

Trailhead

Littleton, CO

Project Details

Description: 70,000 SF Multi-Family
Owner: Stepping Stone Communities
Architect: KGA Studio Architects
General Contractor: K2 Residential Solutions
Budget: \$23.6MM
Completion: Jun 2024



Project Description

Trailhead is a ~70,000 sf, 77 unit multi-family project in Denver, CO. The mission of the owner, Stepping Stone Communities, is to provide affordable housing and full supportive services for adults with developmental disabilities. It is a mixed-income community that includes neurotypical residents. The unit mix includes 57 for-sale units and 20 for-rent.

Scope of Services

Eric Shafran serves as Project Executive for the duration of the design and construction of the building, overseeing and managing virtually all aspects of the project's finances over its approximately 30-month pre-construction and construction period. Cord Green is Project Controls Manager on the project. SII was engaged for a suite of financial oversight responsibilities, including:

- Project setup, including retrieval of all relevant project information and assembly of initial tools to track project budget, cash flow, schedule, and contractor pay applications
- Ongoing development and management of the complete project budget, including cash flow reforecasting
- Collection and review of all project invoices for accuracy, relevance, and conformance with contracted terms
- Preparation of monthly pay application packages to facilitate payment to vendors
- Tracking of change orders, budget transfers, and contingency usage
- Capitalized interest reforecasting
- Serving as primary contact for the ongoing relationship with the various pieces of the capital stack
- Additionally, SII helped Trailhead ownership procure new financing after the initial lender backed out of the project