



## Services

Construction Management

## Construction Type

Multifamily

## Size

177,000 sq. ft.; 100 units

## Contract

\$35,000,000

## Architect

Amenta Emma Architects

- The project consisted of two ground-up, five-story structures built with panelized wood over a steel and concrete podium and involved extensive logistical challenges and site constraints under partially occupied conditions. This affordable housing complex with a mix of one-, two- and three-bedroom units was constructed in two phases.
- In Phase I, over 18,000 cubic yards of material was moved or removed from the site as part of the extensive site work. Work also included new/relocated underground utilities, tree clearing, and a new storm drainage system.
- Half of the existing structures were demolished during the first phase to allow for occupants to remain during construction.
- The second phase began by relocating occupants into the 60-unit, completed Phase I building. The remaining existing structures were then demolished along with excavation to make way for the Phase II buildings.
- Once the buildings were complete the site was finished with new paving and landscaping which includes a large park-like courtyard for the residents.
- Construction management services included: constructability review, budgeting, value engineering, subcontractor bid and award, safety and logistical planning, pre-purchase program, scheduling, and construction.

