

## Construction Deal Report

May 2021

Robinson+Cole's Construction Group lawyers have worked across the country on many significant and unique projects worth billions of dollars. Our clients include public and private owners, designers, and contractors. We advised them on all aspects of these projects, from the earliest stages of project delivery selection through to claims and risk management during the project itself, and on through completion of the work and warranty periods. These services include preparing and negotiating the design, construction, consulting, project management, and development agreements that such projects entail, as well as advising our clients on the many legal issues that may arise in the course of design and construction.



### 2340 Collins Avenue – Miami, Florida

Representation of Starwood Property Trust in the drafting and negotiation of various design, consulting and construction-related agreements for its headquarters in Miami Beach. The building bridges past and present by incorporating elements of the city's signature Art Deco style into an innovative and unique Miami headquarters that is launching its neighborhood's evolution from a resort town to a successful mixed-use community.



### First Presbyterian Church – Stamford, Connecticut

Engaged to represent the iconic Fish Church in Stamford, CT in connection with comprehensive conservation work. Beginning in 1952 and completed in 1958, the building designed by American Modernist architect, Wallace K. Harrison, is on the Connecticut State Register of Historic Places and was recently recognized as a National Historic Landmark by the National Park Service. The pre-cast panels enclosing the sanctuary are filled with chunks of colored glass called dalle de verre, producing a stunning interior space. The ongoing conservation efforts are needed to preserve the unique structure and its glass. In addition to funds raised from church members, the project has received funding assistance from The Getty Foundation's Keeping It Modern program, Partners for Sacred Places, and the Connecticut Trust for Historic Preservation (now Preservation Connecticut). The Church is embarking on a \$7 million capital campaign to raise funds for the remainder of the project. To see additional photos of the sanctuary or for further information on the restoration project, please click [here](#). *Photo by Robert Gregson.*



### 7 Hanover Street – New York, New York

Representation of GFP Real Estate in the redevelopment, infrastructure upgrade and tenant fit-out of the 1980s-era Guardian Life building located at 7 Hanover St., New York, NY. The commercial office building in the Financial District, includes a horizontal and vertical envelope enlargement and the addition of two new floors to the top of the existing 27-story structure that will house both office interiors and indoor/outdoor tenant amenities.



### 1 Hotel Hanalei Bay and Evergreen Retreats – Kauai Island, Hawaii

Representation of the project developer in the drafting and negotiation of numerous design and consulting agreements and construction contracts for the construction of Starwood Capital's signature-brand "1 Hotel," and in converting the former St. Regis into a world-class wellness resort on Hawaii's "Garden Island," which is scheduled to open in early 2022. The Hotel will feature 251 residential-style guestrooms and suites with

sweeping views of Kauai's North Shore and top-of-the-line amenities, including a nearby golf course and full-service spa. The Evergreen Retreats will be a sustainability-focused, luxury "glamping" facility, which will enable guests to enjoy the beauty of nature without compromising on accommodations and amenities.



### 2555 Broadway – New York, New York

Representation of the developer in the drafting and negotiation of the design, consulting and construction contracts, including the major construction management and architectural agreements, for the development at 2551-2555 Broadway, a 22-story residential project on Manhattan's Upper West Side. Located at the corner of Broadway and

West 96th Street, the 276,578-square-foot structure will yield 215,866 square feet of residential space with 130 units, with an average scope of 1,660 square feet, as well as 9,080 square feet of commercial space.



### Candlewood Lake Elementary School – Brookfield, Connecticut

Representation of the Town of Brookfield, CT in the drafting of the construction management agreement for a new elementary school to replace the existing Huckleberry Hill Elementary School. In addition to new classroom facilities and administrative offices, the finished project, to be known as the Candlewood Lake Elementary School, will include both

an Early Childhood Center for Pre-K and First Grades, with separate entry and drop-off, and a 5th Grade Academy to help prepare older students for transition to middle school, and will integrate existing hills and wetlands at the site into the design as a teaching opportunity. The project is budgeted to cost \$78.1 million and construction is scheduled to be completed in 2022. *Image courtesy of Tecton Architects.*



### Tobey Hospital – Wareham, Massachusetts

Representation of Southcoast Health Group in connection with the design, renovation, and construction of a \$25 million emergency department expansion project at Tobey Hospital in Wareham, MA. The project is currently underway with a target completion date of late 2021.

When finished, the expanded emergency department, which was last renovated in 1987, will quadruple the facility's space and accommodate nearly three times the number of patients. In addition, the new emergency department will have nearly twice the number of treatment rooms and behavioral health patients will have access to six specially-designed treatment rooms for provider response to substance abuse disorders and mental health crises. For further information on the expansion project. Please click [here](#). *Rendering courtesy of Jaca Architects.*



### Shaker Pines Fire Department – Enfield, Connecticut

Representation of Enfield Builders, Inc. in the drafting and negotiation of a design-build agreement with the Shaker Pines Fire Department and an agreement with an architect to fully renovate an existing 8,200-square-foot facility, and to design and construct two additions totaling 4,200 square feet to provide the fire department with the necessary space to

clean and store its equipment, and to provide training and space for community events while maintaining a fully-operational fire station without interruption of emergency services during construction. *Rendering courtesy of Moser Pilon Nelson Architects.*

## PRO BONO



*Design.*

### Southside Community Land Trust – Providence, Rhode Island

Representation of Southside Community Land Trust in the drafting and negotiation of an agreement with the construction manager for the rehabilitation, renovation, and conversion of an 1800's-era carriage house into a mixed-use facility to serve as the headquarters for the Southside Community Land Trust in Providence, Rhode Island. *Rendering courtesy of Union Studio Architecture & Community*



### Easterseals Veterans Rally Point – Norwich, Connecticut

Representation of Easterseals Capital Region & Eastern CT in the RFP process for the design and build of a \$2.5 million, 18,000 square foot, one-stop service center for veterans at its Norwich, CT facility. Driven by a grant from the CT State Bond Commission, the state-of-the-art facility is meant to be a "center of excellence" and a model for serving veterans.

The site will offer legal services, financial counseling, employment professionals, and behavioral health specialists, and will feature a commercial grade kitchen, fitness center, multi-purpose area, computer lab, military memories area, medical exam room and more. Completion of the buildout by Enterprise Builders is projected for September 11, 2021.

Robinson+Cole's [Construction Group](#):

[Lisa B. Andrzejewski](#) | [Joseph A. Barra](#) | [Dennis C. Cavanaugh](#) | [Gregory R. Faulkner](#)

[Aniello P. Franzese](#) | [Frederick E. Hedberg](#) | [Christopher J. Hug](#) | [Choity Khan](#)

[Douglas J. Mackin](#) | [Martin A. Onorato](#) | [Kenneth A. Sherman](#) | [Virginia K. Trunkes](#)

For insights on legal issues affecting various industries, please visit our [Thought Leadership](#) page and subscribe to any of our newsletters or blogs.



Subscribe to our Construction Law **Zone** Blog

Boston | Hartford | New York | Providence | Miami | Stamford | Los Angeles | Wilmington | Philadelphia | Albany | [rc.com](#)



© 2021 Robinson & Cole LLP. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without prior written permission. This document should not be considered legal advice and does not create an attorney-client relationship between Robinson+Cole and you. Consult your attorney before acting on anything contained herein. The views expressed herein are those of the authors and not necessarily those of Robinson+Cole or any other individual attorney of Robinson+Cole. The contents of this communication may contain ATTORNEY ADVERTISING under the laws of various states. Prior results do not guarantee a similar outcome.

