

# First Street Lofts - Lofts & Facade Restoration

(Formerly First National Bank Building, Flint, MI)

**CONTRACT VALUE** \$4,900,000  
**PROJECT SIZE** 20,000 square feet  
**TYPE OF CONTRACT** General Contractor, Design/Build  
**OWNER/LOCATION** First Street Lofts, LLC  
Scott Whipple, 810.238.5555  
503 S. Saginaw St., Suite 804  
Flint, MI 48502  
**ARCHITECT** GAV Associates  
Freeman Greer, 810.239.9140  
601 S. Saginaw St., Suite 309  
Flint, MI 48502  
**PROJECT MANAGER** Sonia Beshay  
**COMPLETED** 2006  
**SCOPE OF PROJECT**

After being vacant for almost two decades, the building, originally construction in 1924, was acquired by Uptown Developments, LLC in 2001 and planning for its rehabilitation as a mixed-use property began. Republic Bank is located on the ground floor and second floors and sixteen one and two bedroom apartments are on the upper floors. With its first floor façade and original cornice fully restored, the First Street Lofts demonstrate the role rehabilitated historic buildings can play in shaping the re-emergence of traditional downtowns as centers of urban life.

This project posed a challenge to the Sorensen Gross Construction team. During renovation, the attached bank was occupied; therefore, utilities had to be maintained and enclosures created to protect bank employees. As this was an 8-story structure, delivery of equipment and material was also a challenge. Extreme safety measures were taken to ensure the safety of the public, employees and the construction team.

The owner redesigned the project after the project began, which changed the scope of work and material, causing delay of delivery. Once approvals were submitted, material was ordered in phases to keep the project on schedule.



Before

After



## AWARD

2007 Governor's Award for  
Historic Preservation



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