

SOUTH COAST

Improvement Company

Construction • Renovation



COMMERCIAL DESIGN, CONSTRUCTION & MANAGEMENT SERVICES



LONG STANDING CLIENT RELATIONSHIPS

South Coast Improvement Company is proud of the lasting relationships it develops with its clients, who invite us again and again to work on their properties. We have worked with Atria Senior Living for 20 years, longer than any other contractor. Benchmark Senior Living and Brookdale Senior Living have both been our clients for 15 years and LCB Senior Living for 10 years.



PRECONSTRUCTION

The most challenging times for any construction project are pre-construction and closing out the project. We have created a team dedicated to the pre-construction phase focused on subcontractor scope, contracts, critical path submittals, permitting and creation of schedule. This ensures that the project starts the right way and allows our talented production team to focus on the tasks at hand, including the closeout of projects. This model allows us to integrate our finance department into the project prior to start. So clients know who they're working with, what is going to happen, when it's going to happen and what it's going to cost.

"National Aviation Academy (NAA) contracted with South Coast Improvement Company (SCIC) on an extremely tight budget and timeline project at the NAA facility in Concord, MA. This was Phase 2 of a 3-Phase project and required a very fast turnaround. the work performed by SCIC was exemplary, meeting every challenge head on.."

PAM VAN SANT
EVP/CFO
NATIONAL AVIATION ACADEMY





CONSTRUCTION MANAGEMENT

DESIGN BUILD

Our design-build methodology allows projects to be completed more efficiently, and saves our clients time and money. Being involved in both the design and building of projects enables us to create true teamwork with the project owner, design professionals and the subcontractor(s). We handle the liability for the pre-construction schedule and budget management, which gives our clients the flexibility in deciding on the extent and focus of their involvement in monitoring the project.


We assess the client's needs and budget when helping them meet their project goals. We team up with a design professional, whether it be an architect or engineer, and manage the project from start to finish. We'll handle the building investigations and conduct them when required.





■ SENIOR LIVING

Most of our work is in senior living and we do it under the most demanding circumstances, satisfying our clients' needs while they continue to care for their residents or while seniors live in their apartments. We have been fortunate to work for many of the top senior living operators in the United States, and our successes have brought new opportunities. The challenge is to balance the needs of residents while satisfying the demands of the construction project. This requires our full attention, and a process grounded in safety, communication, and empathy. We never lose sight of the fact that we are operating in someone's home and a place of business.



All the feedback I
got is that it was
a rousing success.
thanks again for all
the hard work!



BILL COOK
DIRECTOR OF CONSTRUCTION
BENCHMARK SENIOR LIVING





■ AFFORDABLE HOUSING

We apply the lessons we've learned in senior living to the work that we do with affordable housing. The need for affordable housing in Massachusetts has led to an increased focus on preserving and renovating existing units throughout the state. Affordable housing providers rely on our proven track record of working in phased construction, where modifications to existing electrical and mechanical systems are required. We understand that safety and minimal disruption are of primary concern when working in people's homes. Our sensitivity to

that aspect of renovation, as well as the quality of our work, has opened many opportunities in the affordable housing markets.

The recent success at the Hebrew Senior Life Simon C. Fireman Community is a prime example of our crossover success. We renovated 160 apartments over the course of 14 months, completing four apartments every two week, meeting every deadline and coming in on budget, even during the height of the COVID-19 pandemic.



PASSION PROJECTS

HOOD MILK BOTTLE

\$500,000.00

We were commissioned by Hood to restore the iconic Hood Milk Bottle to its original state, so it could once again serve as an ice cream stand at the Children's Museum in Downtown Boston, where it has stood since 1977.

The exterior scope of work included a full envelope renovation, including new roof, siding and windows. Inside, we installed electrical and mechanical systems. We also applied the historic red and white Hood logo.



■ LEE FARM STAND

\$2 million

Northbridge Senior Living called us in fall 2021 saying they wanted to breathe new life into a 70-year-old farm stand on an unusually fast schedule.

On Dec. 1, we broke ground for a pre-finished, post-and-beam barn that was being delivered and erected in just two months. We placed the foundation before Christmas and brought in a tent for the unique stamped concrete floor that resembles wood planks. Using temporary heaters and the tent, we were able to deliver the completed slab on time for the barn erectors.

