approach, Bonnette, Page & Stone was able to minimize impact on neighboring businesses.

Once cleanup and abatement were complete, trades people were tasked with undoing all prior modifications. Modern systems such as fire suppression and miles upon miles of electrical conduit were added without altering the historic value and integrity of the auditorium.

Construction was completed in late Spring 2021. The restored lighting, artwork on the walls and ceilings, and plaster fixtures throughout the auditorium is almost impossible to differentiate from the originals.

The renovation of The Colonial Theatre is a testament to what is possible when a well-aligned team, supportive community members and business owners collaborate on an impactful project together. After decades in the dark, The Colonial Theatre has taken its place in the spotlight once again.





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# CHARTERS BROTHERS CONSTRUCTION

## *Atkinson Heights Building 5*

Charters Brothers was selected by Lewis Builders Development as the construction manager to lead construction of Atkinson Heights Building Five, the first of nine planned buildings and a community center, making up the Atkinson Heights 55 plus Condominium Community.

Located along the 17th fairway within the prestigious Atkinson Resort and Country Club, the 80,000 square foot garden style building offers thirty-two, two-bedroom, luxury units with premium custom selected finishes.

Construction began at the end of 2019 and in March 2020 the world was introduced to COVID-19. The team moved quickly to develop and implement a streamlined health and safety plan.

Charters Brothers worked closely with subcontractors to identify and procure long lead items that threatened the schedule. The team was challenged to balance the desire to provide maximum customization to unit buyers with the industry wide delays with cabinets and appliances. An intensely collaborative effort, along with some key online tracking and management tools, enabled this process to be a success.

Consistently high winds at the site, and a fourteen-month schedule that included two bouts of winter conditions required careful planning as well as stringent quality control.

A key part of the project's success was the team working closely with the town and local to outline inspection requirements that met recent code updates. This included the town engaging an engineering firm to assist with plan reviews during the permitting process as well as third party inspections for fire protection and firestopping during construction.

The ability of the team to overcome these challenges speaks to the exceptional effort it took to make the project a reality.



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## MERIT AWARD

Commercial \$5 Million to \$10 Million

# DENRON HALL PLUMBING & HVAC

*Bowman Place at Olde Bedford*

Bowman Place at Olde Bedford is a 95,000 square foot senior assisted living facility with 105 apartments plus dining and activity spaces.

The project's general contractor Eckman Construction selected Denron Hall Plumbing & HVAC as the mechanical and plumbing subcontractor. The project had budget overruns and Denron Hall was brought in to help reduce the cost of construction without sparing the quality that the owner and design team intended.

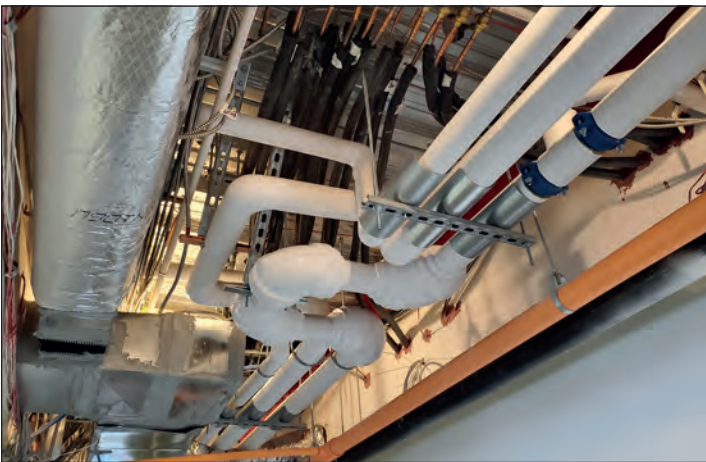
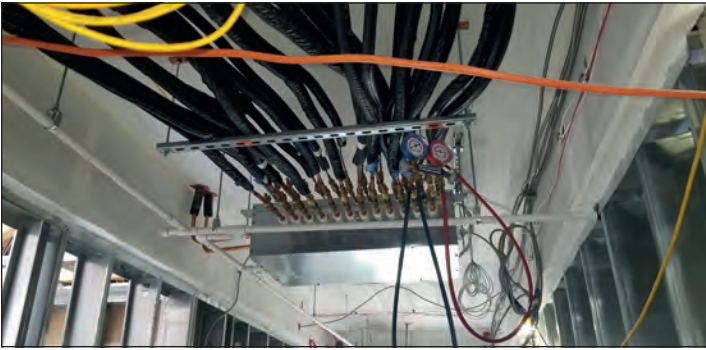
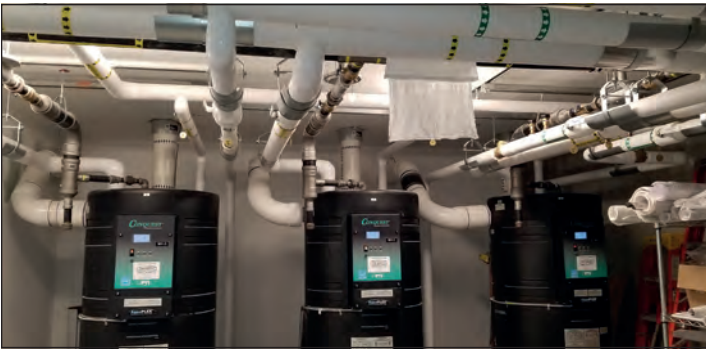
Construction began in October of 2019 and by March 2020 the world was faced with the COVID-19 pandemic. Staffing the project to maintain the construction schedule while adhering to CDC guidelines was a major challenge.

