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## **Project of the Month: Proficient Builders completes 36,000 s/f office space for South Shore Hospital**

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Rader Properties contracted Proficient Builders to convert their 36,000 s/f Reservoir Dr. building into offices for South Shore Hospital. Jim Taylor, president of Proficient Builders, assembled and managed a quality team of contractors for this project. Jim Rader, president of Rader Properties said, "The job was done on schedule and on budget, the quality of work was terrific."

A successful project begins with quality architectural design and this was certainly the case with Roth & Seelen, Inc. (Hingham Mass.). Their design enabled this project to be run efficiently and without any discrepancies. Good communication is also required to execute a successful project of this size. Weekly project meetings run by Taylor included Rader and Lisa Nisbet and her team from South Shore Hospital. These meetings provided the venue for all issues and concerns to be addressed immediately so that the schedule and budget of the project were not impacted.

Some interior features of this project included a meeting/board room, audio visual room, new security system, server room with separate cooling and over 800 linear feet of cable tray installed throughout. A new employee rear entrance and 25 new exterior windows were cut into existing masonry walls, all of which required reinforced structural steel. Additional structural steel was needed for new folding partition walls. The number of new offices required rework of exiting HVAC and additional roof top units. HVAC, sprinkler, plumbing and electrical work were all design build systems.

Externally the site work included a new storm water wetland system and drainage, new parking lots with lighting and new concrete walkways in the front and rear of the building. Taylor said, "Having true integrity and years of construction experience allows for knowledge of great resources and building the workmanship of a selective, elite team."

Project team included:

- \* Owner: Rader Properties
- \* General Contractor: Proficient Builders
- \* Architect: Roth & Seelen, Inc..
- \* Fire Systems: New England Fire Systems, Inc.
- \* Painting: Jim Plunkett Painting, Inc.
- \* Electric: CG Electric, Inc.
- \* HVAC: Cotti-Johnson HVAC, Inc.
- \* Millwork: Woodcraft Group, LLC