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Pro Con breaks ground on Wood Partners' 154 unit Alta at Indian Woods

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Officials from Wood Partners and Pro Con, Inc. recently celebrated the start of construction for Alta at Indian Woods a new residential apartment community being built on Stagecoach Rd.

Wood Ptrs. is the developer and Pro Con Inc is the architect and general contractor for the \$13.5 million design build project. Wainwright Bank & Trust Co. of Boston is providing the project financing.

The 154-apartment community will offer one and two bedroom units and one-bedroom units with dens. The apartments, ranging from 710 to 1041 s/f with various design configurations, will be located in three, four-story garden-style buildings.

The community's club house will feature a great room with a kitchen for entertaining and a fitness room with high end exercise equipment and machines. The community's administrative and leasing offices will be located on site.

As part of the project, Pro Con is managing extensive site work including utility infrastructure, roadways, drainage and landscaping. Site work for the project began in February 2010 and Pro Con has scheduled a phased completion of the project. The first building will be ready for occupancy in November 2010 and second and third buildings will be completed in January 2011.

Alta at Indian Woods is participating in the Mass. New Homes with Energy Star program. Energy Star for New Homes is a program developed and administered by the United States Department of Energy that focuses on a high efficiency building envelope and optimal HVAC distribution performance. The project design calls for an inch of rigid insulation on the exterior, slab edge and under-slab insulation, and high performance cavity insulation; window U-values of .3; and ducts that surpass the standard for tightness. Conservation Services Group of Westborough is collaborating with Wood Ptrs. as HERS rater on the project. The Energy Star standard, when implemented and tested by approved rating firms, is designed to reduce energy consumption to a level that is 15% lower than a comparable project built to the 1994 International Residential Code.

Wood Ptrs. has consistently been recognized as a leading national multi-family real estate company that develops, constructs, and acquires high quality multi-family communities. It focuses on multifamily rental and for-sale communities. The company was founded in 1998 and is headquartered in Atlanta, Georgia with additional offices in Boston, Charlotte, Boca Raton, Los Angeles, Houston, San Francisco, Denver, Washington, D.C., and Phoenix. The company has developed 36,000 apartment units with a combined value of more than \$4.5 billion over the past 11 years.

Founded in 1987 and headquartered in Boston, Wainwright Bank is a leading socially progressive bank with assets of over \$1 billion and 12 branches throughout Greater Boston. Over 50% of the bank's commercial loan portfolio is dedicated to community development initiatives.

This is one of several apartment communities Pro Con Inc has designed and built including: Ironwood-on-the-Green, Middleton, Mass.; Summit Place, Methuen, Mass.; Waterford Place, Manchester, N.H; and Olmstead Commons, Manchester, Conn.

Pro Con Inc. is a full service architecture, engineering and construction management firm specializing in commercial, hospitality, institutional, industrial and multi-family residential projects. The company is recognized as an industry leader and is known for their single source design-build delivery system.

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