An additional challenge was pre-purchasing materials to avoid manufacturing and transportation constraints and delays. The team kept ahead of schedule by coordinating material orders ahead of milestone dates and staffed enough experienced workers to push the project to completion, even fulfilling the additional staffing demands of a failed subcontractor on-site.

Denron's estimating and BIM coordination departments had to re-design the plumbing systems to meet the changes of the adopted 2015 International Plumbing Code, and source alternate materials to reduce the project cost and deliverability.

Bowman Place at Olde Bedford was constructed to exceed minimum energy standards and utilizes VRF HVAC systems with individual controls for the residents and ventilation systems with Energy Recovery Ventilators throughout.

Despite the challenges, the project was completed one month ahead of schedule. Bowman Place at Olde Bedford welcomed residents in the spring of 2021.





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## EXCELLENCE AWARD

Institutional/Public Over \$10 Million

# DEW CONSTRUCTION

## *Burr and Burton Academy - Founders Hall*

Founded in 1829, the historic Burr and Burton Academy is an independent, coeducational public high school at the foot of Mount Equinox in Manchester, Vermont.

In November 2018, the school selected DEW Construction as the Construction Manager for the development of Founders Hall. Construction began in the summer of 2020.

Founders Hall is a 25,000-square-foot, three-story academic building which serves as the school's centerpiece and includes classrooms, a library, maker space, and common area. The timber frame grand central staircase is a prominent architectural component, leading up to a view of Mount Equinox.

Founders Hall was an extremely complicated custom building and a tremendous amount of pre-planning went into the project to ensure the design would work within the budget.

Thoughtful planning was even more critical as a result of the COVID 19 pandemic.

Restricted travel across Vermont state lines during the beginning of the pandemic created a challenge. DEW had to acquire an essential classification from the State of Vermont to deliver materials across the Canadian border and for subcontractors to cross state lines.

The pandemic also created labor shortage challenges. Quarantines repeatedly occurred throughout the project, affecting the project's final completion date. DEW developed a phased occupancy plan that allowed for the use of the building's completed portions while the remaining construction was completed.

Challenges beyond the pandemic included hitting ledge and finding asbestos in a maintenance building scheduled to be demolished. In addition, the school requested that construction hold off one week in June so they could host graduation outside.

Without the pre-planning that was done early on and the collaboration amongst the entire team, this incredible structure would not be what it is today.

The academy had a vision of a building that would support its 21st-century educational goals while honoring the historic architecture on campus. The outcome is an artistic masterpiece that will last for generations.



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## EXCELLENCE AWARD

Historical Restoration Over \$10 Million

# ECKMAN CONSTRUCTION CO., INC.

*The Factory on Willow*

In 1904 a mill building was constructed in the bustling manufacturing city of Manchester, New Hampshire. The mill was the home of McElwain Shoes, and over the next century the list of tenants to call 252 Willow Street “home”, included the Cohas Shoe Factory, Manchester Community College and many other commercial and industrial businesses.

Fast forward, and the building had become 90,000 square feet of vacant, dilapidated space with no future in sight. The new Owner saw community value in restoring this century-old mill building and in 2018, selected Eckman Construction to carry out her vision of transforming this historic building into a vibrant mixed-use community.

Eckman Construction approached the design, abatement, demolition, and preservation in systematic phases. They were able to draw on previous mill experience to adapt to the various challenges presented by an early 1900’s building, including uneven hallways and elevations, inconsistent previous additions and renovations, and buried foundations and debris.

