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2024 Year in Review: Scott Bates, Erland Construction

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Scott Bates
VP, Strategy & Development

What noteworthy transactions or deals from this year best exemplified key market trends or shifts?

Over the past year, Erland was retained by Capstone Development Partners, LLC, as construction manager for two major design/build residence hall projects at Clark University and Tufts University. Both are Public-Private Partnerships (P3s), a model increasingly popular in higher education. P3s help universities reduce costs, access private sector expertise, share risks, and accelerate project timelines. They also offer a solution to deferred maintenance, enabling institutions to stay competitive and attract students with modern amenities. These partnerships align with the growing demand for cost-effective, high-quality campus housing that supports universities' strategic goals.

What was your greatest professional accomplishment or most notable project, deal, or transaction in 2024?

In 2024, a key milestone for Erland was securing the 106,000 s/f Athletic Field House project at Middlesex School in Concord, Mass., alongside residence hall projects at Clark and Tufts universities. This impressive two-story facility will include parking for 72 cars, a cutting-edge fitness center with indoor turf practice space, two basketball/volleyball courts, and an elevated indoor track. Designed to achieve LEED Silver certification, it reflects our commitment to sustainable, high-quality construction. This project also represents Erland's second collaboration with Middlesex School, strengthening our partnership with the institution while delivering an innovative, multifunctional space to support their athletic programs.

What emerging trends will drive investment and development in 2025?

The advanced tech market – including Climatetech, Cleantech, and Toughtech – is gaining momentum, driven by The Commonwealth's Mass Leads Act and the growth of start-ups from incubators like Greentown Labs and The Engine at MIT. As the Massachusetts life sciences market rebounds, advanced tech is poised for significant expansion, creating real estate opportunities and jobs across Greater Boston and its suburbs. This growth presents a unique chance to repurpose underperforming building assets into advanced tech hubs, supporting innovation and economic development. With strong local support and demand, the advanced tech market is set to shape the future of the region's built environment.