

M + M Michelsen Building

Multifamily Housing – Rochester, NY

182 Avenue D
Rochester, New York



Client:

M + M, LLC.
312 State Street
Rochester, New York

Owner Contact:

Carolyn Vitale (858) 454-5710

Architect: Glasow Simmons Architecture

Project Architect:..... Jason Simmons

Design Consultants:

Structural Engineer:..... Jensen BRV Engineering
Civil Engineer: Marathon Engineering
Mechanical Engineer:..... Kennedy Engineering
Electrical Engineer: Radec Electric Company
Plumbing Engineer:..... American Plumbing Company
Fire Protection Engineer:..... Pride Fire Protection

Construction Cost: \$12,260,000

Schedule:

Design: 12 Weeks
Construction: 9 Months
Completion: January 2015

Project Description:

The project consists of the renovation of the old Michelsen Furniture Factory Building into multi-family apartments. The structure is four-story brick structure with heavy timber framing. The facility will include 40 apartment units containing 16 two-bedroom units and 24 one-bedroom units. Four of the units will be designed as Type A, fully accessible and two units will be designed for vision and hearing impaired. All of the units will contain full bathrooms, kitchens living/dining rooms and bedrooms. Additional common space includes a community room, laundry, office, conference room, bike storage and public lavatories. A one story addition is located on the north side of the building to provide an accessible entrance. A new elevator will be installed in the existing shaft. Mechanical systems will include individual, forced-air furnaces and spiral ducting in the units, sprinkler system, new water and electric service, plumbing, fixtures and fire alarm.

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 energy analysis 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.