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Pro Con completes framing for \$13.5 million Alta at Indian Woods

August 19, 2010 - Construction Design & Engineering

The framing is complete on the three buildings that comprise Alta at Indian Woods a new energy star residential apartment community being built on Stagecoach Rd. Wood Partners is the developer and Pro Con, Inc is the architect and general contractor for the \$13.5 million design build project. Wainwright Bank & Trust Company of Boston is providing the project financing.

"The framing is complete, the rough mechanicals are underway and we plan to begin dry walling by mid-July," said the project manager for Pro Con. "All the buildings will be weather tight by the mid-August and ready for final finishes."

Alta at Indian Woods is participating in the Massachusetts New Homes with Energy Star program. Energy Star for New Homes is a program developed and administered by the U.S. 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 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.

The 154-apartment community will offer one and two bedroom units and one-bedroom units with dens. The apartments, ranging from 710 to 1,041 s/f with various design configurations, will be located in three, four-story garden-style buildings. The apartments will feature kitchens, full size washers and dryers, walk-in closets, upgraded flooring and high-speed internet and cable ready access. The community's common areas will be landscaped and will offer outdoor seating and gas grilles.

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.

The site work which includes utility infrastructure, roadways, parking lots, drainage and landscaping is on-going. 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.

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