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## **Tocci substantially completes renovation at Monarch Lofts**

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According to Tocci Building Companies, the historical renovation of the Monarch Lofts is substantially complete. Currently owned by Monarch on the Merrimack, LLC, the 360,000 s/f project was once the longest building in the world. It now offers 200 units of luxury apartments along the south bank of the Merrimack River.

The project, formerly stalled due to the poor economy, was in various stages of construction when Tocci assumed responsibility in February, 2011. To jumpstart the project after a three-year hiatus, the owner reworked the product from condominiums to rental housing, thus capitalizing on historic tax credits and receiving additional funding. With its aggressive value-engineering and quality subcontractors Tocci realized more than \$1 million in savings: money returned to the owner and reinvested in additional improvements to the building.

### **Preconstruction Efforts**

Accurately documenting existing conditions for bid purposes proved to be one of the biggest challenges on the project. In order to ensure bidding integrity, Tocci took great care to prepare the bid documents by thoroughly detailing existing conditions. This helped to better control change orders throughout construction. By setting expectations for strict and fair bid practices through competitive and accurate cost estimating, Tocci's goal to increase value resulted in \$1million savings. Due to careful documentation of existing conditions and capable management of the subcontractor bid process, Tocci was able to contract with highly qualified firms whose craftsmen created a high level of finish and a better overall product for the owner, residents, and community of Lawrence.

Tocci delivered yet kept the project within budget constraints. For the owner, the opportunity to examine alternative materials, price out various design options, and work early-on with Tocci consultants led to several improvements. The Tocci team's solutions enhanced overall design, controlled potential interruptions and optimized costs with subcontractors.

### **Construction Efforts**

Tocci's ability to recognize potential problems and develop solutions helped the owner, architect, and project consultants adopt solutions in a timely manner. 360,000 s/f, as many as 180 concurrent workers, and 40 distinct trades were all coordinated in a massive effort to restore, renovate, and construct a key building in the continued renewal of the city.

Specific field efforts included working with necessary environmental agencies to safely abate discovered materials, resolve issues with National Grid to bring power to a massive building complex, and replace damaged and degenerated materials throughout the building. The renovation resulted in an exemplary and unique construction project: a hallmark reminding Lawrence of its proud industrial heritage and its future economic potential.

### **History of Monarch Mills**

Developed by William Madison Wood and once recognized as the largest industrial building in the world, the original 1906 building housed the Wood Mill, a wool textile factory encompassing approximately 30,000 acres and 16,000 miles of aisles that accommodated 230 spindles, 1470 looms and 7,000 employees. In 1912, workers at this wool mill participated in a controversial walkout known as the "bread and roses" strike that improved conditions for labor in Lawrence and led to pay hikes for more than 150,000 textile workers in New England. Wood was also instrumental in developing the architectural grid and urban planning for the city of Lawrence.

In addition to Tocci, the project team included Massinnovation LLC, developer; Finegold Alexander and Associates, Inc, architect; Allied Consulting Engineering Services, mechanical, electrical, plumbing engineers; Hancock Associates, site and civil engineers; Weidlinger Associates, Inc, structural engineer; Koningisor, Luciano & Associates, owner's project manager; and Stefura, interior design consultants.

#### About Tocci Building Companies

Nationally recognized as a leader in Virtual Design and Construction (VDC) and Integrated Project Delivery (IPD), Tocci Building Companies has been delivering intelligent building solutions for more than a century. Built upon a tradition of successful relationships with clients within working living and healing environments, the company specializes in lean construction and sustainable building projects throughout the Northeast and Mid-Atlantic. For more information, please visit [www.tocci.com](http://www.tocci.com).

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