Along the way the little farm stand received a full commercial kitchen along with a retail space for coffee,

pastries and fresh cut flowers. The interior includes designer touches, such as concrete counters, tongue-and-groove ceiling and sealed concrete floors. Other improvements include all new thermally insulated aluminum and glass garage doors, a heat pump heating and cooling system, fire protection system and all new electrical and data services. The extensive site work included new paving, hardscape and landscape, along with a retention pond and storm water recharge system.

The project aired on “Farm House Fixer” on HGTV, and SCIC staged scenes for the show.



EDUCATION

TUFTS UNIVERSITY


\$1.5 million

We reconfigured open office spaces to provide nine private offices, installed new HVAC, coordinated with wiring and electrical location needs while installing new electrical and data lines, carpeting, painting, and baseboards. This project was completed during the summer of 2022 and turned over to Tufts University in time for the start of the fall semester.

Other aspects of the project include:

- Installation of a new code-compliant spray booth for the School of Museum Fine Arts. This project involved extensive new fire suppression and HVAC work to support the installation of new booth.
- Installation of HVAC, electrical and updated finishes for labs on two floors of the Tufts psychology building.
- Completion of audio and visual improvements along with new finishes and electrical upgrades to Tufts learning spaces





I have never worked on a project that went this seamlessly and it can only be attributed to such an amazing team and their dedication to the final product.



LAURA MANCUSO, PMP
MIT DEPARTMENT OF FACILITIES
BOSTON, MA





LOCAL

EQUITY RESIDENTIAL ROOF DECK AMENITY SPACE

\$1.5 million | 1,000+ SF

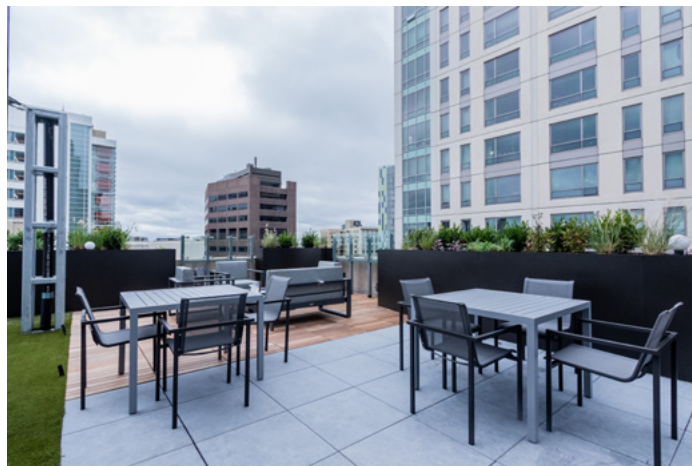
A new indoor/outdoor rooftop space provided new amenities for residents of a 13-floor apartment building in downtown Boston at 660 Washington St.

We redeveloped 1,000 square feet of interior rooftop space to create a serving bar, bathrooms and sitting area. Outside that space, we created a deck with new IPE pavers, synthetic grass, porcelain pavers, glass railing, steel planters with dedicated drip irrigation, steel trellis, sail shades and a dedicated grilling station. The project required multiple 150-foot crane picks.

EQUITY RESIDENTIAL CO-WORKING SPACE

\$439,137.00 | 1,500 SF

With rising demand for home offices, we redeveloped interior space in an occupied apartment building in downtown Boston to create remote office space for residents. This 1,500-square-foot project provided private offices equipped with full data and electric service, using DIRT wall systems for the modular office partitions.





FEATURE PROJECTS

LCB NORTON

\$10 million

This design-build project involved the redevelopment of an existing skilled nursing facility into a dedicated memory care facility with 24 new apartments. The project is connected to an occupied assisted-living facility, drawing on our expertise in renovating spaces with the least possible disruption to residents.

