



April 2017

Construction Group Projects

In recent months, Robinson+Cole's construction lawyers have worked across the country on many significant and unique projects worth billions of dollars in construction value. Our clients are owners, designers, and contractors, and we advised them on all aspects of these projects, from the earliest stages of project delivery selection to the ribbon cutting.

This work included preparing and negotiating the many design, construction, consulting, project management, and development agreements these projects entail as well as advising our clients throughout the course of the process. The projects include educational facilities, hotels, residences, high-end retail, health care expansions, energy facilities, food and beverage facilities, and commercial build-outs.

The following examples represent recent projects in which we were proud to be involved:



30 BROAD STREET COMMERCIAL OFFICE BUILDING – NEW YORK CITY, NEW YORK

Representation of the owner of the leasehold interest in 30 Broad Street, a 49-story, 476,000-square-foot office building located next to the New York Stock Exchange, in drafting and negotiating the design, consulting, and construction contracts related to completing a comprehensive renovation of both public and tenant areas, including modernizing the lobby, elevators, and building systems and designing/building prebuilt units.



BAKER BELL CLOCK TOWER – HANOVER, NEW HAMPSHIRE

Representation of Dartmouth College in drafting and negotiating the construction management agreement and reviewing and negotiating the GMP Proposal for the Baker Bell Tower Restoration Project. The 124-foot clock tower at the center of the Dartmouth campus received a new copper roof, a modern control system for the clock and bells, a replica of the original weathervane, and energy-efficient outdoor lighting to highlight the library's architectural beauty and significance.



CHARLTON MEMORIAL HOSPITAL – FALL RIVER, MASSACHUSETTS

Representation of Southcoast Health in connection with the design and construction of a state-of-the-art electrophysiology lab at Charlton Memorial Hospital in Fall River, which opened in February 2017. The 3,800-square-foot lab, part of the Harold and Virginia Lash Heart and Vascular Center, will be used to perform complex procedures for patients with atrial fibrillation, ventricular tachycardia, and atrial tachycardia. It uses a new mapping system that localizes abnormal electrical signals at much higher rates and will cut procedure times for patients.



DELAMAR HOTEL – WEST HARTFORD, CONNECTICUT

Representation of the developer of the Delamar West Hartford, a new boutique hotel in the West Hartford Center and Blue Back Square district of West Hartford. Opening in late Spring 2017, the six-story, 107,000-square-foot hotel has 102 elegant guest rooms and suites, 12 extended-stay apartments, a full service spa, a ballroom, an exercise facility, retail spaces, and fine dining.



PERIMETER PARK 5 COMMERCIAL OFFICE BUILDING – MORRISVILLE, NORTH CAROLINA

Representation of the project developer in drafting and negotiating the construction agreement for the \$25 million new construction of the Perimeter Park 5 commercial office building in Morrisville, North Carolina.



RENAISSANCE SAVERY HOTEL – DES MOINES, IOWA

Representation of the project developer in drafting and negotiating the design-build agreement for the \$15 million phased renovation to the Renaissance Savery Hotel in Des Moines, Iowa.



UNILEVER HEADQUARTERS – ENGLEWOOD CLIFFS, NEW JERSEY

Representation of Unilever in a development agreement in the sale-leaseback of their 23-acre headquarters in Englewood Cliffs, New Jersey. The transaction financed over \$100 million in development work, including the renovation of five buildings, totaling 321,000 square-feet, with modernization, structural upgrades, and sustainability improvements, and the creation of a central marketplace.

For more information, contact a member of [Robinson+Cole's Construction Group](#):

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Construction Law **Zone**

Members of the construction team are dedicated to serving the construction industry and regularly update their blog, providing insights on regulatory and legal developments affecting the industry that are useful to construction professionals, as well as consultants, industry trade groups, the media, and others interested in construction law. Visit www.constructionlawzone.com.

* pending CT bar admission

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