

Greater Boston Edition

Builder/Architect



GFC Development, Inc.

Diversified Passion

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“Don’t put all your eggs in one basket,” warns the old maxim, and certainly it is an adage astute developers and builders have applied during these challenging economic times. While some developers master one market niche, or keep only one basket, GFC Development of Weston

has assembled a diversified portfolio of successful projects. Since 1993, Charles Aggouras and Daniel DiPierro have worked on everything from custom single-family homes in Weston to a custom waterfront office space and restaurants in Boston. Their passion for excellence has also led them

to building a company that is diverse, serving as both developers and general contractors on projects.

Aggouras was always interested in the business side of building. He earned a B.S./B.A. in Accounting and Finance from Suffolk University and soon after began his development career. Starting mainly with multifamily structures, he worked mostly in Boston, Brookline and Cambridge. As the years progressed, the work transitioned to high-end development. Over the most recent years, Aggouras and DiPierro have

Endicott Residences built by GFC — The recipient of the esteemed Green Building of America Award; Architect: MZO Group. The exterior of the building is ZIP wall with plywood and rubber membrane, including an ice and water shield.



PHOTO BY ERIC ROTH

As the years have gone by, we find that Dan and I are really in tune with each other. Our collaboration is now focusing less on development and more on custom residential and custom commercial fit-outs. We really complement each other’s strengths and work well together.

— Charles Aggouras



Contemporary residences built by GFC Development, Inc.

taken a leading position in promoting green projects and embrace sustainable building techniques and materials.

A wonderful example of the firm's ecocentric direction is the Endicott Residences located in Somerville. Working with architects The MZO Group, GFC helped create these three loft-style units. Sited on an undeveloped commercial parcel, this infill project uses state-of-the-art materials and systems to deliver a project that will qualify for LEED certification. "This project has so many strengths," Aggouras says. "It's close to public transportation as well as within walking distance of vibrant squares like Davis and Teele, where residents can enjoy cafes, restaurants, shops and even a great movie theater. It's a revitalized 'new' old part of town."

Each is a floor through unit, with plenty of balcony space to bring the outdoors in. Units range in size from 1,450 square feet to 1,600 square feet and each has two bedrooms and two baths. Crisp contemporary design matches the high-tech features that went into these units. While the location and amenities are very thoughtful, the efforts that went into making this building energy efficient are also impressive. GFC utilized ZIP System wall sheathing, both

Lighting by award-winning "Best of Boston" lighting designer lucia lighting



PHOTOS BY ERIC ROTH





Elegant modern bathroom

cellulose and Icynene insulation, low-E Marvin windows and an Energy Star-rated HVAC system. Interiors went green with the use of low-VOC paint, bamboo floors, Energy Star appliances and low-flow plumbing fixtures. The unique exterior is a combination of Hardie board, cement siding that reduces the need for constant maintenance and Flexospan metal panels, which also are longlasting and give a distinct look.

The building certainly marks a launching pad for GFC, which has emerged in the forefront of residential developers making inroads into green design and construction. Endicott is gaining recognition; it was recently awarded "Green

