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## **Project of the Month: Dellbrook|JKS breaks ground on 2Life Communities' Opus Newton - 351,000 s/f senior living development**

March 31, 2023 - Spotlights



Shown (from left) are: Dan Rivera, president & CEO of MassDevelopment; Don Bloch, 2Life board member; Michael Armstrong, principal at Hamlin Capital; Mara Riemer Goldstein, JCC Greater Boston board chair; Lily Rabinoff-Goldstein, president & CEO of JCC Greater Boston; Lynne Elfland, 2Life board member; David Trietsch, 2Life board member and future Opus resident; Noah Maslan, 2Life board member; Adam Scott, 2Life board member; Darryl Fess, president & CEO of Brookline Bank; city councilor Holly Ryan; Mike Fish, president & CEO of Dellbrook; mayor Ruthanne Fuller; congressman Jake Auchincloss; Jeff Sacks, 2Life Communities board chair; state senator Cynthia Creem; lieutenant governor Kim Driscoll; Bill Shaevel, 2Life board member; city councilor Rick Lipof; Charlie Silverman, future Opus resident; Amy Schectman, 2Life president & CEO; Sharon Ionnidis, managing director at Hamlin Capital Advisors; Louise Posner-Silverman, future Opus resident; Laura Efron, 2Life board member; city councilor Susan Albright; city councilor Victoria Danberg; city councilor Deb Crossley; city councilor Alicia Bowman; Judith Sydney, co-founder at Womenology; Wendy Kraft, 2Life board member; and Aviva Sapers, president & CEO of Sapers & Wallack.

Newton, MA On March 6th, 2023, New England construction management firm Dellbrook|JKS broke ground on Opus Newton by 2Life Communities, alongside its architect Perkins Eastman. The new development will provide middle-market seniors with a more affordable living option, centered around community, neighborhood, and interpersonal connection.

“The way we view aging is shifting and so should the care and living options surrounding it,” said 2Life president and CEO Amy Schectman. “Opus prioritizes affordability, community and not only aging in place, but aging in the right place. This model brings a breakthrough prototype to both our region and the nation, confronting the largely unaddressed dearth of middle-market senior living options for what we call ‘the forgotten middle.’ We want this framework to be adopted by other organizations, and we’re here to guide and support them along the way.”

Rendering courtesy of Perkins Eastman

Opus Newton will be constructed on the Jewish Community Center’s (JCC) Greater Boston campus. The building will also be connected to Coleman House, another 2Life collaboration with Dellbrook|JKS, where the construction management firm is currently completing a \$25 million comprehensive modernization. Temporary modifications to the campus’ traffic flow will allow this busy hub to remain active throughout the course of construction, with sitework beginning before the month’s end.

The sloping south end of campus will be prepared to welcome a 5-over-3 podium-style structure totaling 351,000 s/f, with two amenity levels and six residential stories atop a two-floor parking garage. The amenity level will feature gathering spaces, a connector wing to Coleman House, and a 12,000 s/f courtyard hugged by Opus on three sides. Once complete, Opus’ exterior will add visual interest to the area with its curved façade and designed landscaping.

Shown (from left) are: Mike Fish, president & CEO; Donal Barry, sr. superintendent; Keith Clarke, assistant superintendent; José María, project manager; Camryn Caron, assistant superintendent; Spencer Guerschuny, project manager; Carli Dantas, project manager; John Kettell, general superintendent; Gregg Ferrelli, project executive; and Ed Sople, chief operating officer.

“Opus is 2Life’s first project addressing the need for an engaging senior-living experience designed to be within reach for middle-market older adults, and we’re proud to play a role in its creation,” said Carli Dantas, project manager at Dellbrook|JKS. “Getting to know the campus through working at Coleman House for the past several months has made our team even more excited to begin construction. Opus will benefit from the incredible sense of community that already exists on the campus.”

With more than 95% of its apartments already pre-sold, the introduction of Opus is an indicator of success for 2Life’s new senior-living model. 2Life anticipates welcoming residents for move-ins starting in summer 2025

Dellbrook|JKS provides a full range of construction services throughout the New England region.

Our firm has over 30 years of experience and a team of more than 250 professionals with the expertise to provide services across a variety of market sectors, building types, and construction methods.

Opus Newton Project Team:

Dellbrook|JKS - construction manager

Turner Brothers - concrete services

Superior Contracting Services, LLC - demolition

Sustainable Engineering Solutions - commissioning

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