



Client:

Volunteers of America
214 Lake Avenue
Rochester, New York

Owner Contact:

Mrs. JoAnne Ryan
(585) 647-1150

Architect: Glasow Simmons Architecture

Principal-In-Charge: Dan Glasow
Project Architect: Jason Simmons

Design Consultants:

Structural Engineers: Jensen Engineering
Mechanical / Electrical Engineers: Turner Engineering

Construction Cost: **\$2,390,331**

Schedule:

Design: 15 Weeks
Construction: 9 Months
Completion: November 2010

Project Description:

This project includes a gut rehab of an existing four story building in downtown Rochester. The project includes 45 SRO units on the upper 3 floors and amenities, including community room, laundry, office, and tenant storage and commercial space on the first floor. Inadequate framing required significant structural stabilization and led to leveling of the existing floors. The interior work also included creating a more energy efficient structure through insulating exterior wall and ceiling and installation of new windows. Each residential floor included a common bathroom and one handicap bathroom. (1) unit on each floor was accessible and the remainder adaptable due to the introduction of a new interior elevator. The exterior work including removal of the existing fire escapes, repointing, cleaning and rework of masonry, new EPDM roof and a complete rework of the first floor façade which included new stone veneer, storefront and a E.I.F.S. sign band. .

Scope of Services:

Design services included development of floor plans and elevations that maximized the use of the space, along with the desired ancillary spaces. Floor plans, elevations, section, square footage calculations and outline specifications, 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.

