

Kibler Senior Apartments

Independent Senior Housing – Tonawanda, NY

284 Main Street

Tonawanda, New York



Client:

Home Leasing LLC
180 Clinton Square
Rochester, New York

Owner Contact:

Mr. Nelson Leenhouts
(585) 262-6210

Architect:

Glasow Simmons Architecture

Principal-In-Charge: Dan Glasow

Project Architect: Jason Simmons

Design Consultants:

Structural Engineers: Jensen Engineering

Mechanical / Electrical Engineers: Volland Engineering

Construction Cost: \$1,525,342

Schedule:

Design: 8 Weeks

Construction: 6 Months

Completion: February 2011

Project Description:

This project includes the renovation and repair of an existing high school that had been converted into senior apartments in the 1990's. Renovations were made in accordance with NYSHPO and NPS historic preservation guidelines and DHCR guidelines. The major work includes clay tile roof repair / replacement, removing debris in pool, crawl space ventilation, storm window installation, waterproofing two elevator penthouse walls and stair tower walls with an elastomeric coating, re-pointing brick veneer, adding solar panels for common area electric, painting of units, repair of water damaged drywall, mechanical upgrades and insulating walls in unconditioned space.

Scope of Services:

Design services included development of floor plans and elevations to meet SHPO and DHCR requirements. Floor plans, elevations, section, square footage calculations, outline specification and energy analysis were all provided for the funding application process. Construction documents were provided for construction, permit and bidding. Construction administration services were provided throughout the full construction process, including job meetings, site visits, shop drawing review and as-built coordination.

