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North Branch Construction celebrates groundbreaking at Red Oak Apartments

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Manchester, NH Red Oak Apartment Homes held a ceremonial groundbreaking celebration at the site of the Red Oak at 409 Elm St. The mixed-use development, scheduled for completion in the fall of 2022, will include 90 market rate multi-unit housing units, the corporate headquarters of Red Oak Apartment Homes, and co-working office spaces located on Elm St. in Downtown. The property features 96,250 s/f over a six-story podium construction with structural steel, concrete & metal stud framing from basement to the second floor deck and wood framing in the upper five floors.

In addition to becoming the new corporate headquarters for Red Oak Apartment Homes, the ground floor will offer 16 co-work office suites and shared office space, a conference room, a fully-equipped business center, and resident mailboxes, package lockers, and a resident-only entrance and lobby.

Other amenities include washers and dryers in each apartment, central heat and air conditioning, video security, pet-friendly living, bike and additional resident storage areas, pet and bike washing areas, fitness area, and yoga studio.

Shown (from left) are: Alderman Will Stewart, Manchester Ward 2 and executive director of Stay Work Play NH;
Ed Rimm, North Branch; Dennis Mires, The Architects; Paul Chisholm and Matt Peterson, Keach-Nordstrom Associates;
Gerry Dupont, Ron Dupont, and Mark Guilmain, Red Oak Apartment Homes; Manchester mayor Joyce Craig;
Joseph Campbell, North Branch; Alderman Pat Long, Manchester Ward 3;
Lono Hunter, The Architects; and Robert McNulty, North Branch.

Floors two through six will consist of studio, one and two-bedroom apartment homes with finishes including energy efficient features, such as LED lighting, Energy Star-rated appliances, rooftop solar panels, and electric vehicle charging stations.

“Red Oak at 409 Elm St. is a very exciting project and North Branch Construction is very pleased to have been selected as the construction manager for the project,” said Joseph Campbell, president of North Branch. “This project, built toward LEED standards, with a host of convenience and lifestyle amenities many of today’s urban-residents desire, is an interesting and exciting project that will be a shining example of the multi-unit housing options available in Manchester.”

Master of ceremonies for the groundbreaking event was Red Oak Apartment Homes owner and marketing director, Gerry Dupont. Ron Dupont, president of Red Oak Apartment Homes, mayor Joyce Craig, Ward 3 Alderman Pat Long, and Ward 2 Alderman and executive director of Stay Work Play New Hampshire all provided brief comments on the project and its significance for the Manchester community.

Architectural design for Red Oak at 409 Elm St. is provided by Dennis Mires P.A., The Architects of Manchester. Civil engineering is provided by Keach-Nordstrom Associates, Inc. of Bedford, NH. JSN Associates of Portsmouth, NH is providing structural engineering services. Mechanical and plumbing services are provided by Design Day Mechanicals, Inc. of New Ipswich, NH and Electrical Systems Engineering, Inc. of Derry, NH is providing electrical engineering services.