

Shedding Thirty Years

Remodel updates 1970's home for modern living

Jim and Elizabeth Koehler knew that their house needed updating. They had made some cosmetic changes in 2005 when they moved in, and now was the time for some major improvements. "We wanted to shed the '70's look," remembers Elizabeth, "especially the façade. We had a very small 3x3 feet square for an entryway, and a sunken living room, which was a dated look. We wanted to open up the kitchen and make it more functional. Upstairs, the master bathroom was small and cramped, and the master suite was dark, even though it was on a south facing wall."

Elizabeth had heard about Melton Construction; she liked the work they did for a local gym where she is a member. The fact that Melton did everything in house was also appealing. The deciding factor for her was the process that Melton Construction uses. "I was really sold on the step-by-step process that kept everything running on time. They said that

the project would be on time and on budget, and it was."

During the remodel they met weekly with Stuart, the Project Manager. "The weekly meetings were great, and we could go to him any time with a question."

"Our dog has the same name as the lead carpenter, which made for some funny moments. Poor Rio - every time I called the dog, he thought I was calling him. Actually all the Melton staff were super, and their sub trades people were just great. I was very comfortable with them working in my home."

The project went very smoothly, which pleased the Koehlers. They worried a little when the large granite slab that would be their kitchen's center island was brought in. "It was so big and heavy, but they knew exactly what they were doing." Elizabeth also appreciated their willingness to work with her ideas.

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Before

Cars or People? The original facade of the house focussed on the three car garage, which was welcoming for the family cars, but not for guests. By bringing the second storey master bedroom forward and adding the substantial front porch, the focus was changed from cars to people.



After

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ABOVE: A wall between the kitchen and dining room was removed which opened up the space and improved traffic flow in and out of the kitchen. The buffet was cleverly designed to provide storage for both the dining room and kitchen. The raised serving counter on the dining room side helps to hide kitchen clutter when entertaining. The new staircase railing gives an artisan edge to the clean lines of the main rooms.

“They were sensitive to my wishes; I suggested the window (in the wall between the shower and vanity), as well as the niches in the shower and bathtub. They also came up with an ingenious plan for the dog door.” The old dog door had been installed in the sliding glass doors which obstructed the view and hindered the door’s operation. The new dog door is under the kitchen counter, next to the refrigerator.

Melton Construction’s in-house architectural designer also had some ideas which Elizabeth appreciated. “She suggested using frosted glass in the door from the hallway to the master bedroom, as well as the master bathroom door, to bring the light from the bedroom’s south-facing windows into those darker spaces.” Elizabeth especially likes that their new front porch is designed to allow the sun into

the house in the winter and keep it out in the summer.

Inside, the main floor of the house is an open, relaxed space, which combines the living, dining and cooking areas into one, so that cook and company can be together, and parents can keep an eye on children without being in the same ‘room’.

For those thinking about a home remodel, Elizabeth suggests staying in close communication. “There are always things that come up. It’s good to be available when a decision needs to be made.” She would also recommend calling Ty at Melton Construction, partly because their in-house philosophy saved the Koehler’s a lot of leg work, and also because she is very pleased with the results. “And the biggest part”, she smiles, “was that the project came in on budget and on time.”



BEFORE AND AFTER: The old kitchen was disjointed and lacked sufficient storage. The new kitchen is as inviting as it is functional, with ample work and storage areas. The large centre island is topped with a single piece of granite.

Home Energy Audit

Steven Phoenix has an enthusiasm that is infectious. A former Melton Construction employee and veteran of the home-building industry, Steven is back on the Melton team, heading up the Home Energy Audit services. He's excited about this service because of the 'green' philosophy behind it, and because of the value that he and Melton Construction bring to clients when they do an audit.

"A new 'Green Economy' is being born," he claims, "one that emphasizes resource conservation, cleaner fuels, and energy-efficient design. Newly constructed homes will soon reach 'net-zero' levels where the efficiency of the home and a combination of alternate technologies, such as geothermal and solar, will effectively off-set the energy use of the home. This is great news!

"More importantly, however, is addressing our existing and aged housing stock. With the millions of homes already built in the U.S., there are abundant opportunities to improve home performance and efficiency." Melton Construction has long been a member or the Boulder Green Building

Guild, Denver area Home Builders Association, and now Energy Star Colorado. "We work to build in efficiency and conservation with every remodel and renovation we do."

