



nerej

Project of the Month: Callahan Construction Managers completes 768,000 s/f mixed-use development - Montaje

December 21, 2018 - Retail



Somerville, MA Callahan Construction Managers (Callahan), a Bridgewater-based full-service construction management firm, recently completed Montaje, a new mixed-use development in the heart of Assembly Row for Federal Realty Investment Trust.

The project, designed by Stantec, includes 768,000 s/f of luxury apartments and retail space. The landmark 21-story, 236-foot-tall tower with its adjoining 77-foot-tall, six-story, steel and wood framed building features 447 studio, one-bedroom, two-bedroom and three-bedroom residences that are outfitted with luxurious finishes, including quartz countertops and stainless steel appliances.

At Montaje's summit is a top-floor Sky Lounge featuring striking views of Boston. The Sky Lounge includes an outdoor roof deck, a chef's kitchen, a dining area and a media/living room. A second, lower level courtyard features grilling stations, a bocce court and an outdoor fireplace. Additional Montaje amenities include a resort-style swimming pool, a fitness center with a yoga studio, artist space, a resident lounge featuring a billiards table and a meeting room. A seven-story precast parking garage with space for 640 cars has also been constructed as part of this project.

On Montaje's ground floor is 40,000 s/f of retail; home to multiple shops, restaurants and bars including Midici Pizza, Ann Taylor Factory Shop, Reebok, Columbia Sportswear Company, Mass General Hospital and American Fresh Brewhouse. Montaje is located next to the Assembly MBTA Orange Line station and minutes from I-93, offering a short commute to Downtown Boston and Cambridge by transit or car.

"Callahan's performance exceeded our expectations. The effectiveness and professionalism required of Callahan to achieve success on this large, complex project began well before construction started, with responsive, intelligent pre-construction services. The team's persistence sustained from buyout through an aggressive construction schedule to a superlative effort to secure final occupancy permits from a demanding jurisdiction. A primary key to the success of the project was the integrity of Callahan's team, from the executive level leadership to the final quality control personnel. Without the professional services of Callahan we would not have been able to achieve our aesthetic and financial goals for Montaje," said Pat McMahon, vice president, Federal Realty Investment Trust.

Montaje is among a number of projects Callahan has managed in the residential/mixed-use sector. With longstanding expertise in a wide range of real estate sectors, the firm excels in ensuring the highest level of quality, value and integrity across all types of projects.

Project Team:

Callahan Construction Managers: Construction Manager

Stantec: Architect

Veitas & Veitas Engineers: Structural Engineer

Helical Drilling: Geotechnical Design/Build

Master Millwork LLC: Millwork

Wayne J. Griffin Electric, Inc.: Electric

Pella Windows: Windows

Eco Stoneworks: Countertops

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540