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Integrated Builders completes \$4.5 million renovation of former J.H. Emerson Co. factory

November 14, 2013 - Construction Design & Engineering

Integrated Builders completed the adaptive re-use of the former J. H. Emerson Co. factory into a sustainable 16-unit condominium complex named Emerson Lofts. Integrated Builders collaborated with O'Sullivan Architects to overcome the challenge of maintaining the historic aspects while updating the energy efficiency of the building. Most recently, the building received its Certificate of Occupancy, demonstrating the precision and high work standards adhered to during renovation. The \$4.5 million project created a LEED certifiable building located at 22 Cottage Park Ave.

"Integrated Builders worked diligently preserving the original character of the building," said owner Brad Spencer of Cottage Park Realty Trust. "The team was able to incorporate our desire for sustainable designs yet maintain the historic integrity of the building and neighborhood."

Throughout the project, Integrated Bldrs. restored and reused 95% of the building's existing brick and timber structure to maintain the original character of the former factory. The historic factory originally developed and manufactured the first Iron Lung medical device, which acted as a precursor for the famous biotech and medical innovations that now take place in Cambridge. The re-use project included the overhaul of all systems, with all new utilities and mechanical systems, a brand new passenger elevator, noise and weather insulation, and updates of all corridors and public spaces to be handicap-accessible.

Integrated Builders brought the 1909-dated building into this millennium with the instillation of a high performance TPO white roof, energy efficient HVAC systems and double hung insulated glass windows. Following green trends, the project team diverted 75% of construction debris away from landfills to reduce the project's carbon footprint. The renovations allowed the building to conform to earthquake and seismic codes.

"This project allowed Integrated Builders to continue thinking creatively to develop unique and innovative sustainable solutions to a historic property," said Jay Dacey, president of Integrated Bldrs. "The Integrated Builders team has recently won BBJ Deal of the Year Award for designing an innovative strategy to salvage the property at 112 Barnum."

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