The project included:

- full remediation of hazardous materials
- all new spray foam insulation
- new wall and ceiling assemblies
- new amenity spaces including dining room, game/activity room, staff lounge, country kitchen, fitness and theater.
- new delayed egress monitoring system, including wander guard
- new commercial kitchen
- new exterior amenity spaces, including sitting areas and walking paths

The project also included a full renovation of the occupied facility. All apartments and common areas received new finishes, including cabinetry, lighting, paint and flooring, with new ceilings in the common areas. We redeveloped 10 apartments to increase occupancy by creating shared units, which required installing new electrical and mechanical services.



BENCHMARK NASHUA

\$4 million

We delivered a 12,000-square-foot addition to an existing, occupied assisted-living facility on a 10-month schedule. The project involved 14 new apartments, with new amenity spaces and a full basement with conditioned air. The site work included a new exterior amenity space with a fire pit and hard-scaped area.





■ VOA CONCORD

\$16 million

This 21,000-square-foot addition to an existing, occupied assisted-living facility in West Concord, MA, involved constructing 24 new apartments. The project was completed in two phases in order to move residents into Phase 1 while Phase 2 was being built. This approach enabled us to accomplish a full occupied renovation for our client.

First, we built a three-story tower adjacent to the existing two-floor building. Then we added a third floor to the existing structure. All amenity spaces were redeveloped, all corridors were refreshed and all existing apartments were renovated. We introduced a

new VRF (variable refrigerant flow) system throughout the project, which replaced a two-pipe chilled water system and gave residents independent controls of their conditioned air.

The project also included a full commercial kitchen renovation and site work involving a new portico, paving and walking paths, as well as new drainage and retention pond for runoff. We worked closely with the Town of Concord, its Board of Health, Conservation Commission, Fire Department and Building Department

“Thank God during COVID we had South Coast Improvement. They exhibit honesty, transparency, creative problem solving, and it starts at the top.”

CHARLES GAGNON

CEO VOLUNTEERS OF AMERICA-CONCORD PARK

Southcoast Center for Primary & Specialty Care
Urgent Care Center

208

409P
Smoke &
Tobacco Free

SOUTHCOAST HEALTH

\$16 million

The health system's six urgent care centers, located in Fairhaven, Seekonk, Dartmouth, Fall River and Lakeville, MA, as well as Middletown, RI, were each completed on an aggressive, 10-week schedule.

The negotiated contracts of \$1 million to \$1.5 million each involved creating exam rooms, a nurses station and waiting area, as well as X-ray rooms with full coordination of the equipment

installation, and new conditioned air with multiple zones. We coordinated closely with the Southcoast Health Information Technology Department.

The Fairhaven Urgent Care Center was built next to the Southcoast Centers for Cancer Care, which required building to stringent Class 3 IRCA infection prevention standards.

"Southcoast Health set forth an aggressive schedule and various challenging project requirements. SCI delivered in an exemplary way. To the disbelief of some, we were able to open on time with a beautifully constructed facility.."

HELIO ROSA

DIRECTOR DESIGN, CONSTRUCTION &
PROPERTY MANAGEMENT
SOUTHCOAST HEALTH



SERENITY BREWSTER

\$7.5 million

We brought an empty, 90,000-square-foot building back to life as 132 units of affordable housing for 55+ residents. This former assisted living and skilled nursing facility, which closed in 2019, underwent a full redevelopment during two phases of construction starting in May 2021.

When the project was delivered in August 2022, the two-story independent living complex offered studio and one-bedroom apartments, 400 to 500 square feet in size including a full kitchen. Interior features of the building include a dining room, library and four-seasons room. The building facade was fully renovated with new windows and elastomeric coating. Extensive site work included a patio, courtyard and several sitting areas.



■ ATRIA MERRIMACK PLACE

\$16 million

This 43,000-square-foot addition created 48 new apartments, amenity spaces and elevator for an existing, occupied assisted-living facility. In addition, all existing apartments were fully renovated, all amenity spaces were redeveloped and all corridors were refreshed.

The addition and existing apartments received a new Variable refrigerant flow (VRF) system, which gave the residents independent controls for their conditioned air.

“All I’ve got to say is awesome ... I came in early to make sure all was well. Everything was sparkling clean, ready for the day. Rafael even set up a work station for our Life Guidance Director to set up her computer and work. Way to go! Many thanks.”

DANA MARRO
MAINTENANCE DIRECTOR | ATRIA









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