The City of Boise

2012 Building Excellence Awards
Concordia University
Best Green Commercial
Concordia University School of Law

501 W. Front Street

Pending LEED Silver Certification • Geothermal System
Concordia University School of Law

Project Information

- **Cost of Work**
  $6.5 Million

- **Owner**
  Concordia University Law School

- **Architect**
  Jeff Humphreys, Group Mackenzie

- **Contractor**
  Union Corner Construction

- **Square Footage**
  Remodel: 16,000 sq ft
  New Construction: 30,000 sq ft
Why Boise?

Location
• Boise was one of a few state Capitols without a law school within 150 miles

Community Involvement
Location provides opportunities for student community involvement
• Ada County Courthouse
• Boise City Hall
• State Capitol
Concordia University School of Law

Building Overview

- Ideal location
- Lots of open space
- Room to add additional square footage
- Building was not up for sale
Development Issues

- Originally thought the zoning approval process would be the project's biggest challenge

- Used Planning & Development Services department's "Project Management" program
PDS Project Management Program

"For the first time in my career, I actually had City staff call me to give updates about the progress of the project."

Denny Stoeklin
Concordia University CFO
Concordia University School of Law

Student Body

- First class starts Fall 2012
- 75-90 students
- Capacity for 350 - 400 students
- 20-25 staff members
Concordia University School of Law

LEED Certification

- Silver Certification (pending)
- Utilized existing warehouse
- Daylighting
Concordia University School of Law

Best Green Commercial

LEED Certification
- Geothermal system
- Use of recycled materials
Green Building

1150 W. Parkhill Drive
Best Green Residential
Best Green Residential

Robert Jardine Residence

1150 W. Parkhill Drive

Passive Solar Design • Solar Hot Water Collector • 8" Thick Walls
1150 W. Parkhill Drive

General Information

- **Project Cost**: $312,823
- **Owner**: Robert Jardine
- **Square Footage**: 2,609 sq. ft.
Energy Efficiency

Passive Solar Design
- Large south-facing windows with 4 foot eaves
- Uses natural sunlight to heat the house during daylight hours

Appliances
- Energy Star appliances
- Dual flush toilets
Cooling System

Natural Cooling Convection
- System uses 120 feet of 8" diameter pipe buried 9 feet deep to cool basement

Centrifugal Inline Fan
- Fan pumps outside air through pipe into basement
- Underground temperature (55-60 degrees) cools air
- As air temp rises, the heated air will rise up and out of the 12 ft high windows

Air Conditioning
- Ducts installed; no AC unit
Insulation

Basement Walls

- 8" concrete walls have 2" closed cell insulation on each side
- Walls have insulation value of R-50
- 1½" closed cell foam below heated slab keeps heat from dissipating into the earth
Insulation

Exterior Walls
- 1" closed cell foam insulation
- Remaining 6.5 inches are sprayed in open cell foam insulation
- R-value is equal to R-31

Ceiling
- 3" closed cell foam and 9" open cell foam
- Completely solid 12" cavity
- Equal to R-60 value
Heating System

- Passive solar design keeps daytime temperature between 68 and 74 degrees
- Wood burning stove (EPA rated 88% efficient) heats upstairs; heat is pumped into basement
Creative Use of Recycled Glass

- Lights made from recycled glass
- Fireplace hearth made of glass collected on their travels
Accessibility

Building Excellence Awards

Terry Reilly

Health Services
Terry Reilly Health Services

Accessibility Upgrade • Ramp • Installed Elevator
General Information

- **Cost of Work**
  $1,207,959 (Remodel)

- **Architect**
  Greg Toolson, JGT Architecture

- **Contractor**
  Beniton Construction

- **Square Footage**
  15,195 square feet total
  - Basement: 7,101 sq ft
  - First Story: 7,613 sq ft
  - Second Story: 481 sq ft

Tim Brown
Executive Director
Original Mission to Serve Homeless

- New building is within walking distance to Sanctuary and River of Life homeless shelters
- 65% of patients are uninsured
Terry Reilly Health Services Integrates Social and Medical Services

- Mental Health
- Family Practice
- Dental Services

Multiple Facilities

- 7 Medical
- 5 Dental
- 15 Mental Health

Boise Facility

- 15 exam rooms
- Can serve up to 3,600 patients a year
Terry Reilly Health Services

Building Design

- Patient-centered model
- Windows improve daylighting and patient experience
- Building is color coordinated to indicate type of service provided (Express or Appointment)
Best Accessible Project

Terry Reilly Health Services

Building Design

- All staff are co-located in a bullpen
- Nurses have their own room to do routine tasks without tying up exam rooms
Terry Reilly Health Services

Best Accessible Project

Accessibility Upgrade

- First floor is 3.5 feet above grade
- Existing ramp was too steep to meet accessibility requirements
- New ramp serves parking lots on either side of the building
Terry Reilly Health Services

