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Pro Con, Inc. completes Alta at Indian Woods - 154-unit apartment community

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Pro Con, Inc. of Manchester, NH recently completed the final phase of Alta at Indian Woods a new residential apartment community on Stagecoach Rd. Wood Partners a national apartment real estate firm with local offices in Concord, Mass. was the developer and PCI was the architect and general contractor for the \$13.5 million design-build project.

The 154-apartment community offers one and two bedroom units and one-bedroom units with dens. The apartments, ranging from 710 to 1041 s/f with various design configurations, are located in three, 4-story garden-style buildings. The apartments feature ample kitchens, full size washers and dryers, walk-in closets, upgraded flooring and high-speed Internet and cable ready access. The community's common areas are professionally landscaped and offer outdoor amenity areas including seating and gas grilles.

The community's clubhouse features a great room with a kitchen for entertaining and a fitness room with exercise equipment and machines. The community's administrative and leasing offices are located on site.

As part of the project, Pro Con managed extensive sitework including utility infrastructure, roadways, drainage and landscaping. Sitework for the project began in February, 2010 and Pro Con scheduled a phased completion of the project; the first building was completed in December 2010 and second and third buildings were completed in January 2011.

Alta at Indian Woods participated in the Massachusetts 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 utilizing a high efficiency building envelope and optimal HVAC distribution performance. Alta at Indian Woods has 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, Mass. collaborated with Wood Partners 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 Partners has consistently been recognized as a leading national multifamily 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.

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, "The Diamond Solution."

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