

Eastman Gardens Senior Apartments

Senior Housing – Rochester, NY



800 East Main Street
Rochester, New York

Client:

Eastman Garden Associates, LLC & Eastman
Gardens Housing Development Fund Corp
180 Clinton Square
Rochester, New York

Owner Contact:

Nelson Leenhouts
(585) 262-6210

Architect: Glasow Simmons Architecture

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

Design Consultants:

Structural Engineer: Jensen BRV Engineering
Civil Engineer: Marathon Engineering
Mechanical Engineer: Baumer Mechanical Design Services
Electrical Engineer: EC4B Engineering

Construction Cost: \$15,194,126

Schedule:

Design: 16 Weeks
Construction: 16 Months
Completion: August 2016

Project Description:

This project involved the conversion of the Historic Eastman Dental School to senior apartments. The proposal includes (52) apartments including (1) studio, (50) one-bedrooms & (1) two bedroom apartment units. Common areas include: a community room, lounge, exercise room, common laundry, tenant storage and administrative offices. The renovation included creating accessibility for the occupants with two elevators and bringing the building up to current building codes and life safety standards. Mechanical systems include individual, forced-air furnaces in the apartments, sprinkler system, new water and electric service, plumbing, fixtures, fire alarm and intercom system. The project restored the existing portico ceiling; existing wood and glass walls in the corridor; wood paneling, carvings, paintings, wood trim, windows and doors and benches in the community room; decorative plasters ceilings throughout; stage and tile in the original lecture hall; and cabinetry in the original library.

Scope of Services:

Design services included development of floor plans and elevations that met the owner's requirements for unit count and mix, along with the desired ancillary spaces. Floor plans, elevations, section, square footage calculations, specification and ResCheck 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.

