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Connolly Brothers completes MarketPlace for Cardinal Cushing

February 26, 2021 - Retail



Hanover, MA Connolly Brothers, Inc. has completed construction of a new 20,000 s/f MarketPlace building to house the Cushing café, thrift store, and gift shop, along with state-of-the-art training classrooms for Cardinal Cushing Centers, Inc. After shutting down at the start of the COVID-19 pandemic, the retail stores resumed operation when the \$10 million MarketPlace Building opened on December 1.

Connolly Brothers demolished an existing structure on the property before beginning site work and construction. The three-story building is a slab on grade conventionally framed steel structure designed to complement the existing historic campus buildings. The first floor has retail space for the café, including a full-service kitchen, a thrift store, two classrooms and two single occupancy public bathrooms. The second floor includes four classrooms, four offices, and a bathroom with a

shower. The third floor is dedicated to mechanical equipment. New energy recovery units were installed and are a source of fresh air and air circulation for the classrooms as well as recovering heat to pump back into the building. After a new parking lot was built along one side of the building Connolly adjusted and modified the other two parking lots to create a seamless parking area around three sides of the new building. A large concrete plaza was installed outside the main entrance and features tables and chairs where people can sit to eat outside.

Designed by ARC/ Architectural Resources Cambridge to meet the center's sustainability goals, the new MarketPlace serves as a gateway to the Cardinal Cushing Center and a gathering place for both Cushing Center students and the surrounding community. The facility is being planned in two phases. The current phase houses retail establishments owned and operated by the center and staffed by students, as well as six classrooms dedicated to the Vocational Services Program which provides on-site vocational and educational experiences. This phase also includes support spaces such as a quiet room, computer room, and private and shared offices. The retail spaces include the Cushing Café, a café/bakery with seating for 40 people; Take 2, a thrift shop which includes a "sort room"; and the Unique Boutique, a gift shop which sells goods handmade by Cushing students and adults. Phase Two will ultimately house administrative office suites, an employee training center, and additional learning spaces.

"We are excited to open our new MarketPlace Building. The new, expanded location for our three stores gives us additional opportunities to offer vocational training to our students age 10 to 22 and for the adults in our program to work in the businesses. It allows us to have a greater impact on our community," said Jansi Chandler, vice president of development for Cardinal Cushing Centers. "Connolly Brothers did a great job managing the construction on this important project, navigating COVID-19 and keeping the project on track to completion."

A non-profit organization founded in 1947, Cushing Centers began as a day and residential school for students with intellectual disabilities.

With additional locations in Braintree, Cushing now supports over 600 individuals of all ages, with the goal of helping each student and adult to become included and independent members of society. Programs include, among others, affordable housing, community programs, education, employment training, recreational, therapeutic, and residential services.

With over 100 years of experience with non-profit institutions in its portfolio, Connolly Brothers has worked on both new construction and renovation projects of all types and sizes throughout Greater Boston.

Project Team

Construction Manager: Connolly Brothers

Architect: ARC/ Architectural Resources Cambridge

M/E/P/FP: Bala/TMP Consulting Engineers

Structural: Boston Building Consultants

Code: Howe Engineers

Civil/Site: VHB

Kitchen: Colburn & Guyette

Envelope: Building Envelope Technologies

Specifications: Construction Specifications

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