

RELEVANT EXPERIENCE

Golden Swan Renovation & Building Addition

Historic Adaptive Reuse

Trenton, NJ

SMART GROWTH
AWARD WINNER



*Historic Reuse &
Downtown
Redevelopment*



This location in downtown Trenton had fallen into disrepair due to 60 years of neglect. Woodrose Properties repaired the building envelope, however, when the competitive bidding process yielded three proposals, all in the range of \$2.7-3MM, much more than the \$2MM budget. Facility Strategies was asked to evaluate the contract drawings, make recommendations and value engineer the project to bring within the \$2MM budget.

Facility Strategies, in conjunction with LaMarra Construction, carefully preserved that historic aspects of the project which were required due to historic tax credits. The major trades were rebid with additional clarification to secure the most economical means of construction. The interior spaces were evaluated for reinforcing wood structure and other infrastructure requirements.

This project won a Trenton Landmarks Award and a NJ Futures Smart Growth Award presented to Facility Strategies, LLC.



Project Team:

- Construction Manager: Facility Strategies
- Architect: Clark Caton Hintz
- Contractor: LaMarra Construction
- Developer: Woodrose Properties

Historic Restoration and Adaptive Reuse of a series of buildings built in 1815 and known as the 'Historic Golden Swan'

First Floor – Retail

Second Floor – Commercial Offices

Three Floor – Apartments

Services Provided:

Pre-construction Estimating

Value-Engineering to align construction cost with budget

Project Management

On-Site Construction Management



- Construction Cost (interior fit-out only): \$1,980,500
- Construction Management
- Project Estimating & Value Engineering
- 12-month construction schedule



Mixed-use

Historic Rehabilitation