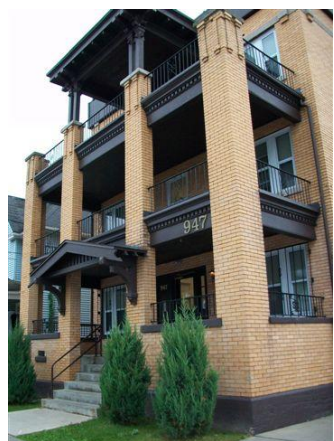


Colt Block Apartments

Multifamily Housing – Niagara Falls, NY

2119 Main Street

Niagara Falls, New York



Client:

Baldwin Real Estate Corporation
1950 Brighton-Henrietta Townline Road
Rochester, New York

Owner Contact:

Mr. Bill Durdel
(585) 272-7760

Architect: ADG Architecture

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

Construction Cost: \$3,246,706

Schedule:

Design: 16 Weeks
Construction: 10 Months
Completion: July 2007

Project Details:

Square Footage: Colt Block 6,308
 908-918 Ontario 7,452
 932 Ontario 7,452
 947 Ontario 7,452
 930 Niagara 7,452
Unit Count : 71 Units

Project Description:

The project was a renovation of an existing multifamily apartment complex containing 5 buildings and 71-units and amenities. Four of the 5 buildings are three stories and only one building is entirely wood framed. The units are a mix of studio, one and two bedrooms with 3 fully accessible units. Three existing units were converted to provide accessibility. The 908-918 building included a reconfiguration of the units to allow for full size tubs in the bathrooms and conversion of the commercial space on the first floor into a community room, office, laundry and tenant storage. The Colt Block building included a reconfiguration of the entire common space. All buildings received new finishes, cabinets, windows, roofing and exterior restoration. The work also included site improvements, electrical, plumbing, heating and ventilating.

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, outline specification, energy analysis 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.