

Berridge Place Lofts and Tinlinn Renovations Flint, MI

CONTRACT VALUE \$3,909,000

PROJECT SIZE 24,000 sq. ft. Berridge Hotel
4,800 sq. ft. Tinlinn House

TYPE OF CONTRACT General Contractor

OWNER/LOCATION Berridge Place, LLC
Garland Street, Flint, MI

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Genesee County Land Bank
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ARCHITECT Van Tine Gunthrie Studio of Architecture
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PROJECT MANAGER Sonia Beshay

COMPLETED October 2007 - April 2009

SCOPE OF PROJECT

The historic Berridge Hotel (constructed in 1928 near Downtown Flint) has a new lease on life. The transformation of the 24,000 square foot hotel into a 21-unit condominium development is nearing completion. The project includes a complete renovation of the former hotel's interior and restoration of its outside façade. Each of the units averages 1,000 sq. ft. and features loft and townhouse-style living spaces (1, 2 and 3 bedroom units), while commercial space in the building's first floor will provide needed amenities to local residents.

Also included will be the renovation of the historic Tinlinn House – a 4,800 sq. ft. facility immediately adjacent to the Berridge – into four rental units. Both buildings are located in the city's historic Carriage Town Neighborhood.

Scope of work includes demolition, site work, paving, utilities, landscape, exterior facade restoration, installation of new plumbing, mechanical and electrical systems, installation of a new elevator and shaft, interior renovations and restoration consisting of interior unit build-out of residential units and commercial tenant spaces.



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