



# nerej

## CM&B awarded Herb Chambers Porsche contract

March 21, 2025 - Front Section



Rendering by Regent Architects

Boston, MA Construction Management and Builders, Inc. (CM&B) was recently awarded a contract for the Herb Chambers Companies' new ground-up Porsche Dealership located at 1172 Commonwealth Ave. The project highlights CM&B's proven ability to manage complex construction assignments in dense urban environments. As an automotive specialist for over three decades, CM&B has built and renovated more than 75 successful automobile facilities throughout the Northeast. Porsche Boston will be the 14th development that CM&B has built for the Herb Chambers Companies over the last 16 years.

The new project is situated adjacent to the Herb Chambers Companies' active BMW and Jaguar Land Rover dealerships and requires coordination to ensure minimal disruption to sales and service operations. The first phase involves the demolition of an existing 23,000 s/f dealership, followed by an earth-shoring and support-of-excavation effort, with 660 linear feet of structural reinforcement to safeguard surrounding buildings.

Rising in its place will be a striking, 90,000 s/f, multi-level dealership built from the ground up, the first Gen 5 Porsche facility in Massachusetts. Designed to meet Porsche's latest Gen 5 Image Program, the dealership will feature two floors dedicated to showroom and office space, a 19,000 s/f service area, and two additional levels for parking and vehicle storage.

"We are pleased once again to be partnering with CM&B on the construction of the first Gen 5 Porsche dealership in Massachusetts. This marks our 14th project together, a testament to the trust we have in CM&B's expertise and commitment to excellence. Our continued partnership ensures not only seamless collaboration but also delivers consistent value to our projects, reinforcing our dedication to quality and innovation in automotive retail construction." said John Welch, director of construction & facilities at the Herb Chambers Companies.

One of the project's most complex challenges lies in its sitework. With significant grade changes across the lot, CM&B will construct 18-foot foundation walls to accommodate the steep terrain. Additionally, an exterior ramp at the rear of the building will provide vehicle access to the second floor, while an internal ramp will lead to the third-floor storage area. From overcoming logistical constraints to delivering a world-class dealership that aligns with Porsche's brand vision, CM&B is committed to ensuring the successful execution of this high-profile project.

CM&B is partnering with an exceptional team of professionals on this project, including Regent Associates, Crocker Design Group, Quieto Consulting Engineers, R.W. Sullivan Consulting, Johnson Structural Engineering, Haley Aldrich, and Vanasse & Associates, Inc. The collective expertise of these firms will be instrumental in delivering the best outcomes for everyone involved and ensuring the project's success.

"We are grateful for the opportunity to continue to support Herb Chambers on their tremendous growth trajectory," said Tim Puopolo, executive vice president at CM&B. "Throughout our 16-year partnership with Chambers, CM&B has completed twelve projects, including eight renovations, four ground-up dealerships, and the implementation of new image programs for ten brands throughout the New England region. The Porsche project in Boston will be a complex build, and we are honored to be a part of it."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540