

# Sinsabaugh Heights

## Elderly Housing

Shelton, CT



This project consisted of the construction of 40 units of elderly housing and a community building. The facility was constructed on a 12-acre parcel of land and included full site development. Site-work challenges included extensive rock removal, dewatering and extremely steep grades. The overall site had to be reworked as the City of Shelton does not allow a driveway to exceed a ten percent grade. All walks and unit entrances had to maintain minimum grade changes to allow for full senior and handicap resident accessibility.

Although a state funded housing project usually maintains minimum requirements, this project provided seniors with garages, basements with storage rooms and full decks with incredible views of the Housatonic Valley.

Initial construction commenced in January of 1995, but when large, multiple errors and omissions were found in the design, the Owner decided to halt all further work. Banton, the State Housing Department and the Shelton Housing Authority agreed to redesign the entire project working closely to control costs and still maintain the original design goals. This was accomplished and work recommenced in November of 1996 and was completed in 14 months. Despite the difficult challenges and time frames, the budgets were maintained and all goals of the project realized.

*Role:* General Contractor

*Owner:* Shelton Housing Authority

*Architect:* Valus & Carpenter

