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## **Project of the Month: Campanelli Construction completes 78,300 s/f South Shore Hospital Center for Orthopedics for A.W. Perry**

October 06, 2011 - Owners Developers & Managers

Campanelli Construction, a division of Campanelli completed 2 Pond Park, a ground-up project. Led by Perry South Shore Development, LLC an A.W. Perry affiliate, the 78,300 s/f medical building was developed at the entrance of the South Shore Park at Derby St. and Rte. 3 and will house the South Shore Hospital Center for Orthopedics, Spine and Sports Medicine.

"Campanelli's persistent and well focused leadership team delivered on the project's objectives and maintained attention to detail; while fostering a creative, sensible and economical construction process" said William Constable, executive vice president, A. W. Perry Inc.

2 Pond Park is a full service medical facility boasting state of the art diagnostic imaging, including CT Scans, RF, X-ray and MRI, laboratory services, exam rooms, six surgical suites, recovery areas, orthopedic services and a future rehabilitation facility.

The construction management was led by Campanelli Construction president Jeff DeMarco and project executives Russell Dion and David Vroman. "2 Pond Park is a high-performance building that serves as an excellent example of the breadth of complex medical construction Campanelli is capable of managing" said Vroman.

Dion said, "The successful completion of 2 Pond Park on time and under budget is a true testament to our commitment to high efficiency management and the team approach of Campanelli Construction, A.W. Perry, Cannon Design and South Shore Hospital."

Beginning in October, the outpatient care facility will offer patients and families access to an extensive team of surgical, rehabilitation, pain management and diagnostic imaging experts who specialize in treating a broad range of musculoskeletal conditions, in one convenient location.

Campanelli Construction, headquartered in Braintree, is a division of Campanelli initially established in the 1960s to service the needs of the company's real estate portfolio. Over the previous two decades Campanelli Construction has expanded to service a multitude of third-party clients across the United States. Notable clients include Preferred Freezer, Christmas Tree Shops Inc., Serta International, A.W. Perry, Inc. and Equity Industrial.

Established in 1947, Campanelli is a third generation, full-service commercial real estate development and acquisition company with extensive experience in the industrial, office, medical office, warehouse/distribution, retail, educational and cold storage markets. Campanelli began building homes during WWII and transitioned from residential to commercial real estate in the 1960s. The team, known for their seamless ability to work with their clients and act as the "real

estate division" of a company, has developed 11 business parks in Massachusetts, over 20 million s/f across the nation and provided international development consulting and site selection services. The company's signature capabilities include land development, design and build, redevelopment and value-added acquisitions. It is Campanelli's all-encompassing and quality services that have led to its successful track record as a highly-regarded developer; from site selection, feasibility analysis, local, state and federal permitting, to architectural and engineering design, building construction and facilities and property management.

Since 1884, A.W. Perry, Inc., a privately held real estate firm, has provided the highest level of quality, service and value to its clients. An established leader in the industry, A.W. Perry is an award winning property management firm, an experienced developer and investor. Under the direction of the family's fourth and fifth generations, the company is known for creating and nurturing long-standing business relationships. In addition to 2 Pond Park, Perry's major commercial real estate developments include One Technology Place in Rockland, a 202,000 s/f office and laboratory building which is EMD-Serono, Inc.'s North American headquarters and 25 Technology Place in Hingham, a 327,000 s/f office building and five-story parking garage sold to Blue Cross Blue Shield in 2007.

Shown (from left) are: James Green, orthopedic service line director, South Shore Hospital; Joseph Cahill, executive vice president and chief operating officer, South Shore Hospital; Owen McConville, MD, South Shore Orthopedics, LLC and chair of orthopedics, South Shore Hospital; Jack Spurr, president of A.W. Perry, Inc.; Robert Rodak, director of facilities planning, South Shore Hospital; Richard Aubut, president and chief executive officer, South Shore Hospital; Michael Ayers, MD, South Shore Orthopedics, LLC; Laura Burns, Hingham selectman; Bruce Rabuffo, Hingham selectman; William Constable, executive vice president, A.W. Perry, Inc.

South Shore Hospital Center for Orthopedics project team includes:

- \*Owner/Developer: A.W. Perry
- \*Construction Manager: Campanelli Companies
- \*Environmental Engineer: Tetra Tech
- \*Architect: Cannon Design
- \*Landscaping: Seoane Landscape & Design, Inc.
- \*HVAC/Plumbing: Sagamore Plumbing & Heating
- \*Roofing: RCH Roofing
- \*Electrical & Fire Alarm: Florence Electric
- \*Site Work: David A. Bosworth