



**NEW
EFFICIENT
DESIGN-BUILD
CONSTRUCTION**



712 E. FAYETTE

Syracuse, NY

IPD Engineering utilized a design-build method which allowed this project to reach the owners goal and vision of creating a unique, modern complex situated on a key urban site. The final result is a contemporary complex consisting of 39 1-bedroom units and highly desirable retail space located on the first floor.

Residential spaces are generous with high ceilings, yet efficient in function and size. Neutral colors and high-end finishes in key areas make the living spaces inviting with a luxurious touch. Amenities include: common bike/tenant storage, secured elevator access to residence area, granite countertops, stainless steel appliances, tile floors and pocket doors with transom windows.

IPD's engineers developed this plan using high efficiency HVAC units and lighting in every apartment. After evaluating three options with high efficient floor plans, a wood-framed option was chosen to meet the owner's original goals and budget.

PROJECT GOALS

- Develop a highly efficient floor plan making it possible to construct on 4 floors instead of 5 while using the same footprint already approved.
- Shorten the overall project completion time while meeting budget and scope requirements.

COMPLETION
2016

COST
\$5.5 M

SERVICES
M/E/P, Structural Engineer

EFFECTIVE SOLUTIONS

- Design allows for maximum number of apartments at the targeted market size. The elimination of the 5th floor vastly changed construction costs as code requirements are reduced for a buildings less than 5 stories.
- The project was converted to a design-build model to meet the budget.

PROJECT TYPE
Mixed-use Development for Residential, Commercial, Retail

CLIENT
712-714 East Fayette Group

