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## **Tocci Building completes modular construction of 80,000 s/f Chelsea Place: 56-units designed by Khalsa, Oaktree Development is developer**

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Tocci Building Companies, (Tocci), has completed construction of Chelsea Place, a new 56-unit residential complex. Tocci worked with Khalsa Design Inc. and Cambridge-based Oaktree Development LLC on the 80,000 s/f project. The project used modular technology to complete the apartment within one year of the construction start date.

Using Oaktree's GreenStaxx System, Tocci built the apartment complex by using 80 pre-fabricated modulares. The pre-designed and pre-engineered multi-level "stacks" of residential units were then fitted together like Lego blocks and, once stacked together, finishing touches were applied to the project. Prior to Chelsea Place, Tocci completed the modular construction of Park87, an apartment building in Cambridge comprised of 54 factory-built rental units.

Tocci's chief enabling officer, John Tocci said "This project is truly notable not only for its high quality construction and sustainable features, but for the incredible speed at which this project went from conception to completion with so few complications," Tocci said. The completed project broke ground in November 2012 and steel began going up in January 2013. In comparison to a traditional project schedule, a modular project schedule enables residences to be ready for occupancy 30% to 50% sooner and reduces the project timeframe by five to six months.

The apartment complex contains one, two, and two-plus bedroom units that range from 700-1,000 s/f. Additionally, each unit features an open concept kitchen equipped with stainless steel appliances, granite counter tops and custom cabinets, and walk-in closets in each bedroom.

The complex also features ground parking and over 2,100 s/f of community space, including a welcoming lobby, community room, bicycle storage area, fitness center, and an outdoor patio gathering area.

"Because site preparation and module fabrication processes occurred simultaneously, the project has reached completion and is ready for occupancy within less than a year from its start date," said project manager Victor Guller. Another recognized benefit of modular construction is that the units are constructed in a climate-controlled facility, allowing for improved quality control over conventional job site construction and reduced length of building time. Additionally, the minimization of construction time, material purchases and waste ultimately decreases project costs by about 10% to 20%.

Chelsea Place is located within five miles of downtown Boston and offers next-door access to the MBTA's Newburyport Commuter Rail Line, facilitating easy city travel for its residents. The complex is also adjacent to the Chelsea Commons retail center and is connected to the Mill Creek pedestrian pathway.