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Project of the Month: NEI General Contracting wraps up Holmes Beverly: a 67,000 s/f transit-oriented mixed-use development

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Beverly, MA NEI General Contracting completed Holmes Beverly, a transit-oriented mixed-use development located adjacent to the Beverly Depot commuter rail station in the heart of downtown. Located at 112 Rantoul St. and developed by Barnat Development, the 67,000 s/f six-story new

construction includes 67 residential rental units plus commercial space.

Holmes Beverly was completed almost two years to the day that Barnat Development was designated the developer of the site by the Massachusetts Bay Transit Authority (MBTA).

Offering a new type of rental product for the North Shore, Holmes Beverly has five floors of residential rental units, including 51 market-rate and 16 workforce housing units. The apartments range from studios to two-bedroom apartments offering views of both downtown and the waterfront. Located next to the Beverly Depot commuter rail station, residents have access to 70 reserved parking spaces in the commuter rail parking garage.

“We selected NEI General Contracting for its wide spectrum of experience in general contracting and its ability to deliver a market competitive project on time and on budget,” said Sarah Barnat, president at Barnat Development. “We are thrilled to bring a new transit-oriented mixed-use building to downtown Beverly and hope the residents are happy in their new homes.”

In addition to convenient access to the MBTA commuter rail, Holmes Beverly offers a myriad of luxury amenities and features for its residents. On the ground floor, residents enjoy a lobby featuring a fireplace, seating areas and a library as well as a telecommuting office for those working from home. A 5,000 s/f space has also been reserved for a future New England craft-style restaurant. Out the back door, residents with dogs can use a covered dog run or a pocket park for outdoor relaxation and recreation. On the second floor is a full gym and yoga studio, and a lounge that residents can use for gatherings in addition to a rooftop deck. All apartments are dog-friendly and feature high-end finishes like stainless-steel appliances and marble tiled showers. Units on upper

levels have decks and there are Juliette balconies on the rear side of the building. The first floor has bike storage and a tune-up facility.

Pedestal-type construction includes structural steel and deck on the first floor and wood framing on floors two through six. Exterior finishes include brick, Hardie siding, and metal panels. The MBTA commuter rail garage remained open and operational throughout construction and NEI worked closely with the city and MBTA to keep traffic moving with little or no impact on a very busy main street.

Project team includes:

North Shore Marble & Granite - countertops

Cuisine ideale - casework and kitchen cabinet manufacturer

NEI General Contracting - general contractor

Helical Drilling - geotechnical design/build

Icon Architecture - architect

RCH Roofing Corp. - roofing

Signarama - signage

Pella Windows & Doors - windows

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