

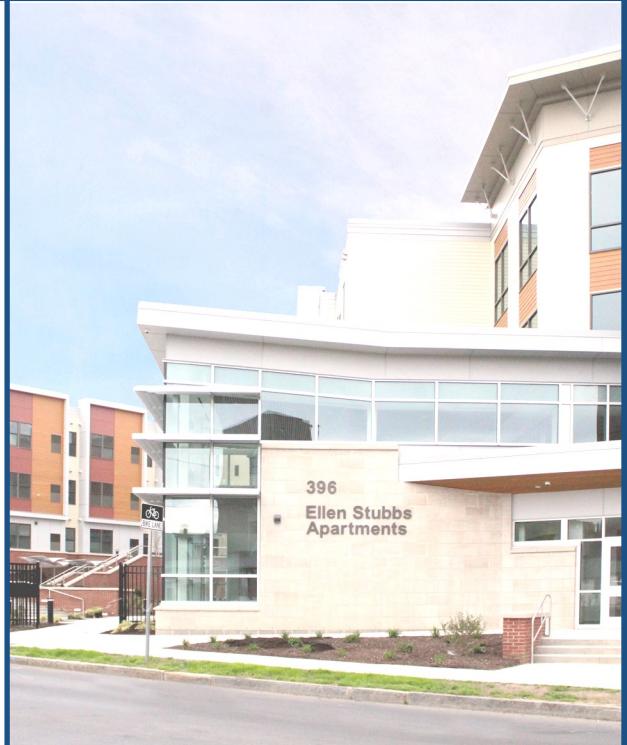
# *The Christa Chronicle*



## *Quarterly Corporate Newsletter — Spring 2019 Edition*

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# Ribbon Cutting Ceremonies



## CDS Webster, Phase II

**Webster, NY** - The CDS Phase 2 senior living community project located on the CDS campus in Webster, NY, officially broke ground on November 3rd, 2017. The project located on a 9.6 acres of land, consists of two 48 unit buildings. The 2 story wood framed buildings is equipped with an elevator and common areas. The project contains 82 one-bedroom and 14 two-bedroom apartments. Fifteen units were reserved for frail elderly. The project received funding from the Housing trust funds, HCR and Monroe County HOME program.

This 96-apartment project was completed on time, joining Phase I, offering a total of 146 new homes for the community. This project was completed in February of 2019.



## CDS Maple Avenue Apartments

**Elmira, NY** - CDS Housing and Christa Construction were working together to develop affordable housing for seniors and people living with developmental disabilities in Elmira, NY.

The development was constructed to have 50 units, total. 40 of the units were set aside of seniors, 55 and over, and the other 10 units were for individuals with developmental disabilities. On-site supportive services from AIM Independent Living Center are available for residents of the building.

The design and development of the project in Elmira included multiple energy efficient and green building measures which lead to the building to becoming LEED certified under the silver program. LEED buildings cost less to operate, save energy, water, resources and generate less waste overall.

This project was completed on-time, in December of 2018.



## DePaul Skybird Landing Apartments

**Geneseo, NY** - DePaul Properties with the construction management of Christa Construction LLC, has completed a 60-unit apartment complex on Megan Drive in Geneseo, New York, named Skybird Landing Apartments. The construction was of six individual 2-story wood framed buildings. Each building consists of 10 units. There are five Type B buildings, for residential only, and one Type A building with common areas and an elevator. Skybird Landing Apartment complex was completed in March 2019, and is currently being rented to elderly and low-income tenants with on-site supportive housing available.



## FEATURED PROJECT: DePaul Upper Falls

**Rochester, NY** - The DePaul Upper Falls Square Apartments project was the biggest project in terms of both size and cost, that DePaul has undertaken to date. The project consisted of 150 Studio, one and two-bedroom affordable housing apartments for income qualified residents as well as SRO. Two apartment buildings sit on 3.2 acres of vacant land in the city of Rochester.

Work included demolition of two existing buildings and the removal of several existing residential foundations throughout four separate parcels. Construction of Building A included 114 units covering 111, 350 square feet – 3 & 4 stories high, wood framed with structural steel, as well as a courtyard area. Building B consisted of 36 units covering 31, 440 square feet – 3 story wood framed building. Two ancillary parking lots adjacent to each building were also part of this project.

Building A is named in honor of Ellen Stubbs, who was a nurse who had passed away in 2012 and was deeply committed to her community. Building B is named after Minister Raymond and Maxine Scott who are heavily involved with the FIGHT organization who have been fighting for civil rights since 1965.

The project team consisted of SWBR as architect, structural Engineer, landscape architect and interior design, Parrone Engineering as site and civil engineer, M/E Engineering providing M/E/P, Christa Construction as construction manager and GC, Bryant Studios providing 3D Renderings, DePaul Properties, Inc. providing development initiatives, and US Ceiling Corp. assisting with commercial interior construction.

This project was completed on-time, in September of 2018.



