| The Commons Apartments Student Housing | 201100638065 v4 |
|---|---|
| (A)Retail Lease Space | * **Action Stage:*** Construction |
| | **Bid Date:** |
| * * 1721 Choice Center Dr<br>FORT COLLINS,CO80524 CO(LARIMER)<br>USA | **Valuation:** $ 20,000,000 |
| | **Project Delivery System:** Design-Bid-Build |
| | **Target Start Date:** 07/01/2012 |
| | **Target Complete Date:** 08/01/2013 |
| | **Owner Class:** Private |

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|---|---|
| **Project Type:** | Apartments/Condominiums 4+ Stories. Shopping Center/Strip Mall. |
| **Report Type:** | Project |
| **Sub Project Count:** | 1 |
| **First Publish Date:** | 11/02/2011 |
| **Prior Publish Date:** | 07/19/2012 |
| **Publisher:** | McGraw-Hill Construction Dodge |
| **Type of Work:** | New Project |
| **Status:** | Permits issued - Construction underway - Subtrades let - Completion Aug 2013 |
| **Project Exception:** | Green Building Elements |
| **Status Project Deliver System:** | Design-Bid-Build |
| **Publish Date:** | 10/15/2012 |
| **Architect:** | **Jim Sell Design**,Matt Blakely,(PM),153 W Mountain Ave, Fort Collins,CO 80524-2822 (USA), Phone:970-4841921, Fax:970-4842443, E-mail:mattb@jimselldesign.com, URL:http://www.jimselldesign.com |
| **General Contractor:** | **Catamount Constructors, Inc.**,1250 Bergen Pkwy Ste B-200, Evergreen,CO 80439-9584 (USA), Phone:303-6790087, Fax:303-6700762, URL:http://www.catamountconstructors.com |
| **Owner-Builder/Developer(Private) :** | **Capstone Collegiate Communities**,Jeff Jones,431 Office Park Dr, Birmingham,AL 35223-2411 (USA), Phone:205-4146400, Fax:205-4146405, E-mail:airwin@capstone-dev.com, URL:www.capstonecompanies.com |
| **Notes:** | GCWE05 - NOTE: This project also appeared under DR 201200614801. That report has been removed from our database. All further information on this project will appear under this report number. |
| **Structural Information:** | 2 Building/*5 Story Above Grade / 0 Story Below Grade / 194,576 Total Square / Building Frame: Wood |
| **Additional Features:** | proposed construction of a 4 story 194,576 sq ft 165 unit apartment building -5 story 55 unit mixed use bldg totalling 79,010 with 55 units incl 8,000 sq ft of retail on grade- green building components to include HVAC Upgrade: Our current plans include efficient 15 SEER Heat Pump with auxiliary heat,coupled with other envelope improvements such as increased continuous rigid and 6 batt insulation - Energy efficient, argon filled vinyl windows with Low E and low Solar Heat Gain Coefficient glazing to improve solar and thermal insulation properties- Use of low flow water fixtures (shower heads, sink faucets, toilets) to help reduce potable water usage by 20 to 30%- Xeriscaping techniques that utilize as many native plant species as possible to help reduce to need for irrigation-The Project swill also will utilize rain leaders to direct stormwater runoff from the roofs into garden areas for irrigation and to improve the quality of stormwater runoff-Utilization of energy star appliances- Energy Star approved white membrane TPO roof to prevent heat island effect- Deconstruction methods to divert waste from the landfill-Reclamation of hardwoods downed during demolition on site for site furnishings (picnic tables, etc.) and other uses- Diversion of the majority of waste materials from the local landfills to recycling centers-Use of Low VOC adhesives and paint compounds to improve indoor environmental quality |