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## **M.C. Andrews Co. provides design/build services for 15,000 s/f Sons of Italy with 4 indoor bocce courts**

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M.C. Andrews Co., Inc. provided design/build services for a 15,000 s/f Sons of Italy at 459 Merrimack St. The structure will consist of function rooms, full service restaurant and bar with associated support facilities and four regulation indoor bocce courts.

The project owner is Sons of Italy/Community Center Trust Lawrence Lodge - 902 OSIA.

Design for the \$1.6 million facility was provided by Lincoln Architects. Other project team members included: Andover Consultants, civil engineer; Correct Temp, HVAC; Ianazzi Electrical, electrical; Joe Wilson Concrete, concrete foundation and Russell Vigeant Construction, framing /siding/roofing. Bob Gosselin, installation manager/project manager, Correct Temp Inc. said, "Correct Temp, Inc. had the pleasure of working with M.C. Andrews on this project. We installed the following equipment for this project: (4) Lennox Roof Top units with curbs and economizers; (4) Greenheck Exhaust Fans with curbs; (1) Greenheck Make Up Air Unit; (4) Honeywell Programmable Thermostats with Remote Sensors; installation of stainless steel walls in the kitchen and wet wall locations. As for the ductwork, we installed sealed and insulated duct for two of the RTUs, concentric duct drops for the two RTUs serving the bocce court, and black iron welded, fire rated duct for the kitchen exhaust and hoods."

"The goal was to construct a state of the art indoor bocce facility to hold national competitions, complete with function rooms, full service restaurant and bar, and (4) regulation indoor bocce courts; while maintaining the essence of the Italian heritage." said Andrew Matses, president, M.C. Andrews Co., Inc.

Daniel Quaille, AIA, principal, Lincoln Architects, LLC said, "The structure is well appointed to accommodate members as well as increase private use. A bright function room, suitable for business presentations as well as social events, and a full service restaurant/ bar. To fulfill the chapter's desire to host bocce tournaments, four regulation indoor bocce courts were included. In keeping with a Tuscan theme, the massing, materials and colors reflect that of an Italian villa."

Bill MacLeod, PE, PLS, president, Andover Consultants said, "The property presented to us was an ideal location for the Sons of Italy Lodge, but there were several site constraints. We had to design around a flood zone, the riverfront protection area and endangered species habitat and still fully comply with the stormwater management regulations. Since no sewer was available, we also had to fit in a septic system. Working with the lodge members was a pleasure and the city's planning and conservation staff were very helpful during the review process."