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Project of the Month: Groom Construction Co., Inc. completes 61-unit, mixed-use BRIX Condominiums in Salem, MA

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Salem, MA At the site of the former District Courthouse in Salem now stands BRIX, successfully completed by Groom Construction this fall and located in the heart of historic and cosmopolitan Salem, Mass.

BRIX, located at 65 Washington St. is a 61-unit, mixed use development offering sophisticated urban residences along with 3,000 s/f of retail/restaurant space. The 110,000 s/f development is comprised of eight one-bedroom, 44 two-bedroom and nine three-bedroom units ranging in size from 800 -1,700 s/f. One, two and three-bedroom layouts are appointed with high-end designer finishes and enhanced with building amenities including a roof-top terrace with firepit, club room, pet spa and fitness studio. The two-level below ground parking garage accommodates 88 vehicles.

Utilizing a combination of brick, metal panels and stone details, the building, designed by Tise Architects, adheres to the historic look and downtown pattern of Washington St. Constructed of fire-treated wood framing above a steel and concrete podium, the base of the building is a contemporary interpretation of urban storefront design, with stone and steel column covers, fretwork, planter boxes and awnings.

Mayor Kimberly Driscoll commented, “Groom and the entire BRIX team did a truly fantastic job with this project. Not only has their effort transformed this parcel into usable housing at both market and affordable levels, it’s substantially grown our city’s tax base and added to the aesthetics of our vibrant and dynamic downtown.”

Graeme Poole, Groom Construction project executive said, “The successful completion of a great project and a sharp looking building in downtown Salem. This was all made possible with a great team including all departments within the city of Salem”

BRIX’s transitional design reflects the historic nature of the city with a modern flair. Located 100 yards from the city’s recently updated regional rail station and MBTA Commuter Rail Newburyport/Rockport Line, the mixed-use development provides condominium owners immediate access to both rail and bus transportation with access to shopping, dining, museums, the Salem ferry and the excitement of the waterfront as well.

David Groom, principal of Groom Construction said, “This is our second project with developer, Urban Spaces. Our team enjoyed working collaboratively with the leadership team at Urban Spaces, Diamond Sinacori, Tise Architects and the city of Salem on this landmark project in historic downtown Salem.”

BRIX was developed jointly by Urban Spaces and Diamond Sinacori.

Merrill Diamond, principal of Diamond Sinacori said, "Working with Groom will always be marked by the organizational skills and patience of Groom's executive project manager, Graeme Poole. Compliments to Dave Groom for having these kinds of folks as his associates. Indeed, nothing speaks more highly of a company than the character, integrity, and even the temperament of the people he has in the trenches. A great GC and a great PM."

Paul Ognibene, CEO of Urban Spaces said, "Working with mayor Driscoll and the City of Salem in an open and collaborative manner has been incredibly gratifying. We're proud to have had the opportunity to develop BRIX, a building that will make a beautiful contribution to historic downtown Salem, one of America's municipal treasures."

The project team included:

Urban Spaces - Developer
Diamond Sinacori, LLC - Developer
Groom Construction Co, Inc. - General Contractor
Allen & Major - Land Survey, Civil and Landscape Architect
Tise Design Associates - Architect
Jka Construction - Framing
Tocco Building Systems - Electric
VPI Windows / JELD-WEN - Windows
Form-Up Foundations - Commercial Foundations & Flatwork?
Charlesgate Realty Group - Marketing