

# Moore Park

Independent Senior Housing – Rochester, NY

11 Chili Avenue  
Rochester, New York



## Client:

Unity Health Systems  
1559 Long Pond Road  
Rochester, New York

## Owner Contact:

Mr. Don Felter  
(585) 368-4204

## Architect: ADG Architecture

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

## Design Consultants:

Structural Engineers: ..... Jensen Engineering  
Mechanical / Electrical Engineers: ..... Wyffels Engineering

**Construction Cost:** \$2,137,429

## Schedule:

Design: ..... 15 Weeks  
Construction: ..... 10 Months  
Completion: ..... August 2004

## Project Details:

Square Footage: ..... 34,515  
Unit Count : ..... 33 Units

## Project Description:

The project consists of the conversion of the existing three professional office building on the St. Mary's Hospital Campus into independent senior apartments containing 33-units and amenities. The existing building is steel frame with cast in place concrete slabs, with exterior masonry veneer walls. The design approach was to maximize the floor space provided to accommodate the program as efficiently as possible. The work to the exterior included the removal of large sections of the exterior masonry façade along with the windows and replace with arched E.I.F.S. panels and new aluminum clad windows, providing proper light and ventilation. A gated interior courtyard was provided for recreational space for tenants. This project was the cornerstone of other development along West Main street.

## 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.

