

Project of the Month: Dacon completes 135,000 s/f production facility for Monogram Foods and Paradigm Properties

October 28, 2022 - Spotlights



Shown (from left) are: Kevin Quinn, CEO, Dacon; mayor James Fiorentini; Kevin McCall, CEO, Paradigm;

Karl Schledwitz, CEO, Monogram; and Chuck Reilly, VP Business Development, Dacon.

Haverhill, MA Dacon Corp. has completed construction on a 135,000 s/f facility for Monogram Foods, a leading manufacturer of value-added food products for their new location in Creek Brook Park. Founded in 2004, the Memphis-based Monogram has experienced a 620% sales rate increase and topped \$1 billion in revenue last year, consistently making it one of the Inc. 5000's fastest growing companies. This facility is dedicated to pre-assembled sandwich manufacturing and is Monogram's 4th Mass. location. The firm is bringing 355 positions to this location through 2023. With a business model based on quick responsivity in product innovation, private label and brand development, Monogram's portfolio entails 10 meat snack brands spanning hot dogs, sausages, beef jerky and bacon, along with one licensed line, Butterball. Distribution is broadly spaced across retail, convenience, club, food service, military and drug store channels.

This multipurpose building sits on 13.3 acres at 20 Computer Dr. The design optimizes production to meet consumer demand with six areas – freezer, cold storage, cool dock, dry goods storage, production and offices – configured for ease in employee access. Critical for operational efficiency, the engineering includes a state-of-the-art ammonia refrigeration system. Loading dock areas and parking have been configured to maximize a restricted site plan. The building is constructed of a

traditional steel structure, columns and an insulated roof deck. The envelope of the building uses insulated metal panels between 3" and 6" according to the needs of the area/temperature. A 24,000 s/f mezzanine encompasses employees' amenities, a café and a locker/gowning area. The building has 100 on-site parking spots, satellite parking for overflow and is serviced by 11 loading positions.

Karl Schledwitz, Monogram's CEO, said, "This facility is created to fulfill increased demand by our valued customers across the country. Dacon has been an excellent and innovative partner from start to finish. We are proud of this project and proud to be part of the Haverhill community."

Paradigm Properties, an investor/operator/developer of office and industrial property, is the owner and developer. Kevin McCall, Paradigm's CEO, said, "Paradigm is excited to have helped Monogram significantly expand its operations in Massachusetts. Through a challenging COVID environment, our contractor, Dacon Corp., led a team effort with tremendous support from the city of Haverhill, our lender, LowellFive, and dedicated subcontractors."

Mark Reardon, formally of CBRE New England, represented Monogram Foods in the deal. Merrimack Engineering Services conducted the civil engineering with DeSimone Consulting Engineers handling the structural engineering. It is Dacon's fifth project in Creek Brook Park.

Monogram, Paradigm Properties, and Dacon partnered with Groundwork Lawrence to mark the event with a \$20,000 sustainable food program. Groundwork Lawrence is a nonprofit civic organization focusing on environmental improvement, fresh food access, youth/adult education and employment initiatives to cities north of Boston. To support their mission of changing places and changing lives, 40 participants will receive a cooking/nutrition class, along with \$8,000 in Market Basket and community garden gift cards to cook the recipes learned for their families. To encourage long-term food sustainability, 525 plants were funded for Groundwork's 12 community gardens and a stipend provided to winterize the greenhouse. Heather McMann, executive director, said, "Groundwork Lawrence creates building blocks for community through its programs in civic, environmentalism and healthy food initiatives. By providing current food support and longer-term garden sustainability, this program addresses several needs. We appreciate the thoughtfulness and generosity that Monogram, Paradigm and Dacon extended in creating this comprehensive program."

Lauren Nowicki, CCO of Dacon Corp., said, "Dacon's philanthropy Designed with Dignity believes that local organizations empower change on an impactful level equivalent to large-scale charities. They create impressive and measurable differences in the lives of those communities in which we build. Groundwork Lawrence's work is both extensive and remarkably effective for building civic responsibility, economic enhancement and productivity."

Monogram Foods Project Team:

Dacon Corp Design - Build
Controlled Environment Systems - Insulated Metal Panels
Environmental Systems, Inc - HVAC

Rivers Electrical - Electrical
Drywall Services, Inc. - Drywall

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