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## Callahan Construction Managers completes Squirrelwood Apartments - affordable housing project in Cambridge, MA

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Cambridge, MA Callahan Construction Managers (Callahan), a full-service construction management firm based in Bridgewater, MA, has completed and held the grand opening of Squirrelwood Apartments, a Passive House Certified affordable housing development.

Callahan undertook the Squirrelwood project as an opportunity to expand upon current affordable housing options in the area. Squirrelwood Apartments is made up of 12 buildings, 10 that have been newly renovated by Callahan Construction Managers and Davis Square Architecture, as well as two new infill buildings and an addition to an existing building constructed by Callahan. The renovated buildings feature kitchen and bathroom remodels, new flooring and windows throughout, and updated exterior facades including new siding and roofing.

“We are overjoyed to announce the completion of the Squirrelwood Apartments project,” said Patrick Callahan, president of Callahan Construction Managers. “This project has allowed us to expand our efforts in reducing energy consumption and maximizing residential comfort in our affordable housing efforts.”

Squirrelwood Apartments is located in The Port, the neighborhood next to Central Sq., and provides a holistic living experience while offering affordable rent for spacious units and contemporary features and amenities including:

- Central or in-unit laundry;
- Professional landscaping;
- Outdoor seating areas;

- Secure controlled access;
- Resident services portal;
- Professional property management;
- Energy Star appliances;
- Inclusion of certain utilities; and
- Modern and quality fixtures and designs.

Building green and sustainable buildings is part of Callahan's core business strategy, and last year, the Squirrelwood Apartments received Passive House Certification.

Passive House Construction standards adhere to five building-science principles:

- Maximum insulation;
- Airtight building envelope;
- High-performance windows and doors;
- Energy recovery ventilation; and
- Minimal need for space conditioning systems.

Meeting the Passive House standard alone reduces energy consumption by an average of 60% from standard construction, and the building's energy reduction could be closer to 70%. In addition, with its solar panels installed, the new buildings will be true net zero energy buildings.

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