



**Building trust. Building results. Building satisfaction.**

5 Middlesex Ave., Somerville, MA 02145  
phone 617 625 0555 fax 617 625 0567 web [www.lakecontracting.com](http://www.lakecontracting.com)

## PORTFOLIO

# Lake Contracting Inc. Project Sheets |



*Meehan, Boyle, Black  
& Fitzgerald, P.C.  
Two Center Plaza  
Boston, MA*

PORTFOLIO

**AMR Research |**

► **PROJECT NAME**  
3rd and 4th Floors  
125 Summer Street  
Boston, MA

► **SIZE**  
46,000 square feet

► **CONTRACT AMOUNT**  
\$2.4 million

Manufacturing research company AMR had been a client of Lake Contracting since the 1980s. So when AMR signed a lease at a new location, 125 Summer Street, they decided not even to bid out the project, but to award it to Lake.

► **THE LAKE DIFFERENCE: WORKING WITHIN A FIXED BUDGET**  
AMR had engaged an architect and an engineer, and had a budget to stay within: Building management had given them an allowance for the renovation project. Through careful planning, Lake was able to complete the project and meet AMR's budget objective.

► **PROJECT HIGHLIGHTS**

► **MAIN ELEVATOR LOBBY**  
The finished office space occupies half of the building's 3rd floor and



the entire 4th floor. Visitors come into the main elevator lobby on the 4th floor, where Lake built a circular ceiling and installed custom woodwork, specialty glass, and a slate and marble floor.

*RECEPTION AREA | The AMR reception area features a complex pattern of wall paneling.*

*(Continued on next page)*

► **RECEPTION AREA**

Just beyond the lobby lies the reception area. Here, the architects specified a complex pattern of wall paneling. Lake came up with the actual system that made it possible to attach the panels to the wall.

► **WORKING AND KITCHEN AREAS**

Inside, the 4th floor includes a conference center and individual office cubicles. Lake re-did the existing internal stairs that lead down to the 3rd floor, where there are more offices, a large kitchen dressed out in curly maple and quartersawn maple, and the IT department's server rooms.

**CLIENT QUOTE**

**“Your firm has always been professional in the manner in which they conduct their projects and have an unprecedented attention to detail which has made all our employees feel a sense of pride for our new office space. In addition they have never gone over budget or time when completing a project for us. In short, Lake Contracting is simply a pleasure to work with on every level.”**

**Tony Friscia  
President  
AMR Research**



*MAIN ELEVATOR LOBBY | (Top photo) Lake installed custom  
woodwork, specialty glass, and a slate and marble floor.*

*KITCHEN | (Bottom photo) The large kitchen is dressed out in curly  
maple and quartersawn maple.*



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## PORTFOLIO

# Amtrak |

- ▶ **PROJECT NAME**  
Acela First Class Lounge  
South Station  
Boston, MA

Lake's relationship with Amtrak began with some work on the rail company's offices at Boston's South Station. So when Amtrak rolled out its high-speed Acela service, Lake was the ideal company to help them create a first-class lounge for their first-class train service.

- ▶ **THE LAKE DIFFERENCE:  
WORKING SOLUTIONS FOR  
NEW CONSTRUCTION IN  
HISTORIC ENVIRONMENTS**

The Acela First Class Lounge is located on the mezzanine level just above the ticketing area in South Station. This historic location posed a number of problems. First, there were no elevators, which meant that Lake's team had to carry all of the materials, furniture, and large dividers and built-ins up the stairs by hand.



Second, the lounge sat atop a thick, prestressed concrete platform.  
*(Continued on next page)*

*SEATING | Comfortable seating is scattered throughout the two-level space to provide varied locations for quiet relaxation, work, or casual conversation.*

The only way to get electrical service to locations in the lounge area was to drill through this floor—carefully, as a misstep could have damaged the rebar inside the concrete and compromised its structural stability.

► **A SOUND ANALYSIS**

Lake built the large dividers and built-ins off-site, then brought them to South Station and assembled them there. Lake's analysis of site conditions and building materials correctly identified flaws in the original designs. The drawings specified maple and cherry laminates, which—to keep the highly modern, clean-lined look—omitted the traditional reveals that carpenters build to hide gaps caused by wood movement and expansion. Unfortunately, despite Lake's sound analysis, the original design was kept and construction proceeded.

► **A DISASTER AVERTED**

However, after the pieces had been built, installed, and had adjusted to the building's temperature and humidity, the laminates did, indeed, shift. Lake, having anticipated the problem, was able to provide the proper solution, which involved re-laminating all of the pieces. This time, Lake was allowed to put in the proper reveals.

► **PROJECT HIGHLIGHTS**

The lounge includes a number of walls and glass-and-metal partitions that help define interior spaces. Other details include a new wheelchair lift to give access to the elevated platform, a coffee bar area with several counters, plentiful seating, and an internal conference room with lighting on an aerial wire.



*CLEAN LINES | Sectional walls and glass-and-metal partitions help define interior spaces and support overhead lighting.*

► **HISTORIC ARCHITECTURAL ELEMENTS PRESERVED**

Overhead, the building's original historic ornamentation remains intact, including the painted coffered ceilings and distinctive wall clock. Lake's careful planning and attention to detail ensured that these elements were protected during construction.



