Woodlands Apartments Renovation
Boulder, CO
by Boulder Housing Partners

Schematic Design Narrative
& Outline Specifications
April 1, 2020

Submitted by

Boulder Housing Partners
&
Caddis, PC
PROJECT DIRECTORY

ARCHITECT
Caddis, P.C.
Project Architect: Kristen Uitto
Project Manager: Brandon Farrand
1510 Zamia Ave. #103
Boulder, CO 80304
P: 303.443.3629
Kristen Uitto: kristen@caddispc.com
Brandon Farrand: brandon@caddispc.com

CIVIL ENGINEER
Scott Cox & Associates, Inc.
Contact: Don Ash
1530 55th St. #110
Boulder, CO 80303
P: 303.444.3051
Don Ash: ash@scottcox.com

MEP ENGINEER
The Boulder Engineering Company
Contact: Michael Vair
1717 15th St.
Boulder, CO 80303
P: 303.444.6038
Michael Vair: michael@boulderengineering.com
PROJECT OVERVIEW

PROJECT ADDRESS:
Woodlands Apartments
2663 Mapleton Ave.
Boulder, CO 80304

PROJECT INFORMATION:
The Woodlands Apartments renovation project consists of the renovation of 35 housing units on a 2.47 acre site. The complex accommodates families.

The complex consists of 5 buildings that accommodate the following unit types, mix of townhomes and some 1 story flats:

# OF UNITS - 35 UNITS
UNIT TYPE A - 20
UNIT TYPE B - 7
UNIT TYPE C - 4
UNIT TYPE D - 3
UNIT TYPE E – 1

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 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: RH-4 (RESIDENTIAL HIGH - 4)
LAND USE: HR (HIGH DENSITY RESIDENTIAL)

The project site is not located within a floodplain. No variances or zoning processes are being sought for this project.
**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. All city required engineering plans (grading plan, paving, signage and striping plan, development plan, erosion and sediment control plan, and stormwater management plan)**

**B. 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.
- New raised crosswalks throughout site

**C. Site Structures & Amenities**
- 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.
- Addition of covered picnic table
- Upgrade all site lighting to comply with City of Boulder Lighting Ordinance

**D. Planting**
- Relocate unused raised garden beds
- Revise landscape planting material to result in less sod and more xeriscaping. Remove junipers, provide flowers or flowering plants.
- Repair irrigation

**E. Architectural**
- Remove & replace roofing; provide new fascia; paint all existing exterior items that are not replaced
- Repair roof valley flashing for proper drainage
- Replace all gutters and downspouts
- Update to front patio privacy fences and taller screens between units

**F. Unit Interiors**
- Removal of carpet in all units and replaced with LVT.
- Installation of washer & dryer equipment
- Remove and replace all lighting with LED fixtures and ceiling fans with lighting where indicated

**G. Community Center**
- Repurpose laundry room into a new community center gathering space in order to accommodate community programming
  - Large gathering space with carpet tiles
Computer study area
- Kitchenette with table seating
- Separate quiet small meeting space
- Install a fob system for entry

BUILDING SYSTEMS:

A. Electrical
- Provide all new LED lighting within units and community center
- Increase site lighting for security and aesthetics, and to meet City of Boulder Lighting Ordinance.

B. Plumbing – Community Center
- New plumbing fixtures at existing restrooms
- New kitchen sink and dishwasher at kitchenette

C. Fire systems – Community Center
- provide sm. radio panel & new fire panel @ existing fire riser closet

OUTLINE SPECIFICATIONS:

Division 1: General Data
Per Owner’s contract with G.C. and specifications

Division 2: Existing Conditions
- Demo existing roofing
- 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 concrete pads as required for site items.

Division 5: Metals
- Metal screen panels at low privacy fences
- Provide prefinished metal pipe railings at new accessible ramps and any other needed locations required on site. RE: Site Plan for locations

Division 9: Finishes
Community Center:
- Forbo Marmoleum Striato flooring at hallway, entries, restrooms, and new kitchenette
- Carpet tiles at main gathering space and quiet room
- Repaint walls throughout first level
- Provide tile wainscot at existing restrooms at wet walls. Basis of design: 2x4 white subway tile

**Division 10: Specialties**

- Provide brushed chrome finish where applicable.
- Remove and Replace Toilet Accessories; Taymor or equal
- Fire Extinguisher and cabinets per code
- Provide new exterior building address signage
- Provide new Mailboxes per USPS standard; at existing locations, re: site plan.

**Division 11: Equipment**

- Kitchen Equipment (community center):
  - Provide dishwasher; provide Energy Star rated.
  - Provide under counter refrigerator; provide Energy Star rated (no ice maker)
- Provide side by side washer and dryer, Energy Star rated, in units
  - Provide piping and venting for laundry equipment at each unit

**Division 12: Furnishings**

- Residential Casework
  - Provide new solid wood kitchen cabinetry
  - Provide new P-lam countertops at kitchenette and computer area