

# PROJECT REFERENCE

## BALDWIN BUILDING

655 Eden Park Dr,  
Cincinnati, OH 45202



**HISTORY:** The Baldwin Building was originally built in the 1920's and was used to produce pianos. Over 2,000 employees worked in the building and it is said that 11,000 pianos were built in the first five years alone. In 1961, The Baldwin company built a new factory and the building was left vacant. In 1987, the Baldwin building was renovated to office space and Perfection Group was one of the contractors that worked on that project. In 2015, The Baldwin building was designated a historic landmark. CASTO and Neyer Properties partnered together to restore the historic building and turn it into luxury apartments. This building is in a perfect location in Cincinnati! It is close to great restaurants, shopping, nightlife, museums and theatres...perfect for those that enjoy urban living! Renovating, repurposing and restoring the historic Baldwin Building was very important to the contractors working on this project which is evident in its finished product.

**CHALLENGES:** A typical construction project flows from the ground floor up. This project, due to how the developer wanted to begin leasing the apartments, needed the construction to finish on the 6<sup>th</sup> floor and work down. After the 1<sup>st</sup> floor was complete we then needed to jump back to the 7<sup>th</sup> and 8<sup>th</sup> floors. This apartment completion schedule not only added difficulty of the flow of materials, equipment and labor, but the overall project coordination between trades became far more difficult.

Many critical HVAC system components were located on the roof, just above the 8<sup>th</sup> floor. To begin leasing the apartments on the 6<sup>th</sup> floor, the Perfection Group and other support trades, needed to complete our scopes of work on the 6<sup>th</sup> floor but also had to have the system critical equipment on the roof completed and operating. The rooftop system critical equipment provided for bathroom exhaust and fresh air supply to all apartments and corridors.

**CONCLUSION:** This was a very special project for Perfection Group because of the history that we have with the building. Having worked to renovate it the first time, in the 80's into office space and then again 30 years later into luxury apartments that Cincinnati residents will enjoy living in for years to come was a pleasure to be part of.



**Above Pic: Remaining roof equipment before the addition of the 195 heat pumps.**

**Right pic: After picture including 196 heat pumps with zoom-lock connections secured atop structural steel supports.**