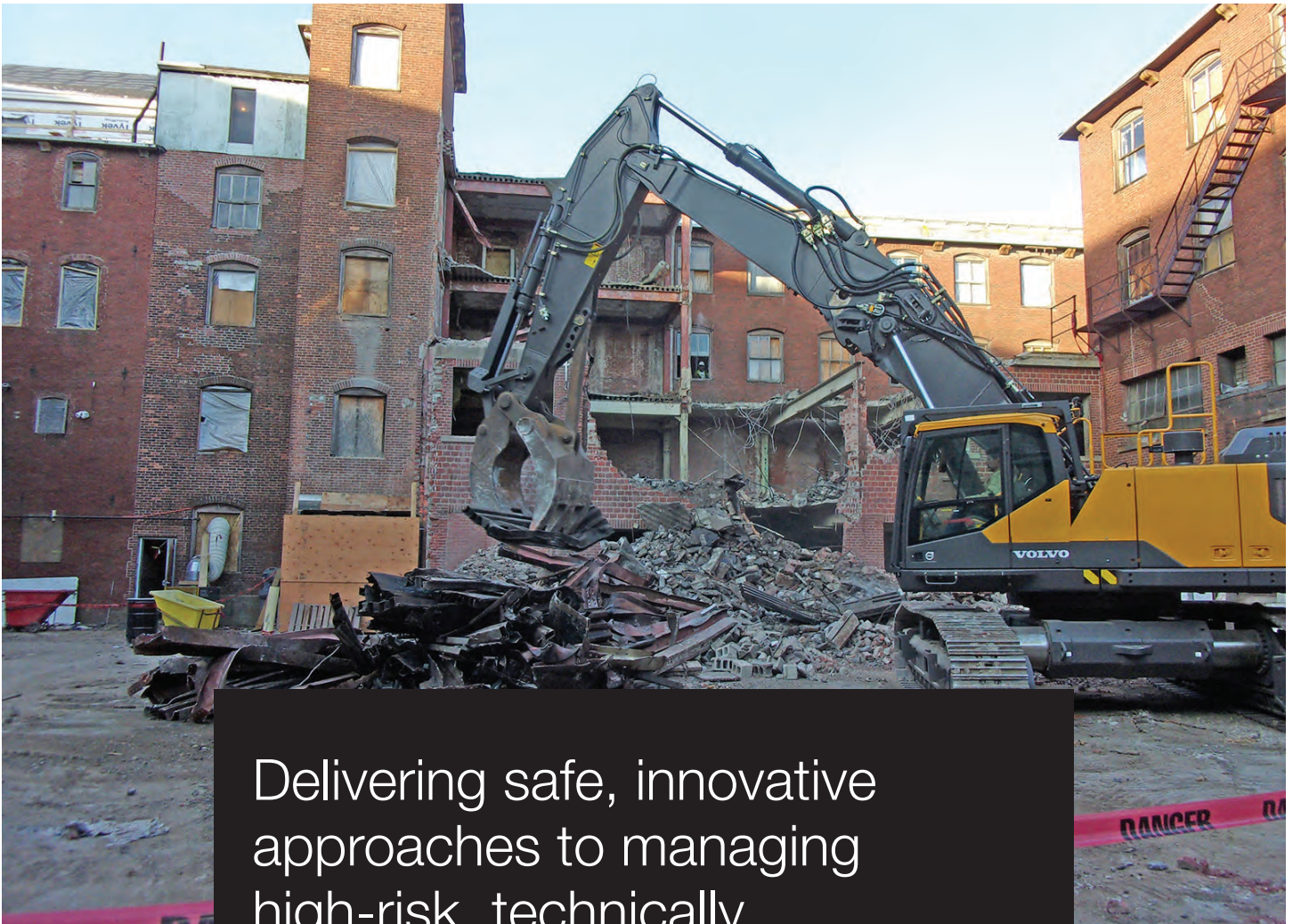
Their team was able to work cooperatively with the Owner’s environmental consultants and monitor the effects of large-scale soil remediation that threatened the stability of the north wall of the building while still reaching project milestones.

When faced with the unknowns of COVID 19, Eckman’s team banded together, worked through CDC guidelines, adjusted to material delays, and managed to deliver the project ahead of schedule and on budget.

The four-story mill building now features 60 live-work apartments, 16 micro-hotel units, commercial and retail tenant space, event/gallery space, a food truck patio, and community green space.

The transformation of the historic mill to the new, modern Factory on Willow has had a positive impact on a long-neglected neighborhood in Manchester, creating a cultural hub for the whole community.





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## MERIT AWARD

Institutional/Public Under \$2 Million

# ENVIROVANTAGE

## *Peterborough, NH Town Library*

In 1827 the town of Peterborough, New Hampshire became home to the first free tax-supported library in the United States. Over the next six decades the library operated in the town's general store, post office and town hall. By 1890 over 6,000 books had been accumulated and more space was needed.

Residents raised funds to build a new library and, in 1893, the Peterborough Town Library opened to the public. The library would see two additions over the next century.

In 2018 the Town of Peterborough approved a \$3 million bond to support renovation to the library. Through the generosity of individuals, businesses, organizations, and foundations, an additional \$5.5 million dollars was raised.

In 2020 the town began the process of renovating the historic library. The decision was made to keep the original 1893 structure intact and demolish the 1957 and 1977 additions.

In June of 2020 EnviroVantage was awarded the abatement and demolition contract. Hazardous materials were removed first, then the team began dismantling and demolishing the additions.

Specialized equipment and years of experience were critical to EnviroVantage's success in not damaging the original 1893 building. The team executed the sensitive project as planned and on time with safety as their top priority.

The renovated library welcomed the public to the newly renovated, historic building in September 2021.





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# MERIT AWARD

Commercial \$2 Million to \$5 Million

## INTERSTATE ELECTRICAL SERVICES CORPORATION

### Maine Medical Center— Scarborough Medical Office Building

Maine Medical Center expanded health care resources for the residents of Maine and northern New England through the construction of a \$59 million dollar, 108,000-square-foot medical office building at their Scarborough Campus.

