



CELEBRATING  
55 YEARS

# nerej

## **Pro Con Inc completes first phase of \$13.5 million Alta at Indian Woods; developed by Wood Partners; first of 3 buildings**

January 20, 2011 - Construction Design & Engineering

Pro Con, Inc has completed the first of three buildings for Alta at Indian Woods, a new energy star apartment community. The completed building also houses the community's administrative offices and the community's clubhouse and fitness room. 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 project.

Alta at Indians Woods will be comprised of three, four-story garden-style buildings. The 154-apartment community will offer one and two bedroom units and one-bedroom units with dens, ranging from 710 to 1,041 s/f. The apartments 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 have been landscaped and offer amenities including covered parking, a putting green, outdoor seating and gas grilles.

The club house features 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 are located on site.

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. Department 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 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.

Pro Con has scheduled a phased completion of the project; the first building is complete and ready for occupancy, the second building will be completed by late December and third building will be completed in January 2011.

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