

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 fifty-year-old apartment building with 120 apartment units on nine floors. CMHA looked to rehabilitate the property. This included the building's infrastructure, mobile accessibility of apartment units, the building's façade, and site work. Ten percent of the building's apartments needed renovation to increase mobility accessibility for tenants, and an additional five percent of the apartment units required renovated to be accessible for tenants with hearing/visual impairments.

In addition to the renovation of new apartment layouts, the building's lobby, corridors, and public spaces received renovations to modernize the building's appearance and functionality.

Tri-Tech improved the building's infrastructure through designs to replace the building's sanitary piping and all plumbing fixtures to reduce water consumption. Additionally, the three boilers and water heaters (and associated pumping and peripheral equipment) were replaced with new energy-efficient units. Apartment units received new window air-conditioning units and fin-tube heating with heat pumps to provide better temperature control for the tenants. A cooling tower was also added to the building for heat rejection to cool public spaces not previously cooled.

Tri-Tech's involvement included replacing outdated electrical distribution and panelboards throughout the building. Additionally, LED fixtures replaced old light fixtures to improve energy efficiency, appearance, and visual lighting distribution. And the building fire alarm system was modified to add devices necessary to meet current code requirements.

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

