

SAFETY | PROFESSIONALISM | INTEGRITY | QUALITY | DEDICATION



LaRosa
Building Group

GENERAL CONTRACTORS
CONSTRUCTION MANAGEMENT
DESIGN/BUILD

HISTORIC REHABILITATION





HISTORIC REHABILITATION

Special care and expertise must be applied to the rehabilitation of historic structures when encountering antiquated and potentially hazardous building materials and bringing the structure up to current building standards without compromising its integrity. LaRosa Building Group, LLC (LBG) has successfully completed projects where either the building was listed on State and/or National Historic Registers, or the project was within a historic district.

RECENT HISTORIC PROJECTS

CARROLL BUILDING | *Waterbury, CT **

THE HOLLANDER FOUNDATION CENTER | *Hartford, CT **

DAVIDSON HALL THEATER RESTORATION, CCSU | *New Britain, CT*

OLD NEWGATE PRISON | *East Granby, CT **

PORTLAND TOWN HALL / POLICE STATION | *Portland, CT **

COLEBROOK TOWN HALL | *Colebrook, CT **

CHERRY APARTMENTS | *Waterbury, CT (under construction)*

** Award Winning Project*

FEATURED PROJECTS



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Carroll Building



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The Hollander Foundation Center



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Davidson Hall Theater Restoration (CCSU)



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Old Newgate Prison



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Portland Town Hall / Police Station



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Colebrook Town Hall



Carroll Building

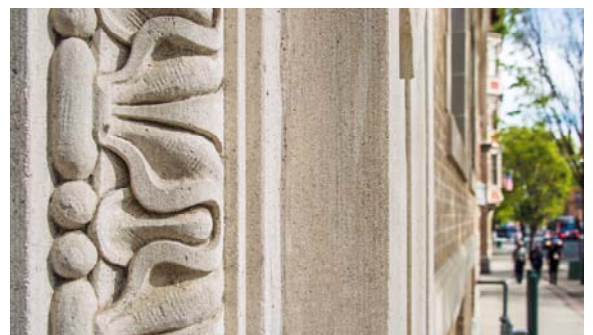
Waterbury, CT | Multi-Family Housing

Award-Winning Project

LBG was contacted to restore this condemned property in 2013. Our first job was to determine how we could make most of the building safely accessible to allow the design team to make further inspections and measurements. Another issue which became apparent once actual demolition commenced was that significant sections of the courtyard masonry walls had been degraded by rain and ice washing out mortar joints. We determined that the existing interior structure could be completely demolished and replaced with 100% new framing for a fraction of the cost of cutting and patching section by section.

The single largest historic issues was the replacement of the 200 windows, and the very specific construction details need to be approved by the State Historic Preservation Office (SHPO) which had provided one of the grants for the project.

In addition to retaining a classic piece of Waterbury's historic past, and satisfying the State Historic Preservation Office (SHPO), this project's design also met the stringent energy efficiency requirements set forth by the Connecticut Housing Finance Authority (CHFA).





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The Hollander Foundation Center

Hartford, CT | Historic Residential

Award-Winning Project

The Hollander Foundation Center was a renovation and restoration to a 6.5-story historic building in Hartford, Connecticut. The old capitol building was renovated into 70-units of mixed-income rental housing as well as 13,000 SF ground floor commercial space.

This project is the first LEED® Certified Multifamily housing project in the state of Connecticut, the first LEED® Certified project to use historic tax credits, as well as the first affordable housing development in the downtown Hartford area. During the initial design of this project, the LEED® Silver level was the goal. During the construction, there were items performed that added extra points to submit for LEED® Gold level.



Davidson Hall Theater at Central Connecticut State University

New Britain, CT | Historical Academic Restoration

This structure is listed on the State of Connecticut Historic Register. The intent of this \$2,041,000. project was to restore it to the splendor that existed when it was built in the 1920's, while updating its electrical and mechanical systems and code compliance to allow it's use and enjoyment by present day theater-goers and students. The work was conducted while the rest of Davidson Hall (CCSU administration) was in full operation with both staff and students. A large amount of work had to be done within "Permit Required Confined Spaces" which was accomplished by the thorough safety training provided by LBG to all contractors on site.





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Old Newgate Prison

East Granby, CT | Historic Renovation

Award-Winning Project

This project was the structural and historical restoration of a 300-year old prison. This facility is listed on the State Historic Register, the National Historic Register, and is designated as a National Historic Landmark. It was originally North America's first copper mine and later became a prison, which operated until after the Civil War.

The project included the air-conditioning of the mine shafts, an addition to the visitors' center, the structural renovation of the tobacco shed, re-roofing and re-painting of Viets' Tavern, structural underpinning of the Guard House, repointing stone walls, and numerous ramps for ADA accessibility. Special care was taken not to disturb the underground river.

The Prison is administered by the CT State Historic Commission.





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Portland Town Hall

Portland, CT | Historic Municipal Renovation

Award-Winning Project

This project involved the complete renovation and partial restoration of this historic brownstone structure, converting it from a Town Hall and Library into a Police Station and Community Center. The structure was built in the late 1800s with additions from the 1940s. Hazardous material abatement was included in this project.

