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## **Pro Con Inc. and Wood Partners near completion of \$13.5 million, 154-unit Alta at Indian Woods**

November 04, 2010 - Front Section

The first building of Alta at Indian Woods, a new energy star residential apartment community is nearing completion. Wood Partners, a national apartment real estate firm, is the developer and Pro Con, Inc is the architect and general contractor for the \$13.5 million design build apartment community.

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 first building is on schedule to be completed this month" said the project manager for Pro Con. "The installation of the interior finishes is 95% complete and we are finishing up on a few exterior details. The carports are nearly complete, and the paving and final site work is underway."

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 U.S. Dept. of Energy that focuses on a high efficiency building envelope and optimal HVAC distribution performance. The buildings will be tested to ensure energy star compliance for the HVAC systems and the insulation installation.

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 Energy Stars' Home Energy Rating System (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, which is located on Stagecoach Rd., will offer one and two bedroom units and one-bedroom units with dens. 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 amenities including covered parking, a putting green, outdoor seating and gas grilles. The club house will feature a great room with a kitchen for entertaining and a fitness room with exercise equipment. The community's administrative and leasing offices will be located on site.

Pro Con has scheduled a phased completion of the project; the first building will be ready for occupancy this month and second in December and third building will be completed in January 2011.

Pro Con, Inc has designed and built: Ironwood-on-the-Green, Middleton, Mass.; Summit Place, Methuen, Mass.; Waterford Place, Manchester, N.H.; and Olmstead Commons, Manchester, Conn. Wood Partners 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.

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