The project required advanced electrical installation to accommodate the plans for a state-of-the-art MRI and imaging suite and to meet code compliance. The general contractor knew these sophisticated plans called for an innovative electrical contractor and turned to Interstate Electrical Services.

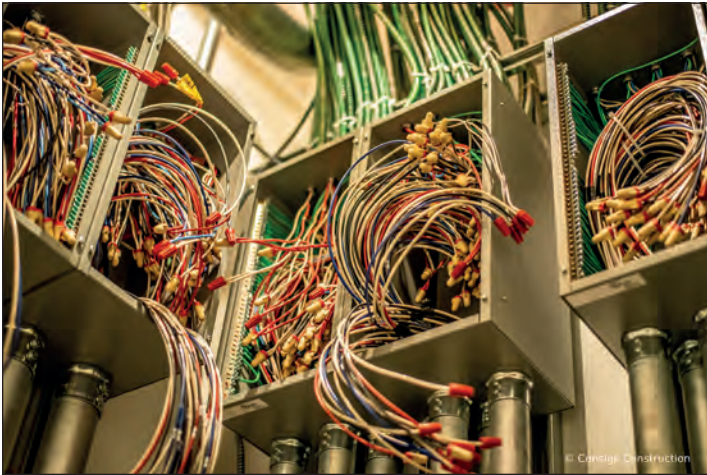
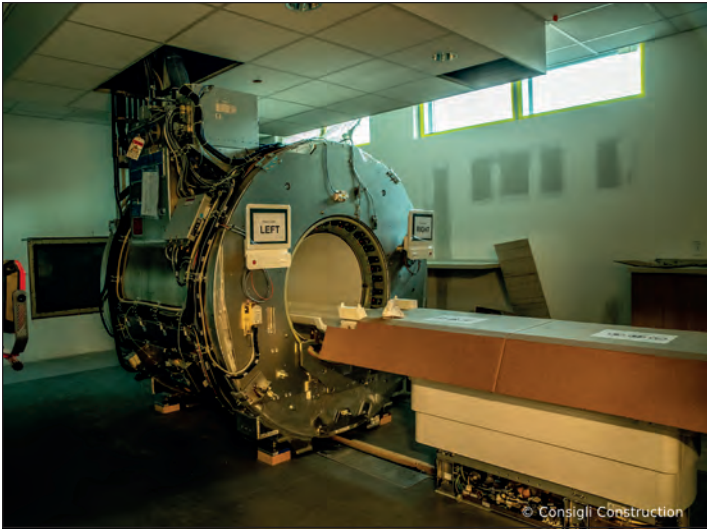
Interstate carefully planned the prefabrication of materials, labor, and installation timing to align with the project's original phases. Critical to the success of the project was their pre-planning strategies combined with the work of the talented BIM and 3D coordinators, as well as the use of the Trimble robotic station to accurately mark locations.

When the COVID 19 pandemic hit, the world had to learn a different way to communicate since face-to-face was no longer an option. Thanks to their early adoption of technology, Interstate was able to continue collaborating as a team seamlessly throughout the duration of the project whether on-site or remote.

Interstate used its extensive prefabrication capabilities and resources to offset labor shortages that resulted from the pandemic. Tasks were rerouted from the field to its Operations Center. This, along with Interstate's ability to sidestep supply chain issues due to having project materials on-hand, helped the company to adhere to the project timeline.

The success of Scarborough Medical Office Building would not have been possible without Interstate's ability to utilize innovative manufacturing processes and technology, deploy experienced staff, and rely heavily on its industry-leading prefabrication capabilities.

The Interstate team was able to mitigate risks, quickly adapt to change, overcome unforeseen challenges of a worldwide pandemic, and deliver this project on-time, on-budget, all with zero recordable injuries.





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# MERIT AWARD

Institutional/Public \$5 Million to \$10 Million

## MERIDIAN CONSTRUCTION

### *St. Patrick Academy - St. Sebastian Hall*

In January 2020 the City of Portsmouth, New Hampshire approved the expansion of Saint Patrick Academy to accommodate the school's fast-growing student enrollment which had doubled in just four years.

Meridian Construction was awarded the project to develop the school's 17,000-square-foot multipurpose building which would accommodate modern classrooms, an administrative office, a performing arts stage, and multi-court gymnasium.

Construction began in August 2020, and from the start the global pandemic threatened almost every aspect of the project timeline and budget. Serious supply chain shortages, material cost increases, and labor shortages were overcome through the strength of relationships, communication, managed allocation and financial leverage.

Anticipated long lead times for required city inspections were significantly longer than expected, even just to start the project. This posed even greater challenges the team overcame through creative prioritization of available resources.

Working around an occupied and fully operational school was a logistical challenge with twice daily traffic on campus as well as occasional midday student assemblies. Meridian engaged the busy school community in the building process by offering tours during various phases of construction, allowing them to see the progress of the building they would soon be enjoying.

