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Vantage Builders completes \$2.7 million renovation of Sudbury Town Square

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A 41,400 s/f retail and office complex in Sudbury that had stood vacant for five years has a new lease on life, thanks to a \$2.7 million renovation project conducted by Vantage Builders, Inc. The construction firm helped transform the three-building complex into Sudbury Town Square, a vibrant setting for a growing number of retail stores, medical offices, restaurants, and business offices.

Located at 29 Hudson Rd., and formerly known as Village Green, the shopping center had fallen into a state of significant disrepair. Given the location in the town's historic district, it was critical that the complex be fixed to attract new business and meet the new owners' plans for a revitalized site.

"When the project began, Sudbury Town Square was a bit of an eyesore - the building was dilapidated, the landscaping was unkempt," said Ed Silva, principal, Vantage Builders, Inc. "It has a terrific, central location within Sudbury and, with the right lenses, you could see a wealth of potential. It just needed a lot of work to get there. We are very pleased with the final result."

The project team for Sudbury Town Square also included Mangel Architects and Engineering Design Services, Inc. (EDS) for mechanical/electrical/plumbing engineering services. Parsons Commercial Group is the leasing agent for the project.

Vantage Builders was hired to conduct a complete overhaul of the site. The firm expanded the size of the complex, removing the roof and adding a third floor. New windows and siding were installed that not only made the buildings more appealing but also adhered to the historic look and feel of the buildings. Due to the size of the renovation project, Vantage Builders installed seismic bracing, to ensure the structural integrity of the building.

"The architectural restoration of the property has been a wonderful addition to Sudbury's historic district," said Jody Kablack, director of planning and community development for the Town of Sudbury. "We hope that the development is successful."

The firm installed new base building systems, including electric, septic and natural gas. By retaining the existing electric main, costs were reduced, though new distribution was installed throughout. Five separate septic tanks, each with 1,500 hundred gallon capacity, were deployed throughout the property, while a new high pressure line supplies natural gas.

The entrance to the building was completely renovated, creating a more welcoming first impression for visitors. The buildings' common areas and restrooms were redesigned. Along with a new elevator - installed to help ensure compliance with the Americans with Disabilities Act - two additional stairwells improve access to the various suites in the complex.

A storm water management system ensures that the newly expanded parking lot does not flood during rainstorms. Additionally, the new lighting in the parking lot features historic design elements, while helping to ensure the safety of employees and visitors alike.

"This was a very collaborative effort, with the construction, engineering and architecture firms

working closely with the Sudbury officials and the town's Historic Districts Commission," said Silva. "It's great to see the new tenants bring the site back to life."

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