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## PORTFOLIO

# Boston Properties |

► **PROJECT NAME**  
Marketing Suite  
111 Huntington Avenue  
Boston, MA

► **CONTRACT AMOUNT**  
\$500,000

The real estate investment trust Boston Properties built and developed 111 Huntington Avenue in 2002 as the newest skyscraper in the city's bustling Prudential Center complex. But after several years, they decided to demolish a large bank of restrooms just off the main lobby and convert them to a different use.

► **A HIGH-END SPACE FOR PRESENTATIONS**

Boston Properties created a marketing suite where the BP Leasing Department could conduct presentations for potential clients. The center of space houses a large model of the entire building complex to draw people in.

The suite features many high-end finishes, including granite, glass, curved soffits, fabric panels, and



custom casework and millwork. The oblong space guides potential clients past the model and into a conference room in the rear, outfitted with large plasma-screen TVs, where members of the Leasing Department can hold meetings.

*EYE-CATCHING | The center of the space houses a large model of the entire building complex to draw people in.*



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## PORTFOLIO

# Fish & Richardson |

► **PROJECT NAME**  
225 Franklin St.  
Boston, MA.

► **CONTRACT AMOUNT**  
\$431,000

Fish & Richardson, recently ranked the second largest IP law firm in Boston, were expanding their offices at 225 Franklin Street. They already occupied the 31st and 32nd floors of the 33-story building, and wished to add offices on floors 27, 28, 29, and 30.

► **NEW COST REALITIES**

Their original offices had been built during the heady days of the 1980s. Now, in a more cost-conscious era, Fish & Richardson was looking for less-costly construction—but the new floors still had to match the earlier construction, despite the cost restrictions.

► **THE LAKE DIFFERENCE:  
VALUE ENGINEERING**

Lake came up with a number of solutions: where stile and rail doors had



been used upstairs, downstairs they took less-expensive slab doors and cut a light out of them; where etched glass had been used upstairs, downstairs Lake applied a film to the glass so that it appeared etched.

*(Continued on next page)*

**AFFORDABLE  
STYLE |** Lake was able to match the design of earlier construction, despite cost restrictions.

And, Lake also figured out ways Fish & Richardson could save money on mechanicals—what Lake calls “value engineering.”

### CLIENT QUOTE

**“They always meet and often beat project schedules. They handle problems efficiently while presenting us with options, always with a clear focus on the bottom line. ... They are proactive in making sure that work has minimal impact on our neighbors ...”**

**Betsy Butler  
Office Manager  
Fish & Richardson P.C.**



*INNOVATIVE, COST-SAVING DESIGN SOLUTIONS | Where stile-and-rail doors had been used upstairs, on the new floors, Lake took less-expensive slab doors and cut a light out of them. Where etched glass had been used upstairs, downstairs Lake applied a film to the glass so that it appears etched.*



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## PORTFOLIO

# Perkins School for the Blind |

► **PROJECT NAME**  
Greenhouse and Studios  
175 North Beacon Street  
Watertown, MA

► **SIZE**  
1,500 square feet  
► **CONTRACT AMOUNT**  
\$1.9 million

Lake's relationship with Perkins School for the Blind began 25 years ago with a modest project. Today, Lake has two full-time carpenters at Perkins to handle all of the school's ongoing needs, plus, for the past eight years, a full crew to handle major building projects. The most recent such project was the school's Greenhouse, which proved a challenge on many levels: architectural design, siting, systems, and student safety and comfort on an active campus.



► **FINDING THE RIGHT ARCHITECTURAL VISION**  
The first challenge was matching this new structure to its surroundings. Perkins originally retained an architect whose design didn't

integrate well with the circa-1910 buildings on campus. Lake, with its decades of experience working in and around those historic buildings, was able to recommend a new architect whose design meshed perfectly.  
*(Continued on next page)*

*MATCHING HISTORICAL ARCHITECTURE | The design for the new structure meshed perfectly with its surroundings.*

► **A DIFFICULT BUILDING SITE**

Another challenge was the site: on a hilltop with no access road, over an old bomb shelter. Maneuvering construction materials up there was not easy. For the glass portion of the building, Perkins had chosen a greenhouse from the Netherlands that had been shipped overseas in a cargo container. Once it was on site, Lake had to raise the pieces of the unassembled greenhouse to the hilltop with a crane. Moreover, the construction schedule demanded that all of the work take place during one of the most inhospitable New England winters on record. Lake had to tent and heat the entire building site so that the mortar and concrete could cure properly.

► **AN UNEXPECTED ASSET**

The disused bomb shelter underneath the building site proved to be an unexpected asset. Upon noticing that the shelter included its own 850-foot-deep water well, Lake's HVAC contractor suggested creating a geothermal system to manage the building's heating and cooling needs. The geothermal system—which acts like a high-efficiency heat pump, recirculating the well water to draw heat from the earth in the winter and release it there in the summer—should pay for itself in five years. A chamber within the old shelter was well-suited for housing the pumps and other machinery.

► **THE LAKE DIFFERENCE:  
PUTTING PEOPLE FIRST**

Throughout the project, Perkins' students were always Lake's first concern. For starters, the single-level building's design is fully handicapped-accessible. But more important than the design was



*ACCESSIBILITY | Lake designed the single-level building to be fully handicapped-accessible for Perkins's special-needs students.*

the judgment that years of working on campus had granted Lake's employees and contractors. They were meticulous about securing the construction site to prevent student accidents, and were highly aware of how sensitive the children could be to sounds like construction noise, managing their work hours to minimize nuisance and recognizing signs of distress in the students to know when the workers needed to stop, pack up their equipment, and return at a better time.



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