



CELEBRATING
55 YEARS

nerej

Project of the Month: Fulcrum Associates, Inc. progresses with construction of 210-unit Tidewater at Salisbury

August 28, 2014 - Front Section

Fulcrum Associates, Inc. of Amherst, NH is progressing with the construction of Tidewater at Salisbury, a 210 unit garden style multifamily development at 191 Beach Rd.

The project consists of four 3-story buildings, each over a podium parking deck, a large landscaped common area, a clubhouse and swimming pool. The projects proximity to the ocean and tidal marsh required the buildings to be supported by rammed aggregate "geopiers," a highly engineered subsurface structural support system, designed and installed by Helical Drilling.

The building exteriors will be pitched roofs with a combination of cultured stone and cementitious siding and vinyl trim elements in a contemporary New England design. The layout of the units was configured to maximize the views of the marsh and ocean, with some units having potential views to Plum Island.

Berard Martel Architects of Bedford, NH provided design services and Allen and Major of Manchester, NH provided civil engineering services for the project, while Equity Alliance of Bedford, NH is supporting the project as the owner's representative and overall project manager. Financing was provided by Peoples United Bank.

Fulcrum has installed a webcam on the site; please visit our website at www.fulcrumnh.com to follow their progress on this project and to learn more about Fulcrum Associates project history. For information about the project, please go to: www.tidewateratsalisbury.com.

The project team included:

- * Construction Managers: Fulcrum Associates
- * Civil Engineer, Structural Engineer: Allen & Major Associates, Inc.
- * Excavation & Landscaping: Lynch's Landscaping and Excavation
- * Roofing: ASAP Roofing
- * Geotechnical Engineer: Terracon
- * Electric: Longchamps Electric Inc.
- * Geotechnical Design/Builders: Helical Drilling

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