



CELEBRATING
55 YEARS

nerej

North Branch Construction completes renovation and upgrades of Sugar River Mills

November 30, 2011 - Northern New England

North Branch has completed renovation and system upgrades of the historic Sugar River Mills. The Sugar River Mills property, which once served as a textile mill in the 1800s, offers 162 units of both affordable and elderly housing. The mill buildings on the property consist of the Grist Mill, the Ton-Tine Building, and the M34 Building. Seven 6-unit townhouse complexes were added in the 1982 conversion of the mill buildings into housing.

Working with design firm Burnell-Johnson Architects, North Branch performed several renovations and mechanical and electrical system upgrades to the units while they remained occupied throughout construction. Renovations to the M34 Building included the replacement of all windows, a new roof, the replacement of skylights in two 6-story atria, thermal envelope and heating control upgrades, and the installation of new forced hot water heating and air distribution systems. The roof renovation of this building required North Branch to match its existing historic masonry parapet cap. All townhouses received new windows and energy-efficient lighting fixtures, upgraded thermal envelopes, as well as new attic insulation and siding. Four of the townhouse units received new standing seam roofing. The heating plant in the Grist Mill was completely replaced with new high-efficiency condensing boilers and an air handling unit. Upgrades to the Ton-Tine Building included insulation of the mechanical pipework and replacement of interior light fixtures.

###

Author: Katie D. Lopes

If you'd like more information about this topic, or to schedule an interview with Project Manager Joseph Campbell, please call Katie Lopes at 603.224.3233 or e-mail Katie at klopes@northbranch.net.

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