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## **Windover Construction completes two new branches for Institution for Savings**

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Windover Construction is celebrating the completion of two locations for the Institution for Savings, a nearly 200 year old bank with seven locations on Boston's North Shore. The first was a large-scale renovation of one of the bank's most visible locations on Storey Ave. The second assignment involved creating a new full-service location within an 1809 historic building in downtown Topsfield. The renovation on Storey Ave. transformed the bank's exterior and interior. The logistically challenging assignment required the Windover team to complete the project while the branch remained fully operational. The expansion includes a spacious second floor with additional retail and lending offices, a conference room and employee lounge, while reflecting the Bank's historic New England roots.

In Topsfield, the 1809 building underwent an extensive renovation and addition, creating a modern and functional branch while preserving the historic building's charm. To accomplish this, the design team incorporated timbers from the original structure into the new design to create a beautiful, cathedral ceiling. A drive-thru and ATM were also added.

"Complex assignments like these are where Windover truly excels," said Stuart Meurer, vice president of Windover. "Both projects presented logistical and design challenges. But, with the support of the entire project team, we were able to deliver two locations reflective of the bank's history and growth."

"Both locations presented their own challenges, but Windover overcame every one and did a tremendous job," said Michael Jones, president & CEO. "We had concerns about how to keep Storey Ave. open during construction and how to preserve the historic charm of the Topsfield location. Windover addressed those professionally and worked with us to make the entire process as seamless as possible for customers and employees. We couldn't be more pleased with the finished products." Deluski of BankRI provides \$10 million debt financing to Albany Road Real Estate Partner PROVIDENCE, RI. Andrew Deluski, vice president in BankRI's commercial real estate group provided debt financing in the amount of \$10 million to Albany Road Real Estate Partners for the acquisition of 15 Park Row West, a class A, 118,000 s/f multi-tenant office property. Shawn Herlihy, principal at Goedecke & Co., LLC in Boston, brokered the transaction.

Gateway Center offers access to I-95 and is adjacent to Providence Station, serving Amtrak and MBTA commuters. The property was 86% leased at acquisition to a number of credit tenants with no lease roll until 2017.

Christopher Knisley managing director for Albany Road, along with three partners, recently launched Albany Road Real Estate Partners, a real estate investment and management firm focused on the acquisition of commercial real estate opportunities across New England.