Madison Apartments Renovation
Boulder, CO
by Boulder Housing Partners

Schematic Design Narrative
& Outline Specifications

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Submitted by

Boulder Housing Partners
&
Caddis, PC
PROJECT DIRECTORY

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PROJECT OVERVIEW

PROJECT ADDRESS:
Madison Apartments
1130-1190 35th Street
Boulder, CO 80303

PROJECT INFORMATION:
The Madison Apartments renovation project consists of the renovation of 33 housing units on an approximately 2-acre site. The complex accommodates families, seniors and individuals with disabilities. The goal of the project is to provide a renovation to all unit interiors, create a community center to facilitate community programming and to provide an overall update to building exteriors and the site to increase residents’ pride and foster greater community connectivity.

The complex consists of 5 buildings that accommodate the following unit types:
- (11) 1-Bedroom Apartments
- (14) 2-Bedroom Townhomes
- (8) 3-Bedroom Townhomes

The project will be applying for non-competitive CHFA LIHTC funding. The project will meet Enterprise Green Communities (EGC) requirements as required by the Colorado Housing and Finance Authority. The City of Boulder will require HERS testing. The Owner does not intend to pursue LEED or any other sustainability program besides the above fore mentioned ones.

The project will adhere to all local building codes, International Building Code, International Existing Building Code, Colorado Fair Housing Act, Colorado Standards for Accessible Housing, Federal Fair Housing Act, the Americans with Disabilities Act, Section 504 of the Rehabilitation Act and UFAS and Enterprise Green Communities.

The architect and its design team will provide the architectural and engineering services from the conceptual design phase through construction administration. This includes services from civil, landscape, structural, mechanical, electrical, and plumbing.

ZONING:
The site is zoned RM-1. Given the scope of work, no variations or zoning review processes are being sought.
PROJECT SCOPE

The project scope consists of the following improvements.

Site:

Refresh the look & feel of the site in order to provide an overall aesthetic update, minimizes landscape maintenance, provides opportunities for community gathering and play, and addresses site security through use of landscape changes, lighting and selective fencing.

a) Site Hardscape
   - Resurface parking lot; restripe, provide accessible parking spaces, visitor spaces and new signage.
   - Replace concrete walkways, site stairs and exterior railings throughout site.
   - Enlarge unit entry concrete patios.

b) Site Structures
   - Provide new site signage.
   - Provide bicycle parking
   - Repair and replace perimeter fencing (no chain link); provide greater sense of security for residents.
   - Provide site community amenities such as community gardens, gathering areas, play and recreational areas for residents of all ages.
   - Provide new playground that accommodates children of all ages.

c) Planting
   - Revise landscape planting material to result in less sod and more xeriscaping. Remove junipers, provide flowers or flowering plants.
   - Fix irrigation

Architectural:

a) Building Envelope
   - Remove and replace exterior siding; provide new trim at windows; provide new fascia; paint all existing exterior items that are not replaced
   - Replace all exterior windows.
   - Replace all exterior doors.

b) Stairs
   - Clean existing interior stairs, repair where required, replace finishes and repaint railings.
   - Remove existing exterior stairs, replace with new metal stairs and railings.

c) Accessible Units
   - Add one new ANSI Type A accessible apartment.
   - Repair and replace exterior access ramps

ci) Unit Interiors
   - Interior Gypsum Board
     - Where necessary for renovation, remove asbestos and repaint and texture repaired area.
     - Remove and replace damaged gypsum board and abate any mold or asbestos
     - Repaint all interior walls
   - Remove & Replace all interior doors
   - Remove and replace all flooring; refinish wood flooring, forbo in bathrooms, LVT in kitchens.
Building Systems:

a) Repair or remove and replace damaged utility lines if required.

b) Mechanical
   - Add cooling in residential units.

c) Electrical
   - Provide all new LED lighting
   - Increase site lighting for security and aesthetics.
   - Upgrade electrical panel size for new AC and appliances

d) Plumbing
   - Provide water shut-offs per building
   - Repair/replace sewer lines where needed

**OUTLINE SPECIFICATIONS:**

**Division 1: General Data**

Per Owner’s contract with G.C. and specifications

**Division 2: Existing Conditions**

Demolition
- Demo existing exterior building cladding; exterior sheathing to remain in place
- Demo existing site items as noted on Civil drawings
**Division 3: Concrete**

- **Cast in Place Concrete**
  - Provide concrete retaining walls when applicable (or CMU) RE: Civil Plans
  - Concrete Flatwork
    - Provide enlarged concrete patios at unit entries
    - Provide concrete pads as required for site items.

