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Project of the Month: Callahan Construction and CUBE 3 Studio complete 200 unit Currents on the Charles apartment community

July 16, 2015 - Construction Design & Engineering

Currents on the Charles is a four-story wood frame, riverside apartment community located on a former parking lot along the Charles River at 36 River St.

The brick clad M-shaped building has 200 rental apartments on a 4.1 acre site. The complex floor plans include studio, one, two and three bedroom layouts. The community includes a package of amenities such as a resort-style swimming pool with an outdoor kitchen featuring gas BBQ grills and wet bar, a fitness center and sports lounge, and an internet caf  . Each unit is equipped with quartz countertops, stainless steel appliances, cabinets and lighting, walk-in closets, and an open kitchen/living design with wood floors throughout. Select residences also include private balconies that overlook the Charles River as well as walk out patios for first floor residences.

The building also offers a two level steel framed, below-grade parking structure that includes a new 35 foot retaining wall built along River St. The parking garage offers up to 400 parking spaces.

Construction commenced in June 2013 and was completed in May 2015. The building was turned over in three phases. The first of which included the leasing office, fitness center, media room and lounge.

The general contractor is Callahan Construction Managers, the project architect is Cube 3 Studio and Hines is the owner and developer.

Cube 3, founded in 2003, is a dynamic and responsive design firm with the vision and conviction to provide thoughtful design solutions. Their portfolio includes academic, corporate, healthcare, hospitality, residential, and retail projects. They work on a local, regional, and national basis, with completed and ongoing work in 23 states.

Callahan is a full service construction company, with over 60 years of experience, serving the New England and Mid-Atlantic regions. They provide a wide range of preconstruction and construction management services, and execute large- and small-scale building projects for clients in the senior housing, residential, hospitality, corporate, and retail markets. Callahan has extensive experience in the commercial construction industry and has worked with many large New England developers and property managers.

Hines is a privately owned real estate firm involved in real estate investment, development and property management worldwide. The firm's historical and current portfolio of projects that are underway, completed, acquired and managed for third parties includes 1,283 properties representing more than 462 million s/f of office, residential, mixed-use, industrial, hotel, medical and sports facilities, as well as large, master-planned communities and land developments. They have offices in 110 cities in 18 countries. Hines is a privately owned global real estate investment firm founded in 1957 with locations in 185 cities in 19 countries. Hines has \$84.9 billion of assets under

management, including \$42.7 billion for which Hines provides fiduciary investment management services, and \$42.2 billion for which Hines provides third-party property-level services. The firm has 104 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired more than 1,000 properties, totaling over 339 million s/f. The firm's current property and asset management portfolio includes 511 properties, representing over 176 million s/f.

Project team includes:

Construction Manager: Callahan, Inc

Architect: CUBE 3 Studios

Structural Engineer: Veitas & Veitas

MEP-FP: Wozny / Barbar and Associates, Inc

Civil Engineer & Environmental Permitting Consultant: John G. Crowe Associates

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