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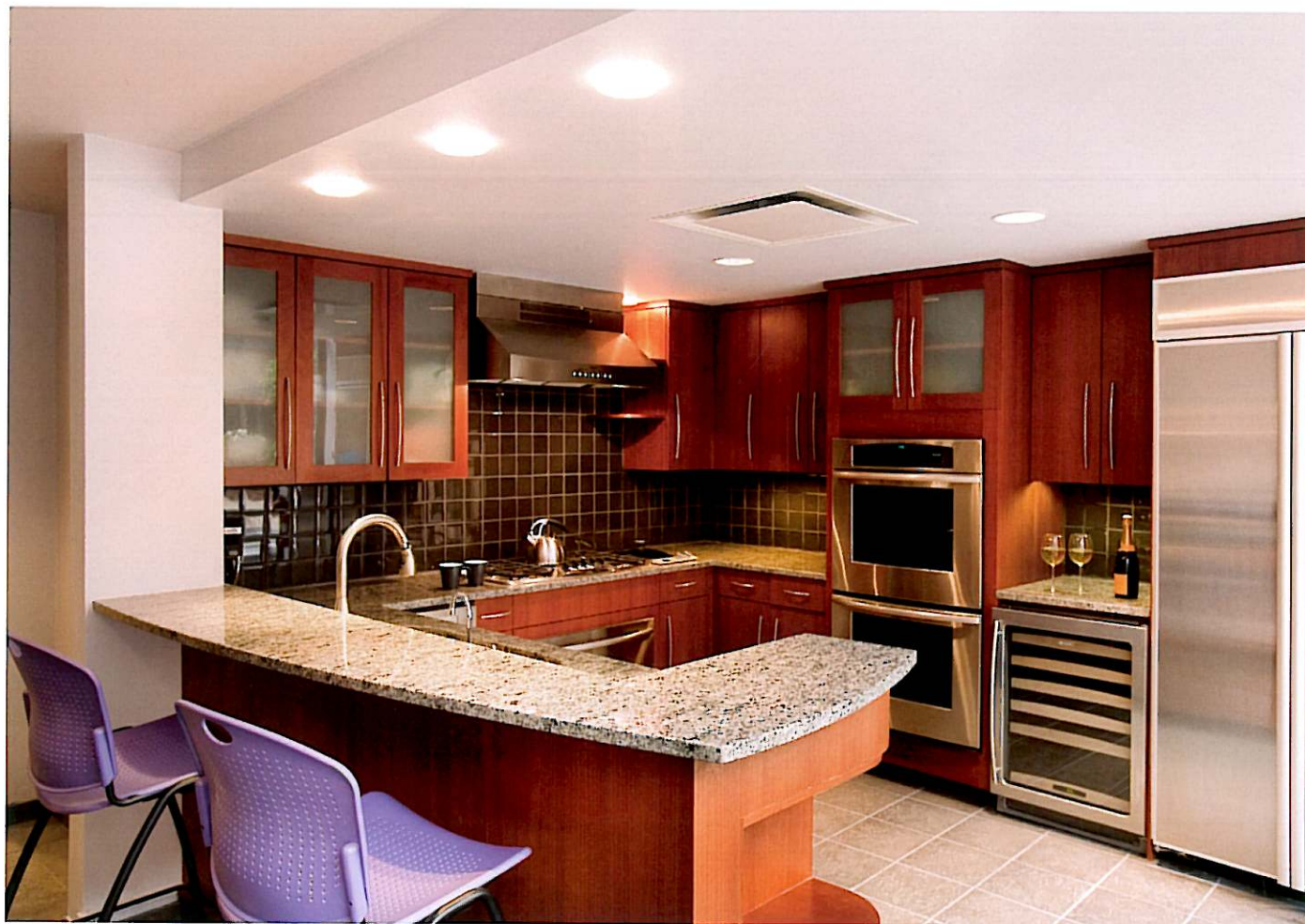
PHOTOS BY ERIC ROTH

Building of America" by Construction Communications, selected from a field of over 2,500. Aggouras notes, "We set out with this project to differentiate ourselves from the rest of the market, and I think we've succeeded."

Meanwhile, on Commercial Street along Boston Harbor, GFC recently completed new offices for Ameriprise Financial Services. GFC project manager Nick Aggouras worked with architect Carlos Salib of Carlos B. Salib Architecture & Design to create the custom eco-friendly commercial space. The office was designed to house 20 financial advisers and executives, as well as serve as a space where high-end clients could be entertained. The interior was constructed with an open glass

wall and custom stair system, Plyboo bamboo flooring, custom millwork and Kohler low-flow plumbing fixtures.

"We were thrilled to work on this built-to-suit project for an industry-leading company," says Aggouras. "We created a greener office environment through the use of sustainable materials like bamboo flooring and energy-efficient



Sustainable materials were used throughout the entire project.

lighting and fixtures. The modular office sets designed by Office Pavilion also provided a contemporary working area that can be easily rearranged to accommodate an increase in staff and/or equipment. The office was designed to appeal to affluent clientele as well as attract passersby with outstanding corporate branding and visibility on Boston's waterfront."

"I love the work we do," says DiPierro. "Our projects are rewarding; each is a finished product that meets the demands and criteria of the client and none is cookie-cutter."

Aggouras adds, "As the years have gone by, we find that Dan and I are really in tune with each other. Our collaboration is now focusing less on development and more on custom residential and custom commercial fit-outs."

