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Dellbrook Construction breaks ground on new 27,000 s/f \$3.2 million dormitory at The Winchendon School

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The Winchendon School has selected Dellbrook Construction to build its new 27,000 s/f wood-frame dormitory. Designed by Tuck + Tuck Architects of Bolton, Mass., the dormitory will house up to 64 students and include four faculty apartments. The project broke ground on June 1 with a projected completion date of January 26, 2011.

"We received six very competitive bids on this project," said John Kerney, headmaster, The Winchendon School. "From the outset, Dellbrook distinguished themselves from the other bidders in terms of not only cost, but competency. And three of the bidders were contractors we had used in the past."

"We're very excited to begin construction of the new dormitory at Winchendon," said Dellbrook chief operating officer Mike Fish. "We will be building in close proximity to the students, staff and faculty for eight months, and that requires a collaborative and professional approach to progress the work and protect the safety of the Winchendon community."

The \$3.2 million lump-sum contract is the first award acquired by Dellbrook under its new business development director, Ed Dann, who joined the team in late April. "Mike Fish has a clear vision for the controlled growth of the Company," says Dann. "Residential projects - apartment developments, active senior housing, and mill renovations - are clearly a specialized niche market for Dellbrook. One of our target markets is secondary and post-secondary college and university residential projects. It's an evolutionary process. Each successful project (like our recent experience renovating the Fox Hall dormitory at UMass Lowell) acts as a springboard to new opportunities in the education market."

Dellbrook is working closely with the school and Tuck + Tuck to evaluate cost reduction and value engineering suggestions. "This project has many characteristics of a design-build project without being a design-build contract," said Dann. "We're working with Tuck + Tuck and their consultants to confirm scope revisions and determine final costs."

"We are looking forward to Dellbrook's continued efforts to help the School maximize the value of its investment on this project," wrote John Kerney, headmaster in its Letter-of-Intent to Mike Fish. "Dellbrook has demonstrated enthusiasm, diligence, and professionalism during the school's selection process."

In addition to construction of the new dormitory, Dellbrook will relocate an existing campus roadway and underground utilities, remove two tennis courts, and construct new school community walkways in time for the return of students for the Fall semester.

"The Winchendon School dormitory will be afforded our best effort and resources to affirm the School's confidence in our abilities to meet their budget, schedule and expectation of the highest quality possible," said Dann. "When I asked the headmaster if he'd find some time off during

summer break as construction is full-tilt, he said what every contractor loves to hear: 'Why not? I feel like we're in good hands.'"

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