



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

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### BACKGROUND

The Community Housing Network (CHN) develops and manages quality, affordable housing for adults with drug and alcohol dependencies and mental illness in Central Ohio. We were originally referred to CHN by Urban Order Architecture—who is also the architect for the Jefferson project.

MCR Services has completed other projects with CHN; this is their first development project in downtown Columbus—with significant zoning and permitting hurdles that needed to be overcome.



### TEAM

The Mannik & Smith Group, Inc.  
Applied Engineering Group, Ltd.  
Urban Order Architecture  
Conie Construction Company  
Heiberger Paving  
Bildsten Landscape Services, Inc.  
Concord Fabricators, Inc.  
Pinnacle Metal Products, Inc.  
Independent Glass Corporation  
Construction Systems, Inc.  
Modern Exteriors  
PRO-Build  
ThyssenKrupp Elevator Corporation  
Freeland Contracting  
Northtown Heating & Cooling  
Accurate Electric Construction, Inc.

### CHALLENGES

#### Successive Budgets to Obtain Funding

In order for the architect's vision to be realized, we created successive budgets and worked closely with the design team and our Project Partners. This seven-month process enabled CHN to obtain funding and authorize the work to start:

- ⊙ Small, existing commercial building demolished prior to start of construction
- ⊙ All new underground utilities
- ⊙ "Watchdog" historical and area neighborhood groups
- ⊙ Strict Lender Requirements

### FEATURES

#### Fine Architectural Details Make for a True Showplace

- ⊙ 50,440 square feet of new, 3-story Multi-Family Housing Units
- ⊙ 39 Apartments with a range of sizes, including 2 & 3 bedroom units
- ⊙ All-brick exteriors with keystones, lintels and other high-end architectural details—mandated by the neighborhood commission (The Columbus Landmarks Foundation also has offices nearby)
- ⊙ 161 new double-hung window units with architectural reveals
- ⊙ Screened rooftop HVAC units positioned so as not to detract from the buildings' façades—and to permit quiet interiors
- ⊙ Storm-Tek™ stormwater management system for better soil water retention and a greener environment
- ⊙ High-quality finished landscaping so the new complex on its oval approach can serve as the community focal point and spur further development and neighborhood improvements

### RESULT

#### Stronger Bonds in a Volatile Market

Despite increases—and continuing fluctuations—in material costs, our team and Working Partners labored diligently to lock in reliable pricing and material selections.

By functioning as a strong team during the planning stages, we are strongly positioned to start the project safely, on time, stay on schedule and within budget to deliver a high-quality project.

We are glad to be able to work with CHN again & help them further their mission.



**JEFFERSON AVENUE**  
**— NEW APARTMENT COMPLEX —**  
**50 JEFFERSON AVENUE**  
**COLUMBUS, OH 43215-3841**

**PROJECT**  
**PROFILE**

**# 2008.034**