# In The Works



## Breaking Ground: DePaul La Rosa Villas

**LeRoy, NY** - Our DePaul La Rosa Villa Apartments Project with DePaul has officially began in LeRoy, NY.

The development will offer affordable housing to seniors aged 55 and over, with integrated permanent supportive housing for seniors with serious mental illness and the frail or disabled elderly. La Rosa Villas will consist of a total 60 rental units, 30 units will be permanent supportive units while the remaining 30 will be available to income-eligible seniors.

The project will include demolition of the existing structures and new construction of a single, three-story building in a residential wood frame design with cultured stone, fiber cement lap siding, aluminum clad wood windows and asphalt shingle roofing. The project will utilize sustainable features, including Energy Star or equivalent heating and cooling equipment, appliances, and light fixtures as well as water-conserving plumbing features.



## Safety Tips With Bill Dolan



With the start of the new year let's make a goal of zero on the job accidents. That's a cause we can all get behind. In selective areas within our industry accidents are on the rise (thankfully New York isn't one of them). Most of these increases in injury are blamed on lack of training.

Therefore, it is so imperative to go over the monthly training topics that are sent out. Go over the topics and understand how to notice unsafe practices on the job site. The February training topics included Scaffolding, Good Housekeeping, Operating a Forklift, and Chemical Safety. Reviewing these will allow you to notice if anyone is working in an unsafe manner which could potentially cause harm.

Noticing a problem and correcting the problem right away can mean the difference between a successful project and someone not coming home after work. Remember, 2-3 people a day don't return home from a construction project in this country. We should not be a contributor to that number. We should be the example others strive to follow. When someone hears Christa Construction is on the job, they should think of quality, and safety.

# Breaking Ground



## CDS Cicero Senior Living

**Cicero, NY** - New construction of a two-story senior living apartment complex. The project will consist of 50 apartments that include one- and two-bedroom units with private balconies and patios. Five units are fully accessible for persons with physical limitations and two units are fully adapted for persons with visual or hearing impairments.



## Eastman Reserve



**Rochester, NY** - The development, located on a vacant parking lot within the Eastman Business Park, will be a new construction complex consisting of 187 units of single-family and multi-family rental housing, as well as commercial space. The complex will offer 81 one-bedroom, 73 two-bedroom, and 33 three-bedroom units. Through the partnership of Path Stone and its affiliate the Sojourner Home, up to 27 of the units will be reserved for victims/survivors of domestic violence.

## Racquet Club Build — The Hill



**West Henrietta, NY** - The construction of a new apartment building in West Henrietta, NY. Construction of the new building will consist of a three-story, approximately 123,000 SF apartment complex. A total of 81 units will be split up into one- two- four- and five-bedroom apartments.

# Upcoming Events



## Bowling Tournament

This year Christa is sponsoring JBX for their Annual Bowling Tournament. Join us, JBX and Builders Exchange for a networking bowling tournament! Trophies awarded for Highest and Lowest Scores for Men & Women! Proceeds to benefit The Junior Builders Exchange 2019 Charity!

**Location:** Radio Social  
20 Carlson Road  
Rochester, NY 14607

**When:** 5:30PM to 8:00PM on Thursday, 4/25/19



Proud Partner of United Way  
of Greater Rochester



## Day of Caring 2019

This year Christa is participating in the United Way Day of Caring on Thursday May 9<sup>th</sup>, at the Villa of Hope on Dewey Ave. We are looking for 5-10 people to volunteer their time to help landscape their beautiful 80 acre campus. This is an all-day event and we certainly understand that it can be hard to get away for the whole day, but if you have a couple of hours that you can spare, that would be great.

**Location:** 3300 Dewey Avenue  
Rochester, NY 14607

**When:** 8:30AM to 3PM on Thursday, 5/9/2019  
Breakfast and Lunch Provided.

### Congratulations!

We congratulate our colleague Mike Seaman and all the Forty Under 40 honorees who have been accepted for their professional success and exceptional influence in the community.



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A special congratulations to our very own Michael Seaman, for earning the 40 Under 40 award this year.

# Upcoming Birthdays



### March

1st—Andy Bouquin  
3rd—Barb Phippen  
6th—Michael Ross  
16th—Joe Anello  
18th—John Millard  
27th—Bob Encao  
28th—Shawn Havranek

### April

**May**  
2nd—Mike Seaman

6th—Mike Hill  
9th—Mariya Ivanova  
31st—Tyler Pakis

### June

4th—Jay Weaver

### July

2nd—Justin Bronson  
7th—Mike Tubbs  
20th—Andrew Casciani  
24th—Brandon Rizzo  
31st—Mike Moyer

# Promotions and New Hires



### Promotions

#### Gail Morelle

Gail has been promoted to Vice President, Business Development!

#### Carly Garone

Carly has been promoted to Administrative Assistant!

#### Steven Edwards

Steven has been promoted to Project Manager!

#### Justin Bronson

Justin has been promoted to Project Manager!

#### Brian McKinnon

Brian has rejoined our team at Christa as Vice President of Christa Development!

### New Hires

**Michael Tubbs**  
Estimating

**William Dolan**  
Risk Management

**Michael Hill**  
Project Superintendent

**John Millard**  
Project Manager

**Michael Ross**  
Marketing Assistant

**Wayne Corbett**  
Project Manager

**Whitney McClary**  
CDC Associate



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