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Erland completes apartment community for Alliance Residential Co. and G|I|D Boston in Billerica, Mass.

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Billerica, MA Erland Construction, alongside CUBE 3 and Building Consultation Services, recently completed construction of a 404,093 s/f, mixed-use property on Middlesex Tpke. for Alliance Residential Company and G|I|D Boston. With its angular shape and striking facade, The Val stands out along the bustling route it's located on. The new community is a welcomed addition for the many professionals working at top high-tech and life science corporations in the area.

“The completion of The Val marks an exciting time for our residents and team members alike,” said Mike Boujoulian, managing director of Alliance Residential. “Just as the famous fall foliage arrives in Boston, our residents can enjoy the best of nature, with incredible views and access to trails and

outdoor activities, without compromising on an elevated urban lifestyle. Paired with our robust amenity package, residents at The Val can live in the balance and enjoy all that this exceptional property offers.

The wood-framed building features one, two and three-bedroom apartment homes and amenities such as a resort-inspired pool, a fitness center, dog wash, bike repair station, large exterior courtyard and outdoor fire pits with lounge seating. The Val houses a total of 211 residential units as well as a 181-space parking garage and 2,750 s/f of commercial space.

“We were very excited to partner with Alliance Residential Company and G||D Boston to build this project,” said Eric Greene, Vice President, Residential Group Manager, Erland. “A lot of planning and thought has gone into this building, recognizing its positive contribution to the community and local businesses. Having a great place to live goes a long way in helping to attract and retain talented people.”

Safety was Erland’s top priority throughout construction. With residential construction allowed to continue during the State’s “stay-at-home” advisory, The Val Team heightened their safety efforts to minimize the potential spread of COVID-19 and followed both the local and state mandates as well as the Centers for Disease Control’s guidelines. Given the site constraints, two tower cranes were used to erect the 3- to 4-story structure. Erland worked to mitigate disruption to neighboring businesses as well as the flow of traffic on the surrounding busy streets.

“Constructing this large building on a tight site that sits on the corner of a busy intersection and abuts an area of wetlands was a unique challenge,” said Dave Griffin, Project Executive, Erland. “Building The Val required not only a vision but, collaboration and skill. It’s because of our strong subcontractor partnerships and communication with town officials that we were able to successfully overcome these project complexities including the difficulties faced by the entire industry with the onset of COVID-19.”

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