

DECEMBER, 2009

Monthly High-Profile

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High-Profile FEATURE: HAYES BUILDING REDEVELOPMENT

Dellbrook Construction, LLC CM/GC for Hayes Building Redevelopment

Haverhill, MA - The Hayes Building Redevelopment is a mixed-income, mixed-use, transit-oriented development that represents a critical piece in the ongoing revitalization of downtown Haverhill.

The proposed rehabilitation and redevelopment of the Charles Hayes Building, a historic, vacant mill building in Haverhill, into a mixed-use, mixed-income development that is in the heart of downtown Haverhill and in close proximity to mass transit, will expand the supply of permanent affordable workforce housing and significantly enhance the area.

The preservation and adaptive reuse of this historic building will bring additional economic and social diversity to the downtown area by providing 57 units of mixed-income housing and commercial space.

The Hayes Building is uniquely structured to leverage as much private equity and financing as possible while increasing the supply and availability of both affordable workforce rental and ho-

meownership housing opportunities over an extended period of time. The city of Haverhill, in concert with local officials and organizations, has been working hard to bring back the downtown Haverhill area and have targeted this property as a critical part of its revitalization efforts.

The first component of the Hayes Building consists of 33 affordable low-income housing tax credit rental units to be owned by Hayes Building LLC, a to-be-

formed limited liability company affiliated with the Planning Office for Urban Affairs, and three units of ground floor commercial space.

The second component consists of 24 units of affordable workforce moderate-income rental housing units, with the opportunity for conversion of the rental units to homeownership units after the expiration of the five-year historic tax credit compliance period.

Dellbrook Construction, LLC was construction manager for the Hayes Building project.

Dellbrook was formed in 2005 under the leadership of Edward A. Fish and his son Michael Fish. Acting as president and chief operational officer, respectively, Dellbrook provides a full range of construction services to residential communities throughout the New England region.

Based in Braintree, Massachusetts, Dellbrook Construction has assembled a team of industry professionals to provide preconstruction planning, general contracting and construction management

Dellbrook's project history includes:

- Farnsworth House renovations, which consists of the occupied rehab of 76 units, common area finishes, mechanical systems, exterior masonry, roof replacement, and complex solarium on the seventh floor. MEP upgrades consist of complete boiler replacement from an oil fueled system to a new natural gas system, electrical lighting upgrades and GFCI protec-



Hayes Building

tion, and miscellaneous. sprinkler system repairs.

- Independence Manor, the new construction of a three-story, 16-unit, wood-framed apartment building for the elderly;

- Fox Hall Renovation at UMass Lowell that consists of an occupied reno-

vation of various floors at Fox Hall into 119 new student beds; and

- The Bourne Mill Redevelopment project, consisting of the extensive rehabilitation of a multi-building mill complex into a mix of 166 rental units.



Visiting the project site are (l to r) Tina Brooks, Department of Housing and Community Development, Governor Deval Patrick, Lisa Alberghini and Bill Grogan of Planning office of Urban Affairs

Project Team for Hayes Building Redevelopment

Architect - The Architectural Team, Inc.

General Contractor - Dellbrook Construction, LLC

MEP Engineers - Wozny/Barbar & Associates, Inc. WBA, Inc.

Civil Engineer - Gala Simon Associates (GSA)

Electrical Engineer- Wozny Barbar

Structural Engineer- Michael E Waterman Structural Engineering

LSP- GZA

Roofing- Alpine Roofing