

HISTORIC

Nathan Clifford Redevelopment **44,000 SF Design Build Project Under National Historic Guidelines**

CLIENT Developer Collaborative

REFERENCE: Provided Upon Request



Purpose

The challenge was to complete the Redevelopment of the 44,000 SF Nathan Clifford Redevelopment project into 22 Market Rate apartment units under the guidelines of The Department of the Interior and State Historic Preservation requirements (SHIPO) in an exceptionally short window of time.

SOLUTION:

This design-build redevelopment of the Historic building into 22 apartment units was a Construction Manager at risk project which **CCB** completed in 2015. The value of this project is over \$5.5 million and had an exceptionally aggressive deadline. The scope of this project includes:

- Building envelope restoration with new roof
- Complete environmental study and abate all asbestos and PCP's
- Complete structural modifications
- Replace or restore all windows with historic appropriate windows
- Complete new mechanical system for 22 apartment units
- New electrical, gas and life safety systems for the building with independent meters for each unit.
- Build the shaft and Install an elevator
- Bring all staircases and building entryways up to code
- Complete New Landscaping & Parking Plan
- Construct a new fitness area on the lower level

