



nerej

The Congress Companies selected for \$22 million Golden Pond renovation/addition project: Khalsa Design provides plans for 68,000 s/f facility

November 17, 2011 - Construction Design & Engineering

The Congress Companies have been selected by their repeat client, Golden Pond, an Assisted Living Residence, to provide construction management for the facility's upcoming \$22 million renovation and addition project.

The Golden Pond addition and renovations were designed by Khalsa Design, Inc.

The existing 68,000 s/f, 135-bed Golden Pond facility was completed utilizing Congress' construction management services and involved extensive conservation and wetland preservation work. Congress also brought their HUD knowledge to the original project, making Golden Pond the first free-standing assisted living facility financed by an HUD 232 insured mortgage in Massachusetts.

Congress will now manage the construction of Golden Pond's Phase two, a 36,000 s/f addition as well as renovations to the existing Golden Pond facility. Projected for groundbreaking in December, the scope of the project includes a new, attached building comprised of 43 assisted living beds and extensive "concierge service," common, health and dining areas and the addition of eight new assisted living units in the original building. Significant mechanical and electrical systems upgrades will also be made to meet the requirements of the additional units included in Phase 2, as well as for future phases under a master plan for the future expansion of Golden Pond.

Through a custom-tailored and vertically integrated CM at Risk approach, Congress worked closely with its client to understand end-user goals and helped to manage the construction, design, and planning for the project. In addition to their pre-construction strategy process, Congress also assisted Golden Pond with the project's financing structure and total development cost budgeting.

"We are thrilled to undertake another project for our clients, Larry Kunst and Kerry Kunst, owners of Golden Pond," said Congress CEO William Nicholson. "For our highly valued, repeat clients, we are committed to doing whatever is necessary to service all of their construction and planning needs," he added.

"Our health care experience and strategic planning ability allowed us, in close consultation with Khalsa and Golden Pond, to put together a plan which allows Golden Pond to maintain all systems and keep the assisted living facility fully operational during the additions and renovations. These are just some of the ways in which we were able to accommodate our client's needs during pre-construction," said Mark Joudrey, director of pre-construction for Congress.

"It was critical for Golden Pond to create a plan ensuring that the building could remain occupied at full census during construction. It was also important for us to carefully plan the commissioning of the new MEP systems, and the additional Assisted Living units in the envelope of the existing Golden Pond, to ensure that all occupied areas are safe and fully functional as we execute the

renovations and the additions," added Joudrey.

The Congress Companies serves clients in New England, New York, New Jersey and beyond from their headquarters in Peabody, Mass. and offices in Lake Success, N.Y.. With 60 plus years of building experience and expertise, Congress offers a full continuum of pre-construction strategy, construction management, design/build, and development services and specializes in the senior living, health care, and multi-family residential market sectors.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540