



CELEBRATING  
55 YEARS

# nerej

## **Kaplan completes renovations and addition to Greater Lowell YMCA**

March 19, 2021 - Construction Design & Engineering

Lowell, MA Kaplan Construction, a WBE general contractor and construction management firm providing comprehensive building programs across Greater Boston, has completed interior and exterior renovations and an addition to the Greater Lowell YMCA located at 35 YMCA Dr.

Kaplan gutted a third of the existing 45,000 s/f building to update the YMCA for members, children, and staff and increase capacity by 50%. New floors, walls, windows, and lighting frame the modernized space, which features three state-of-the-art preschool classrooms with dedicated toilet rooms, serving 60 children ages 2.9 to 5 years. A second entrance with separate access controls was built, offering families and staff increased security. Kaplan also fit out a 26-station computer lab, active science room, and a common room with individual boys' and girls' bathrooms for school-age children. In addition, administrative areas received a facelift, featuring three new offices and a conference room for staff members.

A new 1,400 s/f one-story addition was attached to the rear of the existing building to create supplementary classroom space. Known as the Community Annex, the addition was designed by Bargmann Hendrie + Archetype (BH+A+) to distinguish itself from the existing 1974 YMCA building. While the existing building is capped with flat roofs and clad in a monochrome masonry exterior, the addition is clad in brightly-colored fiber cement panels and corrugated metal panels, reflecting the playful environment inside.

Kaplan reconfigured the footprint of the existing locker core to create four new locker rooms for boys, girls, families, and women. The men's locker room received a new sauna and a new pool viewing room was constructed to facilitate swim meets and lessons.

Outside, Kaplan installed all new vinyl siding and created a 2,000 s/f playground adjacent to the addition, featuring an asphalt track, play structure, and a cantilevered shade canopy. The playground is enclosed in precast curbing with new concrete sidewalks leading to the addition's new entrance.

"We could not have asked for a better partner than Kaplan Construction," said Kevin Morrissey, CEO at Greater Lowell YMCA.

“Their extensive experience with new construction and renovations for childcare centers was one of the main reasons we selected them for our project. They understand our mission and share our values. We are thrilled with our new and improved center and so proud to share it with our community.”

Due to the COVID-19 pandemic, the building was partially closed to the public for much of the project. The restricted use provided Kaplan unfettered access, facilitating the installation of the new fire protection service and new ceilings throughout the building.

The renovation marks Kaplan’s third YMCA project in the Merrimack Valley area. Between 2016 and 2019, Kaplan renovated approximately 12,000 s/f of the Merrimack Valley YMCA in Lawrence to allow for the relocation and expansion of its preschool and childcare programs, as well as the renovation of 5,000 s/f of locker rooms, storage, and office space.

The project team members for this project include:

Construction Manager: Kaplan Construction

Architect: Bargmann Hendrie + Archetype (BH+A)

Owner’s Representative: Feldman Development Partners

Structural Engineer: Bolton & DiMartino

MEP/FP Engineer: Allied Consulting

Civil Engineer: Andover Consultants

Landscape Architect: Kyle Zick Landscape Architecture

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