

# Final phase slated for postwide 'flip' of family housing

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## Heritage Heights phase II demolition/construction slated for September start



Balfour Beatty has a green light from the Army to replace "smurf" houses with 56 new duplex homes in the final phase to overhaul military family housing at Carlisle Barracks. The project will bring the total inventory of family homes to 277. All will be either new or renovated historic houses.

The Department of the Army gave approval, July 9, to execute the development effort, said Ty McPhillips who is project director for Balfour Beatty, the Army's housing partner. Heritage Heights Phase II will take down 71 College Arms houses, traditionally called 'Smurf Village' because of their size. They will be replaced by 56 new duplex homes.

### **Heritage Heights Phase II duplex homes will be the same as the duplex homes constructed during Phase I.**

Heritage Heights Phase I, in 2009, replaced 31 College Arms houses with 24 new duplex homes for Army War College families.

The goal is to start demolition in September, said McPhillips, who added that construction contracts will be signed as soon as BBC's financial lender gives approval.

"Demolition will take approximately 90 days and construction will start concurrently," he said.

A September start date will mean that 14 homes will be completed and ready for Class of 2014 student families, said McPhillips. The remaining 42 duplexes will be ready for occupancy by the incoming Class of 2015 student families, he added.

"The first thing to happen in the development sequence will be a safety fence installed around the demolition and construction site," said McPhillips.

Roads will be closed for Patton, Pershing and Davis, and a portion of Butler and Craig, and signage will be in place to keep the site clear of all but the construction workers.

The initial effort will be infrastructure. The overhead utility infrastructure that exists now will be installed underground. That clears the way for vertical construction, explained McPhillips.

**One of the 71 "smurf" homes to be demolished in September 2012.**

During the 2-year project, residents will see construction vehicles moving in the vicinity of the construction lay down area, near Pershing and Butler roads. The lay down area is a staging area for the large volume of building material. BBC and contractors will coordinate with garrison headquarters and Youth Services about the lay down area.

The Heritage Heights Phase II project will cost approximately \$22 million. McPhillips anticipates that 60 percent of the subcontractors will be local.



“The majority of demolition debris will be recycled, said McPhillips, “and as many as possible of the existing trees will be saved.”