



Project of the Month: Connolly Brothers progressing on 93,000 s/f build-to-suit for KROHNE NAFTA headquarters

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Beverly MA Connolly Brothers has partnered with KROHNE to build their new NAFTA corporate headquarters and manufacturing facility. Having outgrown their existing facility and wanting to elevate the image of their NAFTA headquarters, KROHNE turned to Connolly Brothers to design and build a modern facility. Their vision of a corporate campus with a 73,000 s/f manufacturing facility connected via elevated link to a 20,000 s/f office building was realized through the close collaboration of Connolly's design team, the German architectural firm Dubbick, Hiersig, and Partner, KROHNE's family ownership, and KROHNE's NAFTA Management. The result is a facility that will satisfy strict budgetary requirements, incorporate European design sensibilities, and meet high energy efficiency standards.

After purchasing a lot in the Cherry Hill Industrial Park, KROHNE approached Connolly, having heard of their expertise in the industrial and office design build sector. KROHNE was looking for one contract with a single point of responsibility to manage the process of conceptual development, budget modeling, construction documentation, final cost estimating and finally, building delivery. As for Connolly, the project was a perfect fit. Besides being right down the street from Connolly's headquarters, the project showcases their capability as a true design/build construction manager and exemplifies the full range of services Connolly is adept at delivering.

“We are thrilled to be partnering with KROHNE to bring their vision to fruition” said Jay Connolly, vice president of Connolly Brothers. “Both our companies are multi-generational and share a long term vision of growth and development.”

Currently, Connolly is providing construction management services for the construction of the facility as well as architectural and engineering contract administration to ensure the highest level of quality control.

The project is significant for a number of reasons – most interestingly this is the first of the original buildings built in the park to be demolished to make way for new construction and is also the last vacant site in the industrial park. KROHNE's choice of the Cherry Hill Park demonstrates the continued desirability of the park as the German company joins numerous others such as High Res Biosolutions, Abiomed, and Millipor who have chosen to relocate to the park or substantially renovate their existing buildings. The project is a telltale of today's market trend – low supply of specialized manufacturing and office space in the area is driving customers to seek out dated buildings based on their location. The cost to remove and build

new is more efficient than major modification and addition to an existing dated building.

The project includes complete demolition of a 55,000 s/f office building that was built in the early 1990s and removal of over 35,000 cubic yards of structurally unsuitable soil to make way for the 93,000 s/f facility on the 10 acre site.

KROHNE is a world leading manufacturer and supplier of solutions in the industrial process instrumentation field and Connolly Brothers is a design build construction management firm based in Beverly.

The project team included:

- Construction Manager: Connolly Brothers
- Roofing: NorthStar Construction Services Corp.
- Electrical: D&D Electrical Contractors
- Fire Protection: Hampshire Fire Protection Co., LLC
- Sitework: Pitt Pipeline Company, Inc.
- Plumbing/HVAC: Mechanical Construction Services, Inc.