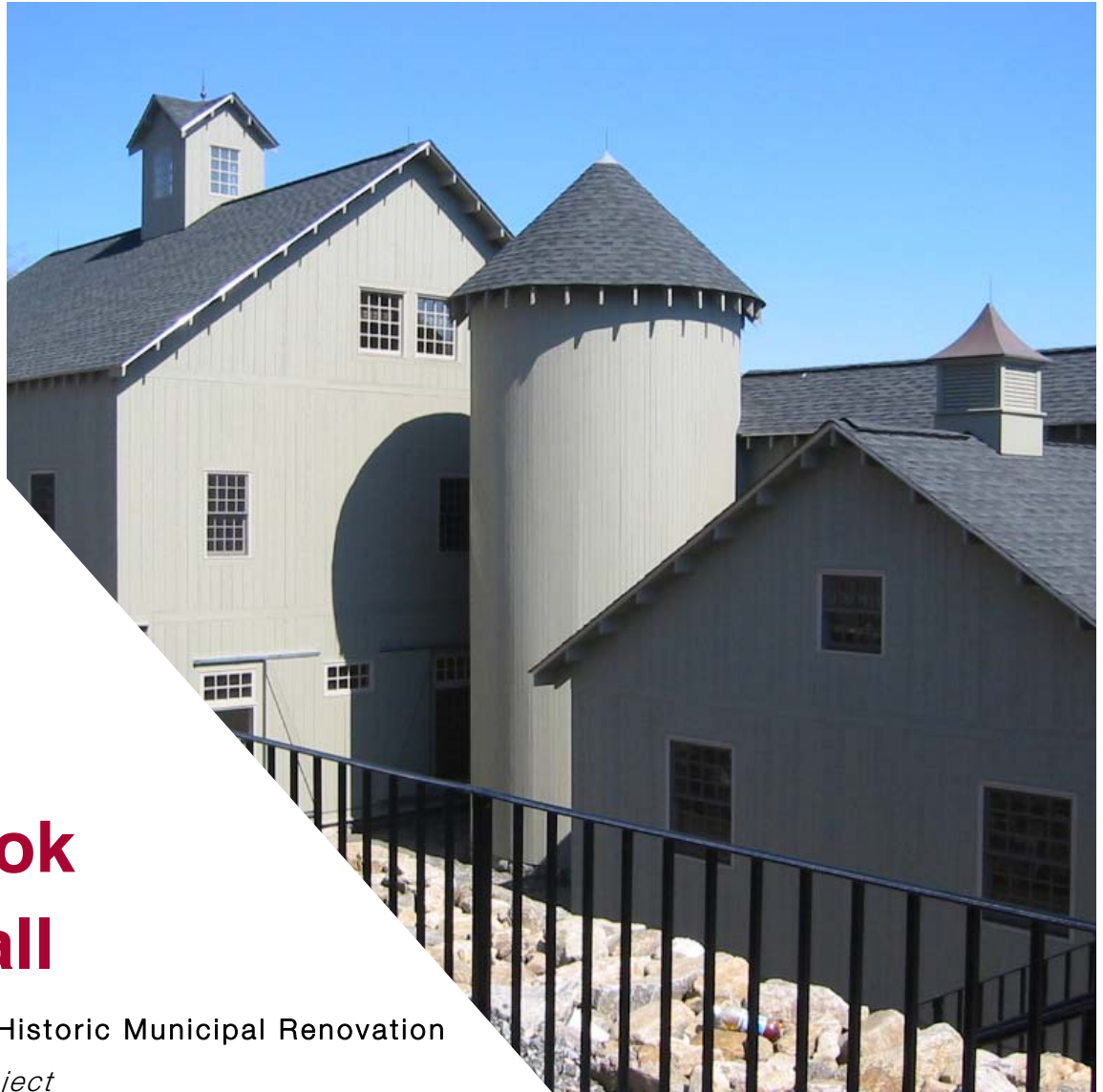
The whole building was made ADA compliant, including the installation of a new elevator and sally-port. The cellar floor was excavated to provide for greater ceiling height and completely new electrical and heating / cooling systems were installed. All of the telecommunications and data wiring required of a new police station were incorporated.

The exterior of the building is locally quarried brownstone with some wood trim. Restoration of both brownstone and trim was accomplished to maintain and/or restore the original appearance. This building is listed on the State Historic Register.





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Colebrook Town Hall

Colebrook, CT | Historic Municipal Renovation
Award-Winning Project

This unique project began with the careful disassembly and storage of an “historic” barn on the site. Construction then proceeded on a new 8,500 SF town hall facility which incorporated components of the old barn into interior finishes in major common areas to create the feeling of being inside of the old barn. A 3-story “silo” was constructed to house the elevator required in this fully ADA compliant facility. All work was done in strict accordance with historic register guidelines.





We Listen. Then We Deliver.

The first step to any project LaRosa Building Group undertaking is to listen carefully to the needs and wants of our clients. From this input, we lay out plans, timelines, milestones, costs, materials recommendations, and all the other crucial elements that make up a construction project.

We work closely with our clients - the project owners - throughout every step of the building process to be sure updates are communicated, concerns are addressed, and issues are resolved.

We respond quickly to every situation to accommodate our clients at each turn, while staying on schedule and on budget. This is why we stand out as one of Connecticut's premier building companies.



OUR TRACK RECORD

LaRosa Building Group builds, updates, and restores buildings for universities, towns, businesses, churches, government agencies, and others.

We demand a lot from our employees and sub-contractors to be sure they are experienced, suitable for each task, reliable, responsive, and honest. Our customers deserve it.

We take pride in our proactive approach to issue resolution. We continually analyze project details in order to avoid potential problems, or to quickly make adjustments if needed.

Safety is our primary concern at every job site. Our in-house safety officer develops and oversees strict safety plans for each project. Our Project Managers and Supervisors participate in weekly proactive meetings to be sure all safety standards are met.

Throughout the lengthy building process, we stay focused on one goal – delivering quality, beautiful, and efficient projects to our clients every single time. That is how we build what is most important: strong relationships with every single client.

Just ask them. We gladly provide a contact list for every project we have ever completed, and you can decide who to call.

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