Best Accessible Project

Accessibility

- Utilized building's existing features
- Added accessible restrooms
- Elevator needed for mental health facilities in basement
Cole Community Church & Cole Valley School

8775 W. Ustick

Improved Fire Safety • Exit Stairways • New Vestibule
General Information

- **Cost of Work**
  $200,000

- **Owner**
  Cole Community Church and Cole Valley Christian School

- **Architect**
  Roger Nielsen, CTA Architects

- **Contractor**
  ESI

- **Length of Construction**
  2000 - 2011

- **Upgrade Agreement**
  City partnered with church over a ten year period to bring building up to code

Steve Evans
Administrative Pastor
Cole Community Church & Cole Valley School

Cole Valley Christian School

- Opened in 1972
- 730 Students
- Ustick Road Campus; Pre-School, K - 6th Grade
- Meridian Campus; 7th-12th Grade
Cole Community Church & Cole Valley School

Fire-Life Safety Items

- Multi-purpose room used as gym, auditorium and for church services
- Remaining building houses offices and classrooms
New Vestibule

- Created fire barrier between multi-purpose room and school
- Added vestibule with interior glass
- New entry is "softer" and dulls sound
Exit Stairways

- Both mezzanine stairways exited into the building
- Rebuilding stairs required a remodel

Opportunity

- New configuration created room for an additional conference room
Cole Community Church & Cole Valley School

Best Commercial Life-Safety

Fire Alarm & Sprinkler Issues

- Added a new control panel for fire alarms, smoke strobes and enunciators.
Building Excellence Awards

Fire & Life Safety

Lancaster Terrace Apartments
Lancaster Terrace Apartments

Mary Ann Olsen

2607 N. Lancaster Drive

Saved Deteriorating Buildings • Replaced Rotting Stairways
Lancaster Terrace Apartments

Best Residential Life-Safety

General Information

- **Cost of Work**
  
  $441,000

- **Owner**
  
  Mary Ann Olsen

- **Contractor**
  
  Envision 360 Inc., Chad Olsen

- **Civil Engineer**
  
  Shawn Reeder

- **Structural Engineer**
  
  Reece Leavitt, Leavitt Engineering

Chad Olsen
Contractor
Lancaster Terrace Apartments

Best Residential Life-Safety

before & After
Lancaster Terrace Apartments

Project History

- "Brittany Apartments" originally constructed in 1977
- Apartments in such disrepair that HUD wouldn't subsidize tenants
- No one wanted to finance project; apartments were "too far gone"
Lancaster Terrace Apartments

Best Residential Life-Safey

Building Safety Upgrades

- Repaired and replaced stairs
- Replaced all guardrails, handrails, landings and walkways
- Replaced and repaired deteriorating roofs
Lancaster Terrace Apartments

Best Residential Life-Safety

Fire Safety Upgrades

- Proper separation between units
- Interconnected smoke alarm system
- Reconfigured parking lots for fire truck access
Lancaster Terrace Apartments

Best Residential Life-Safety

Structural Upgrades

- Structural support for floors
- Column to stabilize units
Lancaster Terrace Apartments

**Project Design**

- Vertical lines make units visually appealing
- Building has a sleek, contemporary look
- Large boulder retaining wall is both practical and beautiful
- Landscaping is low maintenance; no grass
Best Overall

Roosevelt Elementary

Best Overall Project
Roosevelt Elementary School

Boise School District

908 E. Jefferson Street

Accessibility Upgrades • Life-Safety Upgrades • Energy Efficiency
Roosevelt Elementary School

Best Overall Project

General Information

- **Cost of Work**
  $3,670,000

- **Owner**
  Boise School District

- **Architect**
  Don Hutchison
  Hutchison Smith Architects

- **Contractor**
  Sletten Construction
Roosevelt School

- Constructed in 1918
- Building "completely non-code compliant" prior to remodel
- Accessibility improvements led to unexpected benefits
Roosevelt Elementary School

Project Highlights

Fire Safety
- New fire escape
- Installed fire sprinkler system
- Fire alarm upgrade
- Updated electrical wiring

Energy Efficiency
- Upgraded windows and improved daylighting
- Heating and cooling
Roosevelt Elementary School

Earthquake Protection

• Structural seismic upgrades
• Added new connections to floor and roof
Roosevelt Elementary School

ADA Compliance

- Opportunity
  Third floor ramp revision created space for an additional classroom and workroom.
Roosevelt Elementary School

Best Overall Project

Accessibility Upgrades

• Doors and hardware
• New elevator
• New exterior ramps
• Accessible parking
Roosevelt Elementary School

**Best Overall Project**

**Kitchen Upgrade**

- Modern, code-compliant kitchen
- **Opportunity**
  
  Upgrade created space for new classroom on 2nd floor
Roosevelt Elementary School

Best Overall Project

Gym

- Glass block windows provide daylight
- Clear glass backboards
- New elevator
The City of Boise

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