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Callahan Inc. completes Brown School Residences, Lynn Artist Lofts and Schoolhouse at Lower Mills projects

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Callahan, Inc. has several renovation/restoration projects underway and recently completed in Massachusetts. The projects are a mix of residential and commercial office.

Recently Completed

Brown School Residences

The Brown School Residences in Peabody consists of 2 structures, one new and one renovated, containing 20 and 40 rental units respectively, and a common meeting room.

The project team includes: Owner-RSJ Group, architect-ICON Architecture, civil engineer-Coler & Colantonio, structural engineer-Souza True and Partners, and the MEP engineer-Wozny/Barbar & Associates.

Lynn Artist Lofts

Lynn Artist Lofts is a renovation of existing 3-story mill building in downtown Lynn. There will be an addition of 2 stories to the existing 3-story building for an ultimate build out of 31 for-sale loft units.

The project team includes the owner-The Mayo Group, architect/ structural engineer Rumpf Design Group, civil engineer-Kelly Engineering and the MEP engineer: Zade Company.

Schoolhouse at Lower Mills

The Schoolhouse at Lower Mills, located in Dorchester, is a renovation of an existing historic schoolhouse into 8 for-sale units plus the new construction of a 54 unit building with underground parking on a tight city site.

Project team is: owner-Schoolhouse Ventures LLC, architect-The Architectural Team, civil engineer-HW Moore, structural engineer-Lin Associates, and MEP engineer-Wozny/Barbar & Associates.

In Progress

iRobot

The Bedford Business Park is welcoming new tenant occupancy iRobot. which will occupy 157,000 s/f of this 475,978 s/f business park on a 12-year lease with options on addition space after five years. Callahan has been selected by Boston Properties as the construction manager for the leasehold building and improvements portion of the project. The scope of work entails exterior façade modernization efforts including the re-glazing of all existing glass, new enlarged window units on the first floor, exterior masonry restoration, painting, and the introduction of new structural steel framing and architectural mesh to highlight the two major entrances to the complex.

The interior scope of work consists of a new fitness center with locker rooms, new finishes to the existing cafeteria, base-building fire alarm, electrical and mechanical improvements, as well as a

retrofit to the Building D lobby.

The project team includes ADD Inc Ray Dunetz, Capobianco & Associates and AHA Engineers
Hamel Mill Lofts

Hamel Mill Lofts in Haverhill, Mass. is an adaptive re-use of four historical buildings that originally made up the L.H. Hamel Leather Company. The 367,000 s/f, century-old mill buildings, will create 306 apartment units and common areas, as well as retail space on the first floor along Essex St. 20% of all units at Haverhill Mills will be rented meeting the Mass. guidelines for affordability. Common areas will include a cyber café, pool table room, bicycle storage area, fitness center, lounge, a media center for viewing movies and television events, and a business center for tenant use. The site will be reworked to accommodate 322 parking spaces and will include landscaped courtyards and exterior common spaces.

The 23 month construction schedule includes the reconditioning of the historic building exteriors with custom fabricated windows to match the original mill windows and a complete masonry restoration. The smoke stack will be restored and become a focal point of the complex.

The owner is Forest City Residential; the architect is Dimella Shaffer; The civil engineer is SEA Consultants Structural and the MEP engineer is The Collaborative Engineers.

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