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Dacon completes build-out of 28,220 s/f facility for innoPad at Campanelli's 265 Ballardvale Street

October 13, 2011 - Front Section

Dacon Corporation, the Natick-based design/build firm, Diversified Project Management, and innoPad, Inc., a manufacturer of polishing pads for use in Chemical Mechanical Planarization (CMP) - a critical process in semi-conductor manufacturing, recently completed the build-out of 28,220 s/f headquarters and manufacturing facility at 265 Ballardvale St.

Dacon designed, engineered, permitted, and built the space which consists of 3,720 s/f of refurbished office and 24,500 s/f of production space. Challenges included infrastructure to accommodate soaking tanks, redistribution and enhancement to an existing HVAC system, electrical distribution, underground process piping and new ceilings and finishes throughout. Campanelli Construction simultaneously completed landlord's base building improvements, managed by project executive, Ralph Perelis.

innoPad consolidated its grinding and buffing operations from a temporary manufacturing suite in Danvers and their former headquarters in Peabody. The building, owned by Campanelli, was represented by Campanelli's director of leasing, Peter Brown, along with NAI Hunneman's suburban leasing group led by Jim Thomson. The NAI Hunneman team included James Boudrot, Dan Collins, Brendan Daly, Evan Gallagher, Stephen James, Devon Manfredonia, and Michael McCarthy. innoPad was represented by Lenny Owens, executive vice president at McCall & Almy.

Owner's representative, Diversified Project Management (DPM), provided innoPad with support throughout the site selection, due diligence and lease evaluation phases to ensure the new facility would meet its growth and production needs. This included the engagement of the design and construction teams, along with other specialty consultants, evaluation of cost estimates and review of all programming, design and construction documents. Upon site selection, DPM provided project oversight and controls including design management, comprehensive construction administration, FF&E procurement and move planning services. Project executive Pat Forbes, along with senior project planner, Jean Nuzzo, coordinated all activities of the project team to ensure a seamless transition into the new headquarters.

Unique aspects of innoPad's multi-phased project included the specification, receipt and installation of a 2,200 s/f, class 10K clean room as well as a state-of-the-art reverse osmosis (RODI) water system. These elements, combined with the use of swing-space to address a phased relocation schedule, presented a unique set of challenges managed successfully by DPM through detailed planning and collaboration with all members of the project team. The result was the minimization of production downtime through the shutdown of the existing facility and the start up of the new facility in less than two weeks.

Project Team included:

Campanelli: Owner

Campanelli Construction: Owner's Construction Manager

Dacon Corporation: Design/Builder

Diversified Project Management: Owner's Representative

NAI Hunneman: Broker

Drywall Services Inc.: Drywall

D S Contractors, Inc.: Millwork, Doors and Hardware

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