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MCGANN CONSTRUCTION INC.

TOP  
PROJECTS  
of 2010

# A LONG WAIT REWARDED

Apartment project triumphs during troubling financial times

## Heritage Apartments

### PROJECT ESSENTIALS

**Location:**  
Brillion

**Submitting company:**  
McGann Construction Inc.,  
Madison

Dimension Development, LLC,  
Fitchburg

**Construction manager:**  
McGann Construction

**Architect:**  
Hirsch Group LLC, Madison

**Engineer:**  
Bear Valley Engineering Inc.,  
Madison (HVAC, mechanical,  
photovoltaic)

**Owner:**  
Heritage Apartments  
Redevelopment LLC, Brillion

**Project size:**  
24,339 square feet

**Project cost:**  
\$3.85 million

**Start date:**  
Jan. 17, 2010

**Completion date:**  
Oct. 27, 2010

The renovation of Brillion's Heritage Apartments ran into trouble long before construction began.

An aging apartment building catering to senior citizens, Heritage needed a rehab to modernize it and improve handicap accessibility for residents.

The city obtained tax credits to help pay for the project. Everything was in place and ready to go.

"Everyone was really excited because they'd been waiting about a year," said Nicole Perry, principal of Fitchburg-based Dimension Development LLC, which worked with Heritage Apartments Redevelopment LLC on the project.

Then, the bottom fell out of the tax credit market, meaning it became difficult for the developer to sell the tax credits to pay for the project.

"People were getting left, left and right, by investors who felt they could no longer (commit to the projects)," Perry said. "Because investors sold out of the market, everybody was left kind of scrambling. So, essentially, Heritage just kind of sat for a while."

But another opportunity popped up when stimulus money became available as part of the federal government's economic recovery plan, Perry said. To get the stimulus money, project planners had to show the money would be helping the economy and that the work could start right away.

"Heritage had been ready to go for a couple of years," Perry said.

The project team exchanged the tax credits for stimulus money. With that, the project could finally begin, a full two years after initially receiving the tax credits.

Aaron Kostichka, vice president of Madison-based McGann Construction Inc., the project's construction manager, said once construction started the project stayed on schedule, even with the complications of working in an occupied building, and finished a few weeks early.

The construction team rehabbed and redesigned 23 apartments, Kostichka said, to create more room in the bathrooms for people using wheelchairs or walkers. But the team had to work within the original apartment footprint.

The project also features fluorescent light fixtures, photovoltaic electrical panels and geothermal heat pumps.

"With all the energy features and the project itself, from what it was before to what it is now, is absolutely night and day," Kostichka said. "It was just so stale before. Now it's so modern."

— Janine Anderson