**Division 5: Metals**

- **Structural Steel:**
  - **Metal Stairs**
    - Provide new exterior metal stairs and railings as shown on architectural drawings.
  - **Fibergrate Molded Stair Treads**

- **Metal Railings**
  - Provide prefinished metal pipe railings at new accessible ramps and any other needed locations required on site. RE: Site Plan for locations

**Division 6: Woods, Plastics and Composites**

- **Wood Framing**
  - Provide miscellaneous blocking and backing boards as required (parapets, new entry vestibules, etc.)
- **Composite Wood Products**
  - **Wall insulation:**
    - Provide cost for new batt insulation at R-13 at all existing exterior walls.
  - **Siding:**
    - Remove and Replace existing exterior building cladding, leave sheathing in place, provide new siding and WRB as noted below, please see building elevations for locations and details. Provide new siding at new community building as noted on the drawings.

**Division 7: Thermal and Moisture Protection**

- **Board & Batten Fiber Cement Siding**
  - Basis of Design:
    - James Hardie Fiber Cement Plank Siding painted white
  - Provide aluminum reglet reveals as shown on elevations
- **Miscellaneous pre-finished metal flashing as required**
- **Caulking and sealant as required**

**Division 8: Doors and Windows**

- **Hollow Metal Doors & Frames**
  - Remove all existing exterior building doors
  - All unit entry doors will be insulated fiberglass doors.
    - Alternate: Timely Prefinished Door Frames.
    - Alternate: Andersen 100 Series Sliding Patio Doors for REAR entries only.
  - Hardware: Provide hardware at all unit entry/exterio doors. All hardware elements are to be brushed nickel finish unless matching aluminum storefront finish. Use Grade 2 at unit entries. Kwikset or equal.
- **Windows**
  - See building elevations for window information including size, type and quantity.
**Division 9: Finishes**

Residential units:
Base pricing: Remove and Replace all interior finishes in all residential units.

- For bedrooms – Provide stain-resistant HUD Standard carpet (25 oz cut pile, Shaw or equal) in bedroom, 07/11 carpet only in bedrooms
- At Kitchen, Dining and Living areas, provide
  - Heavy duty 8” LVT plank flooring, 12 mil
  - Sheet Linoleum in baths (BoD = Forbo)
  - Primed MDF base and casing throughout
- Interior Walls and Ceilings:
  - Repair gypsum wall board where required. At all drywall updates, remediate asbestos at that location.
- Abate asbestos as needed for demolition.
- Provide non-paper-faced mold resistant gypsum wall board at walls that have to be replaced in all restrooms and bathrooms.

Community Center:
- Refinished wood flooring throughout
- Carpet at office

**Division 10: Specialties**

*Provide brushed chrome finish where applicable.*

- Remove and Replace Toilet Accessories; Taymor or equal
  - Provide 2 towel bars each room, a towel ring, toilet paper holder, a robe hook
- Remove and Replace mirrors and medicine cabinets at bathrooms
  - Closets:
    - Replace closet shelving (with wire-type)
    - Provide closet doors; swing doors typical
    - Provide metal closet rods and supports
- Fire Extinguisher and cabinets per code
- Provide new exterior building address signage
- Provide one exterior monument signs (4’x8’); located at site entry
- Provide new Mailboxes per USPS standard

**Division 11: Equipment**

- Kitchen Equipment:
  - Remove and Replace electric range:
    - Provide GE, Energy Star rated, electric range, range hood externally ducted to existing ductwork
  - Remove and Replace disposal with Energy Star
  - Provide dishwashers; provide Energy Star rated.
  - Remove and Replace refrigerators; provide Energy Star rated (no ice makers)
- Provide side by side washer and dryer, Energy Star rated, in accessible units
  - Provide piping and venting for laundry equipment at each new accessible unit
- Remove and Replace Bathroom vanities

**Division 12: Furnishings**

- Vertical Louver Blinds
  - Provide vertical vinyl blinds at rooms in residential.
- Residential Casework
  - Provide new solid wood kitchen cabinetry and new P-lam countertops