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NEI General Contracting completes historic rehabilitation of a 55,000 s/f mill building and 15,000 s/f firehouse for First Resource Development

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Springfield, MA NEI General Contracting has completed the historic rehabilitation of an existing 55,000 s/f mill building and adjacent 15,000 s/f firehouse for First Resource Development Corp. LLC. The renovation was designed by The Architectural Team. Located in the McKnight National Historic District of the city at 837 State St., the existing historic building is best known as the original home of the Indian Motorcycle Factory where the famed motorcycles were built and distributed nationwide. Despite the impact of COVID-19 and the pandemic, the project was completed on time.

The Mason Square II at Indian Motorcycle consists of 60 rental units ranging from one bedroom to three bedrooms which were full shortly after completion. Mason Square Apartments at Indian Motorcycle appears as a gateway to its neighbor, the American International College (AIC), and is located on a major bus route that allows easy access to the surrounding area. Also nearby are banks, parks, restaurants, and major commuter routes including I-90 and I-290.

“We have a long-standing relationship with NEI General Contracting, and this is our eighth project together. They share our commitment to historic preservation and affordable housing to improve and create communities that are secure and appealing, vital and revitalized,” said Gordon Pulsifer, president of First Resource Development Corp. “With every project we are mindful of neighborhood history; we are committed to building on the positives that each unique history conveys to a community. We also look to the future, serving as a catalyst for improvement and change.”

NEI started by renovating the existing site drainage systems and new site utility work to support the

renovation of the buildings before demolition of the existing structures, the addition of drainage system, and site improvements to create an accessory parking lot to support future residents. The mill building was renovated to include 45 apartment units. NEI left most of the timber beams intact to reflect the mill aesthetic. In addition, the renovation of the façade included large 4' x 8' windows and the repair of existing masonry. The firehouse also underwent interior and exterior renovations to create 15 apartment units.

NEI's continued dedication to the preservation of historic and landmark properties is evident in the company's expansive portfolio of successful projects. As a direct result of its unwavering commitment and leadership to restoring historic properties, NEI was awarded the Preservation Massachusetts Paul Tsongas Award for Construction Planning in addition to eight other preservation awards for its work in the New England community.

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