DiPierro agrees, noting, "We really complement each other's strengths and work well together." Both men are quick to note, however, that their years of "thinking like developers" have honed their ability to value-engineer a



PHOTOS BY ERIC ROTH

Builder Charles Aggouras, President, and Daniel DiPierro, Senior Vice President, on the custom stairs built in the new offices for Ameriprise Financial Services on Commercial Street along Boston's waterfront. Architect: Carlos B. Salib Architecture & Design

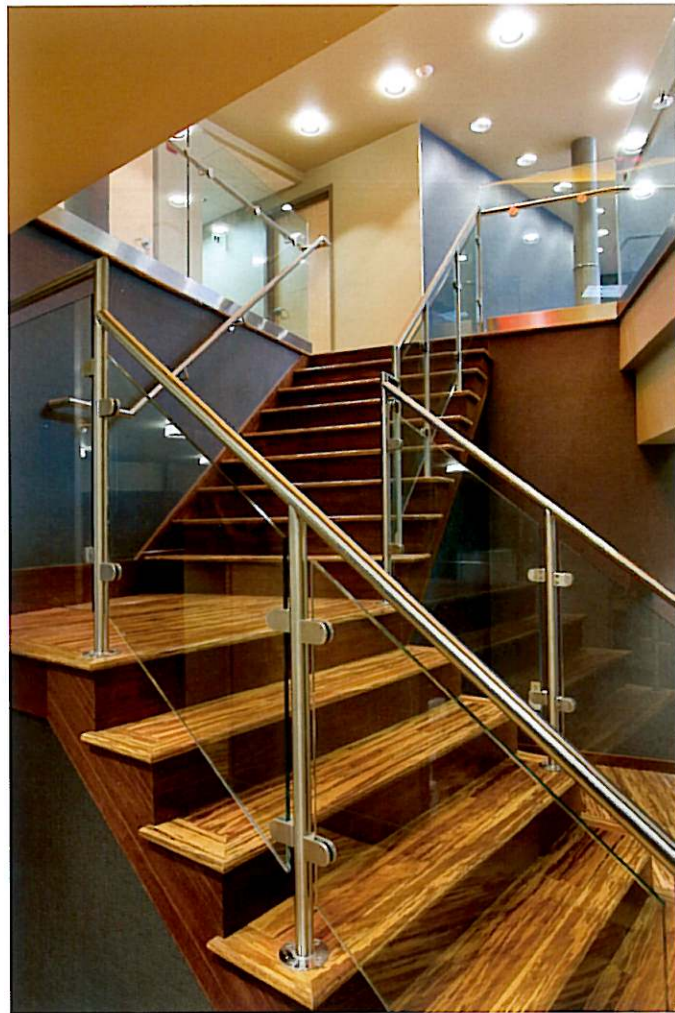




Sustainable materials were used throughout the entire project.

project to meet a client's financial goals, and that quality is one that differentiates them from other builders.

GFC has remained busy because of their diversified approach. In the works is an 11,000-square-foot custom home in Manchester-by-the-Sea. Sited on 4 acres overlooking the ocean, the project is designed by architect Marcus Gleysteen of Gleysteen Design. In Carlisle, they worked with architect Paul Mahoney of Mahoney Architects to customize an 8,000-square-foot spec house with a custom interior. Aggouras says that they are currently exploring a few sites in Weston for custom homes. In Newton, they have completed another office for Ameriprise Financial. In Boston, U Burger is the place to be seen for great hamburgers thanks to GFC's skills in building this prototype restaurant. GFC also completed Circle restaurant in Boston. As if that wasn't enough, DiPierro notes that they are currently working with a client who wants to build a dental office that feels like a spa! If anyone can bring that vision to life, it will be GFC.



Builder: GFC Development, Inc. Architect: Carlos B. Salib Architecture & Design

Whatever the project, GFC focuses their attention to detail and green building on the process. Aggouras adds, "We set out to capture those clients who care about what they're building, who care for good design and want an exceptionally well-constructed and thoughtful project that is good for the planet." GFC has demonstrated that good design can coexist with green and sustainable building practices, and that such a combination can also be economically viable. Whatever the diverse type of project, residential or commercial, GFC's commitment to quality and sustainability is a model for others to follow.

Builder/Architect is pleased to feature GFC Development, Inc. as Builder of the Month. Its Green Building of America Award-winning project on the Endicott Residences is well deserved, and its exceptional building and high standards have set it apart from other builders. GFC's team of subcontractors and suppliers are equally well respected for their dedication to building green. For more information, contact GFC at (617) 500-4106 or visit its website at www.gfcdevelopment.com. ■