

Maple Tower RAD Conversion

Cincinnati, OH

Construction Completion: 2017 (est.)
Construction Cost: \$8,500,000 (est.)
Size: 86,000 SF
Tri-Tech Services: MEP Engineering

Project Description

Maple Tower Apartments, owned by the Cincinnati Metropolitan Housing Authority (CMHA), is a 50 year old apartment building with 120 apartment units on nine floors. CMHA sought to significantly rehabilitate the aging property including building infrastructure, apartment units, building façade, and site work. Additionally, a minimum of 10% of the apartment units were required to be renovated to be mobility accessible, and an additional 5% of the apartment units were required to be renovated to be accessible for those with hearing/visual impairments.

In addition to renovating each of the apartment units with new layouts, the corridors, lobby, kitchen, and other public spaces were renovated to modernize appearance and functionality.

Infrastructure improvements to the building included replacement of sanitary piping and all plumbing fixtures to reduce water consumption for the building. Additionally, the three boilers and water heaters (and associated pumping and peripheral equipment) were replaced with new energy-efficient units. Window air conditioning units and fin tube heating in the apartment units were replaced with heat pumps to provide better temperature control for the tenants. A cooling tower was also added to the building for heat rejection. This facilitated the addition of cooling to public spaces which were previously not cooled.

Due to aging equipment, much of the electrical distribution and panelboards throughout the building were replaced. Additionally, light fixtures were replaced with new LED fixtures to improve energy efficiency, appearance, and visual lighting distribution. The building fire alarm system was modified as well to add devices as necessary to meet current code requirements.

Design elements throughout the project were selected and specified to meet National Green Building Standard Silver certification.



Note: Photos shown are prior to construction

Tri-Tech Team Members

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