



CELEBRATING  
55 YEARS

# nerej

## **MRS Management completes \$6 million 80,000 s/f Danvers Indoor Sports complex expansion project**

February 05, 2015 - Owners Developers & Managers

When officials recently cut the ribbon at Danvers Indoor Sports' \$6 million 80,000 s/f expansion project, they unveiled one of the largest indoor sports facilities in the nation. Phase one was completed in 2011 and also cost \$6 million. The four-year \$12 million project also created hundreds of locally employed pre-construction and construction jobs and raised the number of part-and full-time Danvers Indoor Sports employees to 200.

Property owner and developer, MRS Management (MRS) of Topsfield, participated in the closure of the former gray site with chemical manufacturer Rohm and Haas and the Department of Environmental Protection (DEP).

"We had performed extensive research and were confident that there was a need in the region. We took all the necessary steps to secure a use variance from light industrial to recreational," said Mark Mscisz of MRS. Switching to a recreational use created a win-win situation as the town profits from generated tax revenue with no burden on infrastructure or schools, the community benefits as it gets 160,000 s/f state-of-the-art recreational facility, and Danvers Indoor Sports wins as it enjoys operating a business that fulfills a need on the North Shore. Connolly Brothers was hired by MRS to design and build the project and also played a major role in providing guidance for pre-construction services such as permitting, estimating and budgeting.

Phase one completed, MRS handed the keys over to Danvers Indoor Sports in 2011 to inaugurate operation of its new 80,000 s/f indoor sports facility featuring a two story sports-fitness and athletic training center, basketball court, four indoor soccer/athletic fields which includes a snack bar, coach's rooms, restrooms and a second story mezzanine for viewing the fields. Danvers Indoor Sports promotes sports such as soccer, basketball, lacrosse and field hockey. After two years of successful operation due to the diverse programming, operator Kelly Cragg was confident he would need more space.

Phase two added 80,000 s/f to the building which now totals 160,000 s/f with eight turf fields, five basketball courts, concession areas, arcade games, party/event rental space and a conference room.

Expanded programming and hosting Olympic quality international events are anticipated to more than double the traffic which includes 25,000 users. The project was a home run for the community putting Danvers on the map as a destination for regional, national and international sporting events. A recent Medieval Sword Fighting competition drew competitors from around the world including France, Spain and Japan. Plans also include hosting more corporate events as the venue has occupancy for up to 1,500 people and can accommodate a wide array of creative uses. In addition to the already extensive league play in just about every sport, Danvers Indoor Sports will further develop youth programs, summer camps, birthday options and more.

In 2013, MRS Management became committed to solar photovoltaics as a progressive value-added component to the overall scope of the project. MRS contracted IRC Solar Roof Systems of Lewiston Maine, a leader in the field, as their design/build contractors. In addition, MRS negotiated a Power Purchase Agreement (PPA) with the town of Danvers for 100% of the system output and a long term hands-off Operation and Management Agreement (O&M) with IRC. The result is a 1.4MW roof-mounted PV system, one of the largest of its kind in New England.

MRS Management is a private residential and commercial property management and development company.

Project team included:

Developer/owner: MRS Management;

Construction Manager: Connolly Brothers, Inc.;

Solar: IRC Solar Roof Systems;

Electric: D&D Electrical Contractors;

HVAC: Correct Temp HVAC; and

Painting: King Painting Inc.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540