

artspace

August 19, 2013

Artspace Hamilton Lofts

Narrative on work scope and schedule

The following provides a brief narrative on the upcoming schedule for work related to the Hamilton Artspace Lofts.

With the 9% Low Income Housing Tax Credit (LIHTC) award from the Ohio Housing Finance Agency (OHFA) in June, the funding picture and strategy for the project is complete. The final step in securing funding is the tax credit closing to occur in January 2014. We will ramp up our construction planning activities to align with the January 2014 tax credit closing so that we can hit the ground running with construction right after the closing.

As of August 2013, we are in the process of final proposal review and GMP (Guaranteed Maximum Price) negotiations with our short list of Construction Managers. We anticipate selection of the Construction Manager by early September. The primary construction and renovation activities will all occur under the Construction Manager at Risk (CMR) contract with primary bidding to occur in the November 2013 – January 2014 time frame and construction phase anticipated to take a maximum of 11 months February 2014 – December 2014

Due to the nature of our State Historic Tax Credit award requirements, there have been two small contracts already awarded to complete selective demolition to “expose” the historic materials and substrates of the building in order to build our historic renovation strategy for the project with the Ohio Historic Preservation Office. The first of these two projects was awarded in April 2013 to Coon Restoration to remove the metal façade screen and clean the loose debris from the façade. The loose debris cleaning remains to be completed and we are working on expediting this completion. The second of these two projects was awarded in July 2013 with a scope to remove the lay-in ceiling and carpeting from the existing building to expose the historic floor and ceiling substrates prior to completion of the final historic rehabilitation plan.

Further restoration of the façade will occur under the full CMR led construction contracts (2014 schedule) and in light of the schedule and condition of the existing façade, we are also building a temporary entry canopy along the full frontage of the building to protect occupants on the sidewalk in front of the building.

SHP Leading Design completed 80% construction documents in August of 2012 in preparation for tax credit applications and will begin the final 20% drawings in September 2013 with completion of the bid documents for the project by November 1, 2013.

- Schedule of key dates:
 - LIHTC award: June 2013
 - Final application to OHFA: August 29th
 - Tax Credit Closing: Jan 2014
 - Construction start: Jan 2014
 - Begin Pre-Leasing Activities: June 2014
 - Construction completion: December 2014
 - Leasing Begins: Jan 2015
 - Leasing complete: July 2015
 - Perm Loan closing: November 2015

Scope of Work Summary_Project Description Document
Hamilton ArtSpace Project – 80% Construction Documentation Phase
SHP Leading Design
August 1, 2013



PROJECT SITE DESCRIPTION

The project consist of an existing collection of 2 structures combined as one building at 222 High Street, Hamilton, Ohio known as the Mehrum-Lindley Block. The oldest and largest section, the Mehrum Building, was completed in 1900. Sometime between 1906 and 1913, the Lindley Building, a narrow, red brick structure to the west of the Mehrum Building was constructed. This structure would see a variety of uses until 1922, when renovations connected the building with the Mehrum Building, and the Strauss Clothing Company expanded into it. Both structures survived the Great Flood of 1913, and held dominate positions along the north side of High Street. The buildings are now clad with unattractive brown louvers that hide its character and stifle a vision of preservation. The louvers were installed in the 1970's when the complex was turned into the Hamilton Center which housed retail, convention, and office space. The complex sits entirely vacant today, but much of it's historic amenities remain intact.

The site is located in the downtown Hamilton central business district, in the same block as a designated stop of the Butler County Regional Transit Authority (BCRTA) bus service.

GENERAL PROJECT SCOPE

Project scope of work includes complete renovations of the building as an adaptive reuse site to bring the existing conditions up to code, reprogram for live-work residential lofts and to provide a small amount of related commercial storefronts as appropriate. Throughout the renovations, attention will be paid to sustainable design practices, maintaining historic character and amenities, and complying with OHFA guidelines and standards for affordable housing.

