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## **Congress Building chosen for phase 2 of renovation and addition project at Golden Pond**

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According to Congress Building Corp., construction financing for phase 2 of the renovation and addition project at Golden Pond, an assisted living residence, has been closed and construction is underway.

Congress was selected by their repeat client, Golden Pond Resident Care Corp., owned by Larry Kunst and Kerry Kunst, to provide the Construction Management Services for Golden Pond's two-phased renovation and addition.

Phase 2 construction will result in a new, four-story, 36,000 s/f addition to the Golden Pond building, consisting of 41 assisted living beds in 30 residential units. The assisted living units will feature high-end kitchens with granite countertops, living and bedroom spaces, and Golden Pond's signature concierge personalized service package. Additionally, the existing Golden Pond building's main mechanical, electrical, HVAC, plumbing, and laundry plants will be renovated and engineered to meet the requirements of all new units as well as the planned future expansions. All of the renovations will be completed by mid-November of 2013 without disruption to the residents of Golden Pond.

Congress served as the builder for the original 64,500 s/f Golden Pond facility, which was the first assisted living facility constructed under the HUD 232 Program in the state. The Golden Pond project also marks a repeat partnership between The Congress Cos. and East Boston Savings Bank, the construction lender. Over 80% of Congress' business is a result of repeat clients and referrals.

Khalsa Design Inc. of Somerville, Mass., an architecture and design firm with extensive experience in the housing and senior living industry, designed the Golden Pond renovation and addition. Major subcontractors involved in the project include Wayne J. Griffin Electric, Alternative Creative Energy, Superior Plumbing, Coventry Fire Protection, A&E Flooring, Baystate Engineering, Shawnlee Construction, Diaz Construction and Turnpike Contracting.

Work on Phase 1 of the project began in August 2012 and was completed in early November.

During this phase, the existing building was renovated and seven additional assisted living units were created as a result. A future Phase 3 for the Golden Pond facility has been master planned and is projected to include approximately 64 assisted living beds housed in a 33,000 square foot building.

Golden Pond Assisted Living Residence offers affordable assisted living options, including traditional assisted living and two secure living units for memory impaired residents and behavior care residents.

The Congress Companies specializes in the construction of assisted living residences, nursing homes and other senior care facilities and is experienced in completing projects under HUD's LEAN

program.

Headquartered in Peabody, MA, and with offices in Lake Success, NY, The Congress Companies serve clients in New England, New York, New Jersey and beyond. 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.

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