



CASE STUDY

FODS OFFERS COMPACT SCE ON THE STOUT STREET RECUPERATIVE CARE FACILITY & RENAISSANCE LEGACY LOFTS

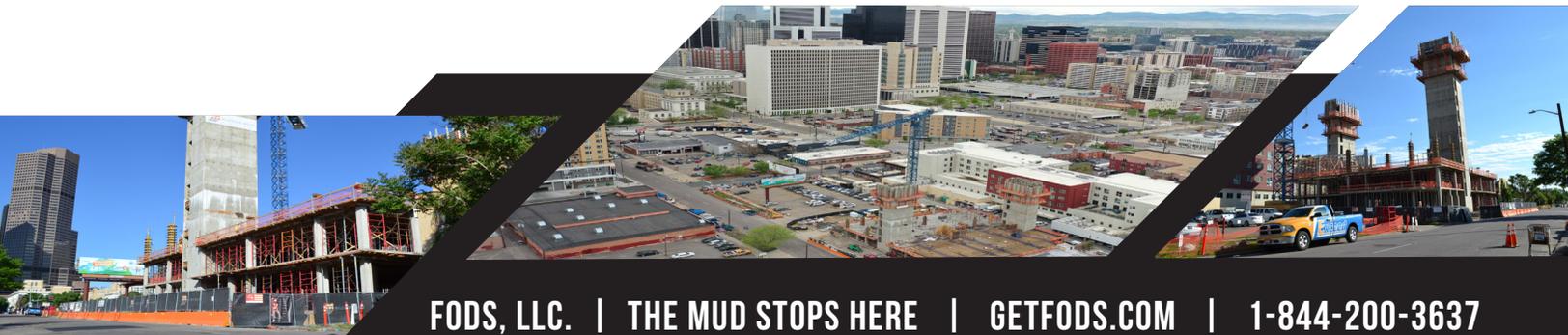
BACKGROUND

General contractor, Milender White, partnered with The Colorado Coalition for Homeless and Renaissance Housing Development Corporation to build a \$46.5 million dollar facility that addresses recuperative care and housing for people experiencing homelessness post hospital visits. Recuperative care and housing are typically separate, but this facility is a conceptually new idea that will accommodate both respite care and housing all in one location. Medical recuperative/respite care is for patients who at one point suffered from an acute illness or injury that still need time to recover, but cannot stay at the hospital and are also not stable enough to be back on the streets.

The Stout Street Recuperative Care Facility and Renaissance Legacy Lofts is a nine story building located on .43 acre lot near downtown Denver. The facility will provide 75 recuperative beds (helping 500 individuals annually providing care for 30 to 45 days depending on the patient’s needs) and accommodate 98 people with supportive one bedroom and studio apartments while they seek employment and long term living arrangements. The apartments will include full bathrooms and kitchens, a business center, case management and counseling services, bike storage, laundry facilities, a community room with kitchen, and a fourth-floor terrace. The building was designed and is being built to meet or exceed Enterprise Green Communities standards. These guidelines will provide greater energy and water efficiencies, better indoor air quality and utilization of space that will assure long term sustainability. The project is expected to be complete by June 2022.

CHALLENGE

With limited space and sometimes zero lot lines (no space between building lots), site logistics in a urban setting can present contractors with major challenges. A compact construction entrance is needed to accommodate loading zones and construction traffic with minimal disruption to construction site and city traffic patterns. Urban jurisdictions have extensive rules and regulations related to street and sidewalk cleanliness, access points, and public safety with minimal impact to the environment.





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A COMPACT STABILIZED URBAN ENTRANCE SOLUTION

Milender-White installed a FODS Mat Entrance System on the east entrance of the project leading to California Avenue, a main thoroughfare to downtown Denver. FODS Reusable Construction Entrances are designed for all settings types. Mats offer versatility and can be configured to any space, no matter how compact the site entrance detail calls for or how constrained the location is. The FODS System of mats are quick to install, remove, and relocate. The pyramids on the surface of the mats spread tire treads as vehicles pass over, allowing the sediment to be released and collected into the base of the mats without damage to the tire. The system works to actively trap debris before it can exit a construction site - ensuring street, sidewalk and access cleanliness.

Reusability results in significant cost savings compared to stone over the 10 year life span of the product. The mats equip contractors with a way to manage requirements regarding public safety while preventing substantial fines and minimizing trackout pollution into the city storm water system. Additionally, FODS offers an entrance that does not disrupt city traffic flow or construction site traffic patterns - that prevent fines, and minimizes track out.

FODS continues to provide Milender White with a compact VTC entrance solution that is economical, meets minimum entrance and stormwater requirements, and is a more effective alternative to traditional rock entrances or rumble grate entrances.



ABOUT FODS, LLC.

Based in Englewood Colorado, FODS Trackout Control System replace ineffective and costly traditional rock stabilized construction entrances, saving you valuable time and money. Our proprietary mat design works to effectively remove mud and sediment from your vehicle tires without damaging the tire or the ground's surface. We provide the only durable, reusable, and environmentally friendly trackout control system currently available on the market. FODS Trackout Control Mats are 100% Made in the USA and are reusable and recyclable.