



**MCR SERVICES, INC.**  
MANAGEMENT • CONSTRUCTION • RENOVATION

## MARKET PROFILE: HOUSING



### The Housing Market

**Almost 200 Projects—350+ Units—for 100+ Customers**

During our early years, about one-third of our projects were single-family, residential high-end renovations. As we became a full-service General Contractor, other sectors of the Housing market—such as Assisted Living and Multi-Family developments—became a greater share of our portfolio.

Today we still occasionally perform Single Family renovations, usually as a favor to our Commercial clients and others with established professional relationships.

Some of our most rewarding projects include historic renovations of older town apartments into condominiums or new Multi-Family and Assisted Living facilities that are sensitive to neighborhood settings and serve important community needs.

Since we offer pure Construction Management Services, some of our recent Housing projects have been coordinating and overseeing work on large developments. This occurs when the Owner desires direct control of the subtrade contracts. In these types of jobs, we still schedule and manage all of the work and frequently work with the client during the design development process prior to construction. Our flexibility with Traditional, Design-Build and other delivery methods lets our clients find their comfort level, while still permitting safe, high-quality work, delivered on time and within budget.

We have successfully delivered almost two-hundred Housing projects for over 100 clients—350+ units—since we started operations. After our varied experiences, we have divided the Housing Market into four market types:

- Multi-Family
- Assisted Living
- Lodging
- Single Family

### Multi-Family

**Apartments, Condominiums, Town-Homes & Residential Towers**

MCR Services has participated in several noteworthy Multi-Family projects since 1995—including budget & schedule analysis and pre-design work on the Miranova Residential Tower. Some of these projects were new construction on unimproved ground, while others have been sensitive restorations of historic structures.

We have featured four of these projects below:

- Southpoint Apartment Complex
- Neil & Tappan Victorian Quarters Town Homes
- Briggsdale Apartments
- Miranova Residential Tower Planning

## HOUSING

### Assisted Living

#### Supported Living Environments

Early in our history, we were asked to help construct an Assisted Living Facility. Since then, we have worked on others, including the Gerlach Center—and subsequently a new courtyard for the center—near Riverside Hospital:

- Gerlach Center & Courtyard
- Hillsboro Assisted Living Facility

### Lodging

#### Corporate Lodgings

We have worked on two Lodging projects, including renovating and updating the corporate “hotel” owned by Grange Mutual Insurance, built during the “Roaring” Twenties:

- Grange Arms Corporate Lodgings

### Single Family

#### Private Residences

During our first few years of operation, we performed significant residential work, including custom kitchen and bath renovations, complete interior remodeling and home additions and new construction.

MCR Services is now out of the single-family residential market type, but we still do projects of this type as a favor to our commercial clients and working partners. Here are some completed projects:

- Winnsapes Custom Barn
- New “Historic” Carriage House Construction
- Glavan Attic & Kitchen Renovations
- Day Home Addition



*We remove the **mystery** from the building process.<sup>SM</sup>*