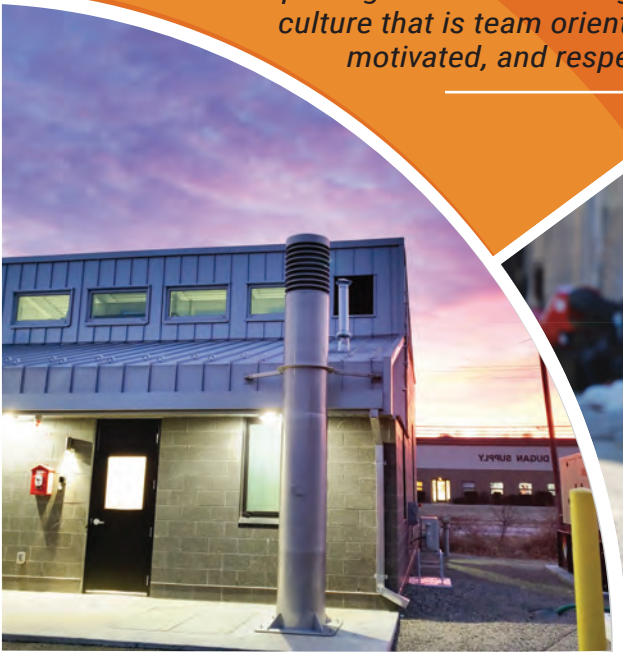
In spite of almost daily roadblocks and constantly shifting priorities, Meridian's open dialogue and persistence made it happen. Saint Sebastian Hall was completed within budget and in time for the 2021 school year.

The students and community at Saint Patrick Academy will enjoy the modern, highly efficient facility for years to come.



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Institutional/Public Over \$10 Million

# METHUEN CONSTRUCTION

## *Pittsfield Wastewater Treatment Plant*

The City of Pittsfield Massachusetts' wastewater treatment facility treats municipal and industrial wastes from five surrounding communities. It was the largest discharger of nitrogen to the Housatonic River which flows into the Long Island Sound.

Due to changes in the EPA regulations regarding effluent discharge reduction, the facility was identified as needing major upgrades to their treatment process to meet the significantly higher standards of phosphorus, aluminum treatment, and nitrogen removal. A Consent Decree was issued in 2015 ordering compliance with the new limits.

In late 2018 Methuen Construction was the successful low bidder and work on the project began in Spring of 2019. The project was fully underway and at its peak labor demands when the COVID 19 pandemic hit in March 2020. The project was deemed essential and construction continued through all pandemic lockdowns and restriction periods. Methuen Construction developed and implemented a stringent health and safety protocol which greatly reduced COVID-19 exposures.

The treatment plant was built circa 1900 with five upgrades in the following century. Integrating new construction components into the outdated, and sometimes out of code, infrastructure, required unique solutions and outside of the box thinking.

It was essential that the treatment of 12 million gallons of daily wastewater flow continued uninterrupted while construction progressed. Methuen, its subcontractors, and plant operators coordinated daily and developed a detailed plan for every phase of the work to ensure there were no interruptions or unanticipated outages.

Project challenges also included concrete foundation work moving into the winter months due to unexpected soil conditions as well as having to create a dewatering system to combat flooding of the entire excavation area 3 or 4 days after a rain or snow melting event.

In the end, almost 182,000 hours were worked to complete the project with 47,000 of those hours being Methuen employees. The project was substantially completed in October 2021 meeting the National Pollutant Discharge Elimination System discharge requirements.



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### Design/Build

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### Construction Management

Our project managers effectively represent the client to ensure the project is done right, on time and on or under budget. This approach offers the client one point of contact to walk them through the process and alleviate any concerns they may have.



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## EXCELLENCE AWARD

Commercial \$2 Million to \$5 Million

# METRO WALLS

## EMD Serono Horizon Building

EMD Serono is a global biopharmaceutical research and development company with a growing campus in Billerica, Massachusetts. In 2019 the company began work with Erland Construction on the development of a new state-of-the-art medical research facility dubbed the Horizon Building.

Metro Walls was selected to provide the building's commercial framing, drywall, and ceilings and work began in the summer of 2020.

The Horizon Building was designed and constructed with an emphasis on sustainability, resulting in the building achieving LEED Gold and WELL Platinum Certifications.

The 149,000 square foot, four-story biotech research and development building includes 30,000 square feet of flexible wet lab space, collaborative open office space, conference rooms, and concourses with a café and kitchen.

While most of this project's challenges were anticipated before construction began, the global pandemic was difficult to plan for. With protocols and guidelines constantly changing per local, state, and national authorities, being able to adapt to keep all employees safe was imperative.

The building's unique upper concourse design and a monumental staircase were also challenging and required extensive pre-planning and logistic coordination. The Metro Walls team had to bring in an electric compact crawler lift to complete the necessary scope of work. The lift was needed during the majority of the work on site and its removal required logistical coordination and a crane plan to safely remove the equipment.

While the road to completion included many challenges due to the ceiling heights, the pandemic, material delays, and the sheer scope of the project, Metro Walls' ability to work well under pressure and with other teams, allowed them to complete the project safely, on time and within budget.





