

# **Adaptive Reuse Solutions**

## **Breathe New Life Into 1890s Boiler House**

### **A Public/Private Partnership Success Story**

The Ambler Boiler House has completed its impressive transformation, from abandoned Brownfield site, to a clean, green and LEED-Platinum-certified state-of-the art office space and transit-oriented development. Part of a \$16 million adaptive reuse project spearheaded by Summit Realty Advisors, in partnership with the Redevelopment Authority of Montgomery County, the adaptive reuse project has created approximately 42,000 square feet of office space and that will accommodate a total of 6 to 8 tenants.

The building has incorporated cutting-edge green design and adaptive reuse techniques, while preserving many of the original details and components of its late 19<sup>th</sup> century structure. The project exemplifies the optimism and revitalization occurring within Ambler Borough.

The location of the project is considered ideal because of its proximity to the SEPTA rail station, and to existing roadways and available utility services. This transportation link will encourage more commercial development, public transportation, and merge the site into the existing downtown Ambler business district.

Summit received project funding from the PA Department of Community and Economic Development (DCED), the Montgomery County Commissioners, the Redevelopment Authority of Montgomery County, the Environmental Protection Agency (EPA) and The Reinvestment Fund. A summary of the Sources and Uses is as follows:

**DCED Grants - \$3,363,000**

Business in Our Sites (BOS):	\$ 900,000
Industrial Sites Reuse Program (ISRP):	1,213,000
Infrastructure Development Program (IDP):	1,250,000

**DCED Loans - \$1,250,000** Second Mortgage Financing at 3% over 20 years from DCED  
Business in Our Sites (BOS) Second Mortgage \$1,250,000

**Redevelopment Assistance Capital Program (RACP) Grant - \$4,000,000**

**EPA Brownfields Revolving Loan Fund (BFRLF) - \$ 847,000**

**Montgomery County CDBG Brownfields Remediation - \$85,000**

**HUD 108 Loan - \$3,500,000**

**Energy Works Loan - \$2,200,000**

**Ambler BH Equity – Contributed CashFirst Mortgage - \$1,078,137**

**TOTAL SOURCES OF FUNDS - \$16,323,137**

The design intent of the project was to restore the existing structure, while carefully preserving its distinguishable exterior features. Another goal was to obtain LEED Certification from the United States Green Building Council (USGBC). Several sustainable design principles have been incorporated into the project including Brownfield redevelopment, transit-oriented development, geo-thermal heat pump system, retention of existing structural systems, recycled rainwater irrigation system and recycled material content. The challenge throughout the design of the project was to marry the existing industrial shell with contemporary, sophisticated interior office design.

In the Spring of 2011, the Boiler House project kicked off with an extensive remediation program with the Redevelopment Authority taking title to the property while the work was underway. Working closely with the Pennsylvania Department of Environmental Protection and using state grants and loans, Summit followed a site-specific remedial action plan leading to the complete clean-up of the site. Core & Shell construction of the building was completed in September 2012 and tenant finish construction is now underway. The first round of tenants have already taken occupancy in the building with additional tenants to follow through the first half of 2013.