

The Harbors Senior Living Facility

Menominee, MI



SPECIFICATIONS:

Size: 90,770 sf
Project Cost: \$5,500,000
Completion: April 2009
Contact: Brian Durbin
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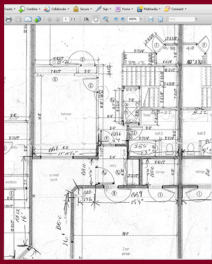
PROJECT DESCRIPTION:

Working with a UP-based developer, Division1 Design was brought on board this project to provide engineering and architectural design. Originally built as a hospital, the developer wanted to re-use the space for senior apartments. As part of the initial work and to prepare the building for winter construction, Division1 re-engineered the building's façade to include new energy efficient windows and a new exterior insulating finish system installed over the existing brick veneer. The interior of the building was designed to provide senior citizens with a comfortable living space in the new apartment style building. Each apartment was designed with the residents' needs in mind, using ADA style bathroom fixtures and open floor plans. The basement level was converted from a cafeteria style kitchen to a sit down restaurant feel. Tenants are able to dine here in addition to cooking in their own apartments. The first floor was designed to provide for everyday needs of the residents. A post office with incoming and outgoing mail service is available for all residents. A library, movie theater, and hair salon were also incorporated into the first floor.

Project Includes:

- 3 levels of senior apartments
- Move theater, library, hair salon, and post office
- Access to on-site medical office through the VA Clinic

ENGINEERED TO ENSURE SUCCESS



OUR SERVICES

Pre-Planning
Feasibility Studies
Site Analysis
Permitting
Surveying
Environmental Planning
Zoning

ARCHITECTURAL DESIGN

Master Planning
Conceptual Renderings
Design Drawings
Construction Drawings

ENGINEERING

Geotechnical
Structural
Civil

SUSTAINABLE DESIGN

Green building design as outlined by the U.S.
Green Building Council
Brownfield Assistance

CONSTRUCTION DOCUMENTATION

Drawings
Specifications
Proposal forms

CONSTRUCTION PROCEDURES

On-site QC Inspections
Submittal Review
As-built Drawings
Cost Review

PROPERTY SURVEYING

Land Divisions
- Lot Splits
- Site Condominiums
- Platted Subdivisions
ALTA Land Title Surveys
Mortgage Surveys
Legal Descriptions

DESIGN/ENGINEERING SURVEYS

Topographic Surveys
- Site Design
- As built locations
Floodplain & Wetland Mapping

STAKING

Site Grading
Underground Utilities
Building Layout
Roadway Staking
GPS Machine Control
- Terrain Model Preparation
- Orientation and initialization of machine control equipment to site