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## EXCELLENCE AWARD

Commercial \$2 Million to \$5 million

# METRO WALLS

## *The Lincoln Lofts*

The Lincoln Lofts, a former textile mill from the 1850s in historic downtown Biddeford, Maine is entering a new chapter as luxury loft rentals and mixed use space.

Chinburg Properties purchased the five-story, 305,000 square foot mill building and contracted with Metro Walls to provide commercial framing, insulation, and drywall for the renovation project.

The renovated mill includes 180,000 square feet of 148 luxury loft rentals, a state-of-the-art fitness facility, a rooftop terrace with a pool, a restaurant, and a boutique hotel with 33 guest rooms. Each apartment includes original wood plank flooring, exposed brick accent walls, and 14-foot timber ceilings.

Metro Walls spent 19 months on this historic site completing the framing and drywall scope while working through the various obstacles that arose.

The age of the building, specifically the basement, proved to be a challenge. The basement of the mill building was damp and offered limited and obstructed access to where Metro's scope of work was required to achieve fire rating for the floors above. Wood staging had to be constructed for the team to be able to access the ceiling space above a 25-foot-deep high-flow water duct. They also had to work around and over large rock hills and boulders. Some areas were so tight, they had to lay on their backs to hang the ceilings.

Working through the height of the pandemic was also a unique challenge. The Metro Walls team managed to meet deadlines despite strict rules and regulations, limited manpower, and constant adjustments.

With Metro's experience working on projects of similar size and scope, their collaborative approach with Chinburg and the other trades, and their open and constant communication, they met the project timeline and budget.

The transformation of the historic mill into The Lincoln Lofts will serve local residents, community, and the economy for years to come.



# NB North Branch Construction

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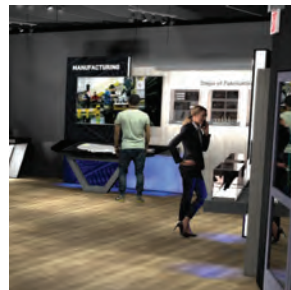
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## The Sig Sauer Experience Center Epping, NH



Concept images courtesy of Sacks Exhibits

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## EXCELLENCE AWARD

Commercial Under \$2 Million

# NORTH BRANCH CONSTRUCTION

## *Families in Transition Food Pantry & Homeless Shelter Renovations*

When the COVID-19 pandemic hit in early 2020, the largest homeless shelter in New Hampshire was forced to reduce density because of social distancing guidelines.

The owner, Families in Transition - New Horizons New Hampshire, relocated the food pantry in their Manchester Street shelter to a building on Lake Avenue in Manchester. The space vacated by the food pantry was converted to accommodate additional bed capacity and meet Covid separation criteria for the shelter.

In addition to enabling the organization to get back to pre-COVID-19 benchmark numbers for overnight shelter, the relocation of the food pantry would allow its size to expand from about 5,000 square feet to more than 10,000 square feet.

North Branch Construction was hired to complete this hyper-fast-track project. Funding for the project was provided through the CARES Act which required substantial completion and occupancy no later than the end of 2020. All funds would be lost, even for work already completed, if the timeline was not met.

Both projects were on congested urban sites with the shelter remaining in continuous operation throughout the process and the food pantry was only closed the day on moving day. Add to these challenges the two and a half month construction timeline, a global pandemic which caused labor disruptions and supply chain delays, structural challenges, and schedule coordination changes that required an experienced team of professionals to achieve a successful outcome.

Not only did the projects modify the layout of the spaces with all new finishes, but also involved significant mechanical, electrical and plumbing upgrades as well as sitework. North Branch Construction rose to the occasion and provided expanded capacity for both functions in the neighborhood Families in Transition serves.





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## EXCELLENCE AWARD

Commercial \$5 Million to \$10 million

# NORTH BRANCH CONSTRUCTION

*New Hampshire SPCA*



The New Hampshire SPCA provides vulnerable animal populations with a place to shelter until they can find a comfortable, safe, and loving forever home.

Their Stratham, NH facility had seen an increase in demand for services in recent years. The existing facility would not effectively withstand the increased demand or allow the team to provide the level of care the animals deserved.

In the fall of 2019 North Branch Construction was selected as the construction manager for an expansion and enhancements to the facility.

New construction additions included exam rooms, offices, a newly updated surgical space, animal training areas, and a classroom. An indoor horse arena and larger barn with eight stalls were added to the grounds. Existing space was remodeled to improve animal housing, provide flexible quarantine space, and an additional classroom. Improved stormwater drainage and newly expanded outdoor fenced dog-play and training areas were also completed.


Managing a construction project at a very busy, fully-occupied and operational animal shelter and care facility required constant attention to detail and daily coordination with the client. Construction noise, dust, and debris were all concerns within the animal shelter environment, particularly as it related to weekly surgeries in the clinic. Animal safety and emotional health were of primary concern.

Other challenges included the global pandemic which resulted in labor disruptions and supply chain delays, substantial site work, and an outdated fire alarm system.

