

Cloisters at The Meadows

Multifamily Housing – Akron, NY



31 Westgate Avenue
Akron, New York 14001

Client:

ODS Management, Inc.
31 Westgate Avenue
Akron, New York 14001

Owner Contact:

Mr. Neil Hourihan (716) 542.3030

Architect: Glasow Simmons Architecture

Principal-In-Charge: Dan Glasow
Project Architect: Vanessa Villeneuve

Design Consultants:

Civil Engineer: McMahon LaRue Associates, P.C.
Mechanical / Electrical Engineer: CW Engineering

Construction Cost: \$7,000,000

Schedule:

Design: 12 Weeks
Construction: 24 months
Completion: September 2016

Project Description:

The Work consists of in general, the renovation of an existing apartment community including (10) 8 plexes and (1) 32 unit apartment containing 112 units and a community building. Exterior work will include new doors, vinyl siding, and windows, balconies, guardrails and partial patio replacement for the 8-plex units. Interior work will include new finishes, cabinets, countertops, appliances, sinks, faucets, toilets, medicine cabinets, bathroom fans, new HVAC including A/C and lighting fixtures. Site work will include: re-grading for drainage, new signage, constructing accessible routes, repaving and landscape maintenance and enhancement.

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, site plan, square footage calculations, outline 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. Green services were also provided to complete Enterprise 2011 Green program criteria.

