

The Gardens at Town Center

Multifamily Housing – Greece, NY



100 Greece Center Drive
Rochester, New York

Client:

Gardens @ town Center, LLC & Town Center
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 Engineers: Jensen BRV Engineering
Mechanical / Electrical Engineers: CW Engineering
Civil Engineers: Marathon Engineering

Construction Cost: \$17,667,600

Schedule:

Design: 12 Weeks
Construction: 14 Months
Completion: January 2015

Project Description:

Project consists of a two/three-story H-shaped apartment building with 176 apartment units and common areas including a multi-purpose room, kitchen, multiple lounges, exercise room, laundry and on-site administrative offices. The building contains 55 two-bedroom units and 121 one-bedroom units. There are 20 one-bedroom and 8 two-bedroom units Type A, fully accessible with roll-in showers. The remaining accessible units will be Type B. Each unit has its own storage closet. The building includes 3 elevators. Mechanicals include Magic-Pak combination furnace and cooling for the units and split systems for the common areas. The work also includes electric, plumbing, HVAC and fire protection. Site work will include driveway, parking, sidewalks, fencing, utilities and landscaping.

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.