A committed design team, subcontractors and vendors worked hard and showed up despite the challenges. As a result, North Branch Construction completed a successful project that will allow the New Hampshire SPCA to continue to serve our vulnerable domestic and farm animal populations for many years to come.



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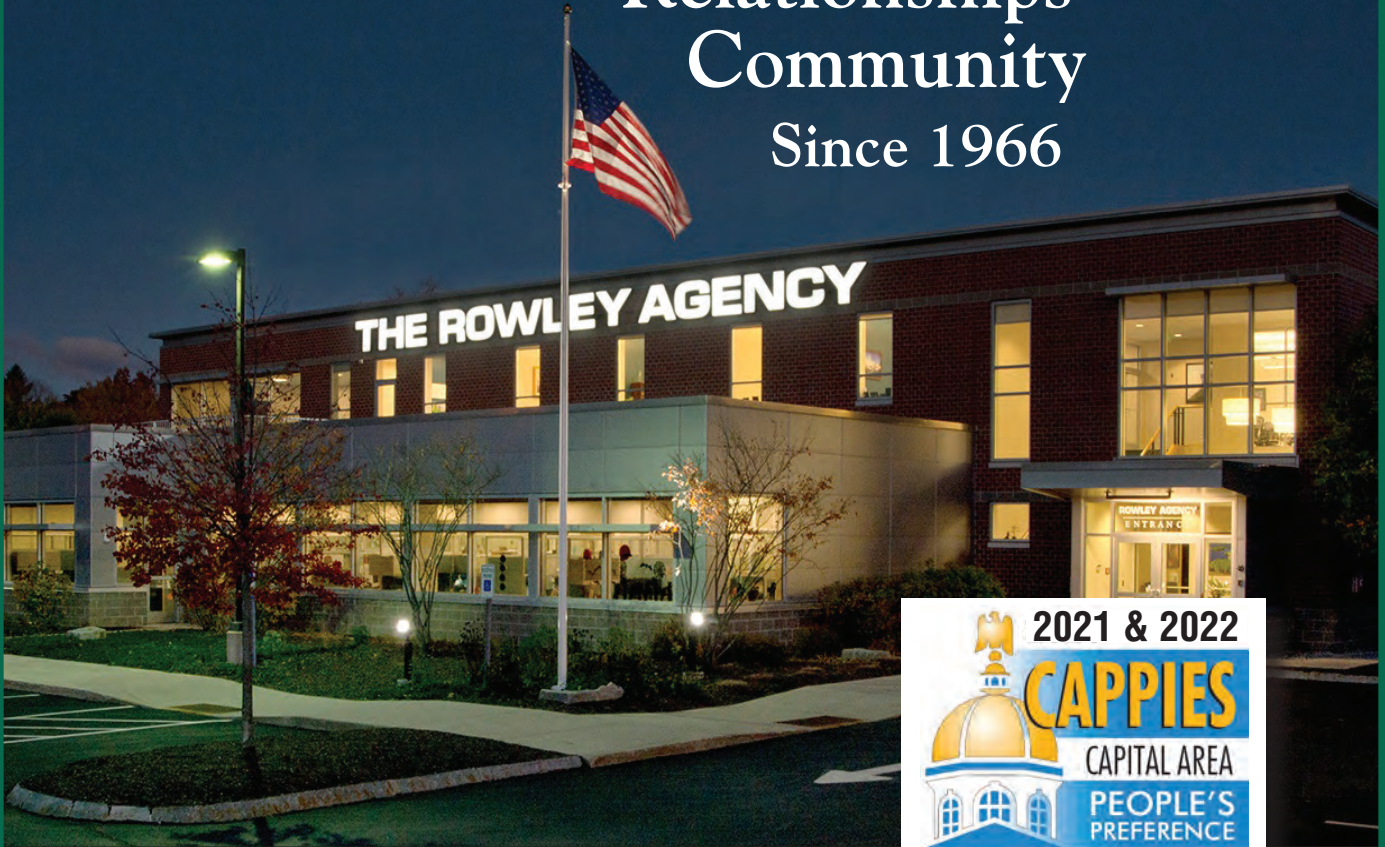
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## EXCELLENCE AWARD

Commercial OVER \$10 Million

# PROCON

## *Tufts University— Joyce Cummings Center*

The Joyce Cummings Center at Tufts University is a new seven-story, 150,000 square foot academic building in Medford, Massachusetts that sits adjacent to the new MBTA Green Line extension.

PROCON was hired to complete the project using their unique design-build process.

