

Gold Coast Marina

PROJECT PROFILE



Birdseye View

45th Parallel Construction Management, Inc. (45cm) was retained by Dixon Investments, LLC to provide professional construction management services for the planning, design, bidding and construction phases for this project.

The new condominium facility will be located on the former Mitchell Marina on Betsie Bay in Frankfort, MI. Phase I consists of major site re-work, new boardwalk & adjustable docks, the Quarterdeck building and the Yacht Basin. The Quarterdeck is a marina and boater support building with shower, laundry and meeting amenities.

The Yacht Basin is a reinforced masonry wall structure with pre-cast concrete floor system. A reinforced concrete pile cap and grade beam foundation and auger cast concrete pile system support the building.

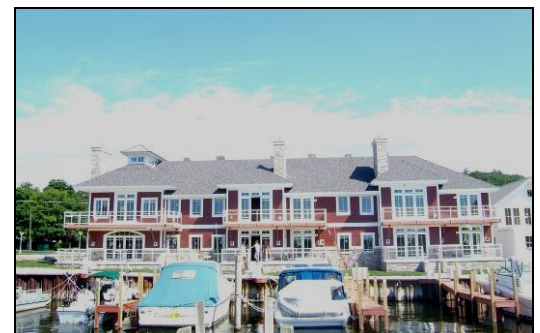
The exterior consists of stone veneer accents and cement board siding with high quality doors and windows. Interior design includes wood floors, hard tile, cherry doors and trim, stone and tile fireplaces, premium plumbing and electrical fixtures and an energy efficient heating and cooling system.

This high end condominium came in very close to the predicted budget and was completed on time.

Gold Coast Marina Yacht Basin – Phase I Frankfort, MI	
Architect:	Cornerstone Architects
Project Type:	Multi-Family Residential
Materials:	Reinforced concrete Masonry bearing walls Stone veneer Granite counters Wood-Tile flooring Cherry doors-trim
Building size:	12,395 SF
Contact:	Paul Dixon Owner (231) 352-4400
Complete project cost:	\$2,149,000
Cost per square foot:	\$173
Completion date:	Aug 2008



Under construction – South Elevation



Completed building – South Elevation