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Alta at Indian Woods, a \$13.5m community, is participating in the Massachusetts New Homes with Energy Star Program

June 03, 2010 - Owners Developers & Managers

Alta at Indian Woods, a new 154-apartment community on Stagecoach Rd. is participating in the Massachusetts New Homes with Energy Star Program. Wood Partners, a national multifamily real estate firm with local offices in Concord, is the developer and Pro Con, Inc. of Manchester, N.H. is the architect and general contractor for the \$13.5 million design-build project.

To qualify for the Energy Star rating, the apartments will meet strict energy guidelines established by the Environmental Protection Agency and will be at least 15% more energy-efficient than homes built to the 2006 International Residential Code. The Energy Star program 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; high-performance cavity insulation; window U-values of 0.3, and ducts that surpass the standard for tightness. The energy-efficient apartments appeal to residents because they lower utility bills, are more comfortable and help protect the environment by reducing greenhouse gas emissions.

Alta at Indian Woods will offer three and four-story garden-style buildings with one and two-bedroom units ranging from 710 to 1,041 s/f with various design configurations. The apartments will feature ample kitchens, full-size washers and dryers, walk-in closets, upgraded flooring and high-speed Internet and cable-ready access. The club house includes a great room with a kitchen for entertaining, a fitness room and the on-site administrative and leasing offices. The grounds will be professionally landscaped and provide outdoor gathering areas.

Pro Con, Inc. began project site work in February and has scheduled a phased completion of the project. The first building will be ready for occupancy in November, while the second and third buildings will be completed in January 2011.

Wood Partners has consistently been recognized as a leading national multi-family real estate company that develops, constructs, acquires and property manages high-density and mixed-use communities. The company has developed 36,000 apartment units with a combined value of more than \$4.5 billion over the past 11 years.

Pro Con, Inc. is a full-service architecture, engineering and construction management firm specializing in commercial, hospitality, institutional, industrial and multifamily residential projects. The company is recognized as an industry leader and is known for its single source design-build delivery system, "The Diamond Solution." Alta at Indian Woods 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.

Project team includes:

*Developer: Wood Partners

*Architect/Construction Manager : Pro Con, Inc.

*Lender: Wainwright Bank

*HVAC/Electrical: S.E.D Inc.

*Mechanical Contractor: Hart Mechanical Inc.

*Window Supplier: Lavalley Building Supply Inc.

*Division 8/Door/Frame/Hardware Supplier: Horner Millwork Corp.

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