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DJSA Architecture to design an 80,000 s/f addition for The Shearwater Companies

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Stoughton, MA DJSA Architecture PC was selected by commercial real estate investment and development firm The Shearwater Companies to design an 80,000 s/f addition to their property at 200 Shuman Ave.

Their property is currently 160,000 s/f in size. Jamie Ciffolillo, one of the owners at Shearwater, said that their defense contractor tenant came to them with a need for expanded space. Without an existing suitable property in town, Shearwater instead determined that an addition to the existing property might suit their tenant's needs. The property contains sufficient acreage to accommodate such an addition, although there were some challenges on the site. Shearwater engaged the services of Dennis Swart and DJSA, to design an addition to the existing building. DJSA compiled an experienced team to assist with navigating the project through the entitlement process. High

Point Engineering and Stoughton zoning attorney Barry Crimmins guided the project through town approvals.

“Dennis at DJSA was instrumental in putting together a strong development team, and also in being able to configure 80,000 s/f expansion on a space that was incredibly challenging,” Ciffolillo said. He noted that the site is inundated with ledge, and that the project was further complicated because of a 150 foot electrical easement that runs through the property.

DJSA then brought in Integrated Builders to assist The Shearwater Cos. with pre-construction and construction management. DJSA selected Quieto Consulting, Electrical Systems Engineering Inc and H + O Engineering to round out the design team.

The team was able to position the building expansion so that it would meet the tenant needs and deadlines, and not encroach on the easement. As a result, they were able to move through the permitting process. Site clearing is scheduled to begin this month, and Shearwater is looking at an April 2022 date for completion.

Swart, president of DJSA, said, “This has been an excellent project. The Shearwater Companies is a great company to work with – very entrepreneurial, and very tenant-focused. We are pleased they entrusted us and our design partners with finding this solution that fit their tenant needs. This is a great example of a team coming together to find a creative solution. A tenant needed additional space, and the solution allows them to stay where they are but have the expanded workspace they need, and the town of Stoughton gets to keep a great corporate citizen. We are grateful to Jamie Ciffolillo and his team for their confidence in us.”