



**FOR IMMEDIATE RELEASE**

May 16, 2011

**CONTACT:**

Stella L. Madrid  
Community Affairs Officer  
Phone: 720.932.3107  
Cell: 720.219.9059  
[smadri@denverhousing.org](mailto:smadri@denverhousing.org)

**1099 Osage Apartments Topping Off  
Construction Milestone – Building Sustainable Communities**

**DENVER, CO** – On May 13, 2011, the Housing Authority of the City and County of Denver (DHA) and general contractor Milender-White Construction Company celebrated the topping off construction milestone of the 1099 Osage Apartments and community facility. Joining in the celebration were project architect Buchanan, Yonushewski Group (BYC) LLC, electrical and energy prime contractor LEI Company, Inc., subcontractors, members of the community steering committee and elected officials.

The 1099 Osage is a 100-unit energy efficient apartment building recognized as one of the “100 Recovery Act Projects Changing America” under HUD ARRA funded projects. The “topping off” celebration highlights the construction milestone (50% complete) of this state-of-the-art energy efficient apartment building. The site represents the first phase of DHA’s \$250 million redevelopment of the South Lincoln Homes, located adjacent to the RTD light rail station.

Design features of the apartments include a 50kw photovoltaic rooftop system, geothermal, and solar renewal energy systems generating resident and DHA energy savings. The construction includes 36-bore wells for heating and cooling throughout the building and a pilot grey-water reuse system.

According to Paul Koch, Project Manager for Milender-White Construction, “This project installed 31,680 linear feet of geothermal pipe; approximately 550,000 linear feet of rebar was used equal to the distance between Denver and Cheyenne, Wyoming (100 miles); and 4500 cubic yards of concrete.” In addition to an energy efficient design, the majority of waste on this project has been diverted from landfills using comingles dumpsters which accept steel, wood and plastics. To date this project has diverted 92.5% of construction waste.

Other Interesting Building Facts: Roofs are typically made of impermeable materials, allowing rain water to run off the roof and into drains or gutters then to storm drains. To reduce the pressure on storm drains after large storms, the roof of this project is designed to retain water which will be released over time to the storm drain, instead of sending large volumes of rain runoff to the storm system at one time, the same volume will be sent over a long period of time. This roof system and other considerations around the project including porous pavers in the parking lot, reducing the size of storm water detention basins required on this project.

Mr. Koch also expressed his appreciation to nearby neighbors, businesses and residents for their patience while the project is under construction.

Ismael Guerrero, DHA's Executive Director, said, "We take pride in this construction milestone. It speaks volumes to the project manager of Milender-White and his team. In addition to providing new apartments for families and seniors, this project has generated several much needed jobs". Guerrero added, "Through the work of our agency's Resident Services department in partnership with our contractors, 20 Section 3 program participants have been hired as laborers, apprentices or in construction administrative positions. These DHA residents are obtaining skills, earning a wage and contributing to the local economy".

In 2010, DHA received a \$10 million HUD ARRA competitive energy grant and leveraged other public private funding for a total project cost of \$24.8 million for the Osage Apartments. The project is scheduled for completion in January 2012.

#### **About DHA**

The Denver Housing Authority is a quasi-municipal corporation that provides affordable housing to more than 26,000 very low, low, and middle income individuals. DHA's mission is to serve the residents of Denver by developing, owning, and operating safe, decent and affordable housing in a manner that promotes thriving communities. For more information on South Lincoln redevelopment visit <http://www.denverhousing.org/development/SouthLincoln/Pages/default.aspx>

# # END # #