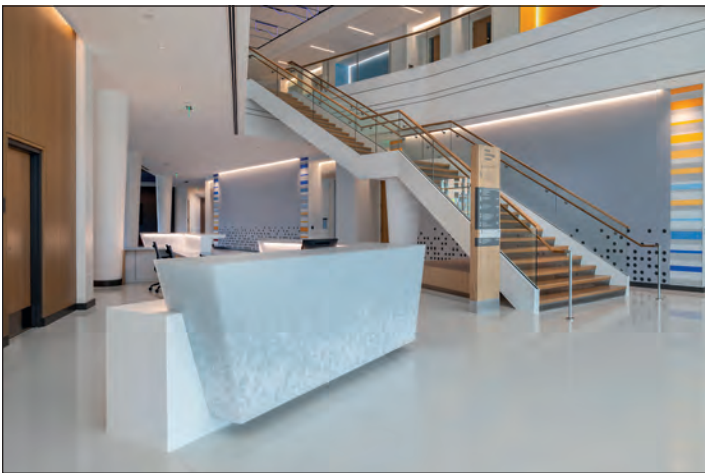
Pre-planning strategies were the key to PROCON's successful design-build of the Cummings Center project. All building systems and site utilities were integrated into the design and coordinated in 3D with Navisworks before installation, resulting in fewer costly mistakes.

The academic building was constructed 25 feet from an active MBTA railroad while a new train station was simultaneously under construction on an extremely tight urban site. The PROCON team worked with the MBTA Green Line Extension team daily to coordinate multiple efforts including conduit relocation, pedestrian bridge piles, and drainage system. Logistic and signage plans were updated regularly to ensure pedestrian safety, delivery routes, and material laydown area. By the end of the project, 60 plus customized wayfinding signs were created.

The global pandemic presented significant challenges, including having only 25 workers on site when there should have been more than 80 workers onsite. The limited staff was in place for two months until the project shut down for three months with zero activity. From daily temperature checks to policing of masks and protective gear, superintendents dealt with a whole new level of management.

The PROCON team rose to each of the challenges presented and met them with exceptional professionalism and swiftness.

The Joyce Cummings Center is a state-of-the-art educational hub for collaboration, innovation, and community activity. The building was designed to meet Energy Use Intensity 50. This is a giant step towards achieving Tufts University's goal of reaching carbon neutrality by 2050.





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## EXCELLENCE AWARD

Institutional/Public Under \$2 Million

# REARCH COMPANY

## Charlotte Public Library

The Town of Charlotte, Vermont requested proposals for an addition to the public library in the spring of 2019. The project was expected to achieve Efficiency Vermont: High Performance Building Standards to qualify for all relevant Efficiency Vermont financial incentives.

Utilizing a design-build delivery model, ReArch Company teamed with Bellwether Architects and was selected for the project in the summer of 2019. The project consisted of renovations to the Charlotte Public Library's existing 2,784 square foot space and a new 2,200 square foot addition. The client's goal was to make the new addition blend seamlessly with the existing beloved Library while at the same time achieving a modern net zero energy.

An aggressive project schedule at an occupied library created challenges for safety, access, material lay down, construction waste management, and parking. Wetlands were immediately adjacent to the construction site, requiring careful management by ReArch. The most significant challenge that arose was labor shortage as a result of the global pandemic.

Despite these challenges, the ReArch team successfully transformed the existing space to include dedicated areas for teens, an adult reading room, a quiet remote workspace, staff offices, and a remodeled break room. The new addition includes a larger, centrally located circulation desk, restrooms, expanded book storage, children's reading area, displays, and a large community room.

The project achieves net-zero energy ready by replacing the existing fossil fuel-based heating system with a modern all-electric cold climate air source heat pump system. They also leveraged utility incentives through Efficiency Vermont and Green Mountain Power to maximize the client's savings. The building has the infrastructure for future roof-mounted photovoltaic solar panels.

The community of Charlotte, Vermont will enjoy their new library for many years to come.



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## EXCELLENCE AWARD

### Design/Build

# SULLIVAN CONSTRUCTION, LLC

## *Members First Credit Union Headquarters*



For decades visitors coming to downtown Manchester, New Hampshire over the Amoskeag Bridge were met with two vacant and overgrown city lots. Members First Credit Union saw the vacant lots as an excellent location for their new headquarters.

They purchased the property and selected Sullivan Construction as the construction manager and work began in the summer of 2020. The three-story, red-brick Victorian design with a full basement, used detailed brick-work and pre-cast concrete combined with ample glazing and intricate gable designs to create a beautiful gateway to downtown Manchester that would blend in with the surrounding architecture.

The entire footprint of the building was solid granite ledge. Due to the close proximity of a residential neighborhood and to the city's main streets, pre-blast surveys and protection of the abutting properties during the blasting phase was critical. This required close communication with all abutters for over 6 weeks. They also had a structural plan in place in the event that they needed to shore up the sidewalk and cantilevered traffic signals.

Other challenges the Sullivan Construction team faced were labor and material shortages due to the pandemic as well as picketing during construction. They also uncovered an underground oil tank that needed to be removed.

The project faced weeks of high winds and extreme cold. Since the building was not weather tight before winter, the team tented the 3rd floor so the slab could be poured in the below-freezing temperatures. All the fire-tops were changed from drywall to Densglass to keep the project moving without being weathertight.

After 14 months of construction, the new Members First Credit Union Headquarters transformed two overgrown, abandoned lots in Manchester's historic North End into a beautiful building that reflects the surrounding architecture and truly represents the North End of the city.



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