An energy audit is a valuable tool in assessing a home's overall energy performance. It looks at existing insulation quality and quantity, air leaks, heating and cooling systems, window and door openings, and electrical appliances and fixtures.

Local governments have seen the value of home energy audits. They are required for remodels or additions of over 500 square feet in the City of Boulder, and for any remodel or addition in the County of Boulder. Melton Construction has gone the extra distance to receive specialized training and certification to perform these services for our clients.

Steven explains, "We feel that keeping all the green planning and design, construction and energy conservation measures under one roof best serves our clients' needs, providing the greatest cost savings, comfort and efficiency, and ensures that



Steven Phoenix uses this 'blower door' to test homes for air leaks, which can be a major cause of heat loss and can also carry dust and pollutants from crawl-spaces and wall cavities inside.

all requirements of the Green Points Program are satisfied."

So not only can Melton Construction show you where your home needs improvement, they can also build those improvements into any remodel or addition. The end product will include all the

benefits of a normal remodel, as well as the additional benefits of being environmentally responsible, more comfortable, healthier to live in and cheaper to operate.

To find out how a home energy audit can help you, call Steven at 303-473-9542.

Melton Construction to perform contest winning remodel

Melton Construction has recently been selected to perform Xcel Energy's Home Energy Makeover in Boulder, this fall. The lucky contest winner (homeowner) will receive \$25,000 worth of energy-efficiency upgrades, including a new furnace, windows, water, heater, insulation etc.

Melton Construction will be the general contractor for the remodel. "It's an honor to be chosen to do this work," said

Melton Construction General Manager Rick Johnson, "because it recognizes the commitment we have made to our clients and the community to incorporate green building practices."

As a founding member of the Boulder Green Building Guild, Melton Construction uses materials, products, design considerations and construction methods that result in a lower maintenance,

longer lasting, more energy efficient and healthier home.

To learn more about the contest, or to fill out an entry form, visit the following link: www.smartenergyliving.org/cm/Contest/Xcel_08.html

To learn more about Melton Construction's green building practices, visit our website: www.meltonconstruction.com

Easy Going Green

The term "Green" is increasingly popular these days, but what does "Green" really mean?

At Melton Construction, Green Building is more than just a trendy catchphrase - it has become part of our company culture.

Although there is no formal definition of what it means to be "Green," we believe that it transcends simple product and materials selections. "There is a whole spectrum of issues," says Ty Melton, president of Melton Construction, "from when it comes out of the ground until it goes back into the ground. These issues are complex; for example, is a hardwood floor that's made from renewable lumber 'green' if it's shipped here from half-way around the world? Is an 'environmentally

friendly' countertop really 'green' if it only lasts a few years?

"When we do a remodel we talk through these issues with the client and help them make the choices that are right for them. We help to make the process easy."

With all that's involved in Green Building, it might seem like an expensive way to do business, but the fact is that implementing these concepts into our Design/Build philosophy results in significant cost savings for our clients, achieves efficiency gains and reduces operating costs over the life of the home, while providing a healthier and more comfortable environment, both indoors and out.

"Let me put it another way", says Ty. "Most of us understand the concept of

updating our car to take advantage of improvements in technology, safety and fuel efficiency. No one drives around in a '75 Suburban anymore, and for good reason. Newer cars pollute less, have air bags, better suspensions and are more energy efficient.

"We should think of our homes in the same way. Advances in building materials, methods and technology can make our homes more comfortable, safer, and fuel efficient. These changes are both good for the planet, and good for our health. And over time your home will appreciate in value - your car will not."

Melton Construction's commitment to green building has made them a leader in the Boulder area. Call them and let their experience work for you!

Customer satisfaction is our top priority

The Melton Construction process includes a customer satisfaction survey that we send out at different times in a project. It's an opportunity for our customers to give us valuable feedback and helps us ensure their satisfaction at all phases of the remodel.

We recently received this feedback from Scott & Jackie Wightman of Boulder:

"The process couldn't have been made easier. Steven Phoenix did a great job managing the project and communicating with me. Dave's carpentry is second to none. We will call Steven directly with next project."

"For a long time it had seemed to me that life was about to begin - real life. But there was always some obstacle in the way, something to be gotten through first, some unfinished business, time still to be served, a debt to be paid. Then life would begin. At last it dawned on me that these obstacles were my life."

Alfred D Souza



Ty Melton, President

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