SEE PROGRAM SUMMARY BELOW:

HAMILTON CENTER - Exist S.F. ARTSPACE HAMILTON - PROGRAM SUMMARY

	GROSS SF	Floor:Floor Ht.		STUDIO	1 BDRM	2 BRM	3 BDRM	RETAIL
4TH FLOOR	11,897 sf		4TH FLOOR	2	5	1	1	
		11'-11"	S.F. listings	667	881	1187	1712	
				710	882			
					973			
					921			
					978			
3RD FLOOR	11,897 sf		3RD FLOOR	2	5	1	1	
		12'-5"	S.F. listings	667	881	1187	1712	
				710	882			
					973			
					921			
					978			
2ND FLOOR	16,189 sf		2ND FLOOR	4	7	1	1	
		16'-0"	S.F. listings	668	881	1196	1851	
				710	882			
				737	973			
				851	950			
					882			
					1078			
					923			
1ST FLOOR	15,932 sf		1ST FLOOR	3	5			3
		10'-3"	S.F. listings	660	882			678
				743	972			836
				849	950			834
					811			
					977			
BASEMENT	16,678 sf		BASEMENT		3			
			S.F. listings		824			
					882			
					950			
SUMMARY	72,593 sf gross		SUMMARY	11	25	3	3	3
			SF SUMMARY	7,972	23,087	3,570	5,275	2,348
			total live/work units	42				
			total retail units	3				
			NET rentable SF	42,252				
			1st fl common space	2,250				
			residential corridors	8,121				
			basement storage commercial	6,336				
			basement storage residential	3,586			Net	62,545
			structure/exterior walls	10,048			Gross	72,593

DESCRIPTIVE DESIGN FEATURES FOR LIVE/WORK ARTIST UNITS

Units

- Individual electric meters or private usage meters
- Individual water heaters (tankless – energy credits)
- Track lighting – 8’ track stemmed down to 8’ and switched along the longest wall in the living/working area (focusable requirement – high efficiency great)
- J-Box on ceiling in living/work spaces
- wide entry doors (42”) with peepholes low/high (yes hold std)
- open kitchens – wall unit kitchens
- in unit stackable washer/dryer – Handicap accessible as required
- polished concrete floors (Vinyl tile as an alternative)
- wood existing
- limited or no carpet (tax credit compliance)
- deep sinks with tall faucets – to fit a 5 gallon bucket
- alternate for ADA
- internet access
- operable window blinds
- operable and solar heat-gain glass windows
- flexible wall-outlet capacity for lamps
- exhaust fans in kitchens and bathrooms
- CO2 monitoring
- natural ventilation opportunities
- ultra high efficiency VRV (variable refrigerant volume) HVAC systems individual to units

Type of Live-Work Unit	# Units	Unit Size
STUDIO	11	650-800 s.f.
1 BDRM	25	825-975 s.f.
2+ BRM	6	1200+ s.f.
RETAIL	3	800+ s.f.

Net Residential Development	51,611 83%
Net Commercial Development	10,934 17%

Common Areas

- Central community room accessible to entry lobby w/sink, refrigerator, track lighting and bathrooms per city code
- 60" minimum width corridors with neutral color and finish material suitable for displaying artwork – impact resistance sheetrock
- door bell and hall light for each unit – insert in unit signage.
- Plywood backing in main display wall in units
- "hospital-sized" elevators
- keyfob entry security system
- security cameras
- green space – shared with public ownership – City of Hamilton
- Janitors closets and garbage rooms large enough to include separate recycling
- Small office for property management
- Direct access to City Parking Garage
- Trash and recycling chutes

DESCRIPTIVE DESIGN FEATURES FOR COMMERCIAL LEASED SPACE

Commercial Space

- Divided and demised 800 sq. ft. - 1200 sq. ft. bays taken to gray shell
- Separate HVAC and 200 electrical amp panel undistributed per tenant
- One waste and vent stack sized as stub in – large enough to service a coffee shop or kitchenettes (this item will likely be an add alternate)
- Common area garbage and slop sink separate from residential garbage
- Clear glass windows with individual entrance
- Develop signage criteria in advance so that electrical can be wired accordingly – historic tax credit implications.
- LEED narrative / maintain checklist for now
- Energy Star – yes