



Services

Construction Management

Construction Type

Multifamily – Mixed-Use

Size

140,000 sq. ft. new residential

92,000 sq. ft. retail

125,000 sq. ft. parking garage

122 units

Contract

\$79,734,000

Architect

Beinfield Architecture

PHASE I:

- New out-of-the-ground buildings that require extensive site work and phased demolition of existing pharmacy and supermarket.
- Relocation of the town's existing main stormwater system and construction of a new, 1.3 million gallon, underground stormwater retention system.
- Extensive network of over 320 rock anchors to hold down the basement garage from uplift due to high groundwater.
- Nearly 20,000 square feet of soil nail walls to support West Avenue, Edgerton Avenue, and neighboring properties along Noroton Avenue.

PHASE II:

- Construction of two stories of wood-framed residential buildings consisting of 122 units, over the retail steel and concrete podium.

- Construction of a landscaped pocket park and stairways to the north and east sides of the site to improve public access.

PROJECT-WIDE FEATURES:

- Maintained constant communication with the town inspectors as a result of continual inspection demands for phased construction under multiple building permits.
- Extensive coordination with the town's Department of Public Works due to high traffic location, multiple utility crossings, and intersection improvements.
- Maintained operation of the high-volume tenants in one of the town's busiest retail centers throughout all construction.
- Construction management services included: constructability review, budgeting, value engineering, subcontractor bid and award, safety and logistical planning, pre-purchase program, scheduling, and construction.

