

Frederick Douglass Apartments

Multifamily Housing – Rochester, NY

442-466-1/2 West Main Street
Rochester, New York



Client:

Home Leasing LLC
180 Clinton Square
Rochester, New York

Owner Contact:

Mr. Nelson Leenhouts
(585) 262-6210

Architect: Glasow Simmons Architecture

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

Design Consultants:

Structural Engineers: Jensen Engineering
Mechanical / Electrical Engineers: Picard Engineering
Civil Engineers: Marathon Engineering/BME Associates

Construction Cost: \$4,408,443

Schedule:

Design: 23 Weeks
Construction: 15 months
Completion: November 2012

Project Description:

The project consists of the site development and renovation of 6 connected historic commercial/residential buildings. The completed project contains 28-units. A community room, laundry and offices were added on the first floor in former commercial spaces. The remaining commercial tenant spaces on the 1st floor were upgraded. The building is three-four stories plus a basement. The building is Type IIIB construction classification with masonry bearing walls and wood-frame flooring. All unit floors were leveled which included reworking existing stairs to accommodate the floor changes and slope. The work also included site improvements, electrical, plumbing, heating and ventilating. The exterior scope included bringing the elevations back to the original character, restoring existing wood windows, restoring wood paneling, metal decorative trim, steel siding and masonry cleaning/restoration. Rear elevation included paint removal back to masonry face, new paint to the rear fire escape and new aluminum windows. Interior framing included some structural improvements. Work also included reclamation and reuse of historic wood trim, doors and balustrades.

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 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.