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Dacon wins ABC Excellence in Construction Award for 111 Speen St.

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Natick, MA Associated Builders and Contractors (ABC) conferred on Dacon the Excellence in Construction Award for 111 Speen St. This facility is a five-story office building designed by Postmodernist Robert A.M. Stern in 1985. The Merit Award category is for work standing above the rest due to overall excellence in project execution, safety, craftsmanship, design and client satisfaction.

For this competition, the modernization of a facility with architectural significance without forsaking history was the winning catalyst. Stern's Postmodernism style centered on integrating classical and modern elements in a whimsical, irreverently playful, and complex manner. Kevin McCall, CEO of Paradigm Properties said, "This building had a lot of inherently good characteristics, but the design held it back. We bought this property with the understanding of making some significant changes. In

this case it was a different kind of challenge because we envisioned a dramatic change in the way the building would meet the market.” By replacing outdated, overbearing architectural elements with a sleek, modern color palette, increasing glazing, and enhancing the connection to the outdoors, the entrance was transformed into a welcoming and revitalized focal point. Additionally, the integration of collaborative spaces and wellness-focused amenities creates an environment that fosters both productivity and well-being, a warm post-Covid return to office life. Immediately post construction, the occupancy rose from 63% to 78%, the rental rate grew from \$27 per s/f to \$32 per s/f and four tenants renewed leases.

Greg Beeman, president of ABC MA said, “The Merit Award Dacon won for the 111 Speen St. reflects how one team proficiently designed, managed contractors and walked beside their client to create an optimal outcome for a building with architectural significance.”

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