



FOR IMMEDIATE RELEASE

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**PINKARD CONSTRUCTION COMPLETES OCCUPIED RENOVATION OF SIERRA VISTA
AFFORDABLE APARTMENTS**

Lakewood, CO —Pinkard Construction, with owner Sierra Vista Housing Partners, owner's representative The ITEX Group, and WORKSHOP8 architects, has completed renovations of the \$10.9 million Sierra Vista Affordable Apartments in Denver.

The 40+ year old, 209-unit facility, which consists of four, three-story wings radiating from a central clubhouse-hub was renovated on a rolling-occupancy basis. The renovation plan, developed with input from the owner and architect, included a wing-by-wing approach, with each wing requiring approximately 90 days to complete.

During each 90-day cycle, affected residents were moved to extended stay facilities.

11 ADA units were completely gutted and renovated, while the remaining 198 units received partial abatement, room reconfigurations, new flooring, fixtures, kitchen cabinets and countertops, and paint. MEP retrofits included replacement of packaged terminal air conditioning (PTAC) units, electrical panels, shower heads, faucets, sinks, showers, tubs, and lights. Three boiler plants were also replaced to service the hot water baseboard heat.

The Sierra Vista central-hub clubhouse/offices building received fire alarm/fire sprinkler upgrades along with a new water service line to serve the sprinkler system. These life safety upgrades were conducted concurrent with the four-wing renovations.

Pinkard contracted the demolition/abatement contractor, who worked closely with mechanical, electrical, and plumbing (MEP) subcontractors to complete rough-in layouts during the demolition/abatement phase.

Pinkard also provided design-build mechanical, electrical and plumbing (MEP) services during preconstruction.

Throughout construction, the project schedule and budget were constantly challenged by unforeseen conditions including termite remediation and additional discoveries of asbestos hot-spots.

The project was partially funded with 4% Low Income Tax Credits (LIHTC), and was designed and constructed to conform to Enterprise Green Communities Criteria. Substantial completion was achieved October 2018.



With 57 years headquartered in the Colorado Front Range, **Pinkard Construction Company** is a Colorado leader in affordable housing rehabilitation. For more information, please contact Jim Mellor at 303.986.4555 or visit our website at www.pinkardcc.com.

Founded in Denver in 1981, **The Itex Group** manages over 48 properties and 5,496 units. Using our design, build, and management values we have assembled a core of quality employees that optimize the properties of our partners and owners. By implementing socially responsible business practices, we increase value and create an environment where our internal and external stakeholders thrive.

<https://itexgrp.com/>

WORKSHOP8 is more than an architecture firm. Our talents and interests lead us to work in urban planning, interior design, graphic design and public art. WORKSHOP8's mission is to inspire, enrich and transform lives through values-based design, where every project is the perfect combination of beauty, sustainability, practicality and price. <https://workshop8.us/>