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## **Tocci Building begins Rock Chapel Marine headquarters**

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Tocci Building Companies has broken ground on a new headquarters for Rock Chapel Marine. The two-story, 5,349 s/f office space will provide an architecturally appealing base for the company.

"The project presents logistical challenges due to its proximity to Chelsea Creek," said Bud LaRosa, chief business performance officer at Tocci. "Our enhanced communication processes created a reasonable budget while maintaining an excellent design that will result in a product that Rock Chapel Marine can be proud of now and in the future."

Tocci assisted the architect and owner through pre-construction and design efforts as they value-engineered and tailored the project to best fit the owner's vision. This "mighty little dynamo" is packed with architectural style and panache. The windows, shingle siding, and roofing make a statement that harkens to Frank Lloyd Wright's Prairie Style Architecture.

In addition to its powerful architectural design, this project requires intricate construction solutions. Due to its sensitive and prominent location adjacent to the Chelsea Harbor -and hence the need for piles to stabilize the earth - this building requires sophistication and presence to properly construct.

As construction manager, Tocci will work with architect Landing Studio to complete the "right-sized" project over a seven-month period. Located adjacent to Chelsea Creek, the development provides an attractive location while adding an element of complexity, as special measures must be taken to stabilize the foundation due to its waterfront setting. Tocci's estimating and virtual design and construction departments worked collaboratively to create a model describing cost implications, design goals, and quantity take-offs for subcontractors and the client. This process ensured better pricing and a more accurate understanding of overall design goals.

The new office space will feature large windows overlooking the water, as well as exterior siding, creating a sleek design which will enhance the property's waterfront and streetscape appeal. Adjacent to the building, the site will also include a salt storage unit, distribution facility, and an urban park - all built by Rock Chapel Marine for the public's use and benefit. The project is projected to be completed in April 2015. Rock Chapel Marine provides the road salt for New England Roadways and Highways.

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