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Colorado Edition

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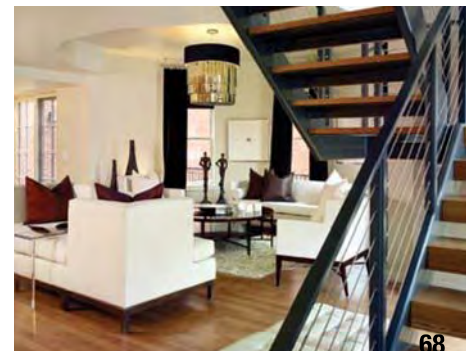
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Jamie Rawcliffe, photo courtesy of Dale-Murray.com

letter

from the editor

Despite tough economic times, the landscape around us is changing. Every day new construction projects are taking shape, infusing life into our communities in the form of new schools, multifamily residential developments, lifestyle centers and more. Additionally, renovation and adaptive reuse projects are revitalizing our urban centers.

We at Construction Communications pride ourselves on honoring these projects for the contributions they make to their respective communities. Working with owners, architects, construction managers/general contractors and other project team members, we tell the story of each project, highlighting what makes it unique.

In addition, we have partnered with several associations to provide you with important industry information that can help you with decision making on your future projects. In this edition, you can hear from the Construction Owners Association of America (COAA), the Construction Management Association of America (CMAA), CoreNet Global and the U.S. Green Building Council.

This edition features nearly 60 new construction and renovation projects completed throughout Colorado, in market sectors from arts and entertainment to commercial development, education and health care, including four projects that received the Building of America gold medal award. Below is a small sampling of the unique and innovative projects you will read about in the following pages.

Bethke Elementary School in Timnath is one of the first schools in the country to achieve the U.S. Green Building Council's new Leadership in Energy and Environmental Design (LEED®) gold for schools certification. By having all parties involved throughout the programming and design stages, the project was successful in meeting its sustainability goals, which are found throughout the school, serving as learning opportunities for students. Overall, the new school promotes greater student/staff productivity, less absenteeism and better health.

Rising 15 stories, **Palazzo Verdi** is a new mixed-use office building that has achieved LEED® gold certification. With sustainable features throughout, the new facility will be among Colorado's greenest office buildings. In fact, the project was initially only targeting silver certification, but the team changed course during the process to attain gold. The building's green features include waterless urinals, low volatile organic compound (VOC)-emitting materials, abundant natural daylighting and at least 90 percent of the tenant space grants a direct line of sight to the outside, which contributes to increased employee morale and productivity.

We encourage you to read through the pages of the publication and "experience" more of the region's landscape-changing, and ultimately community-changing, projects.

Sincerely,
Jamie Rawcliffe
Editor

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Facts & Figures

Owner: XJet, LLC

Type of Project: A new aviation club

Size: 50,000 square feet

Cost: \$13 million

Construction Time: February 2006 - May 2007

The Need: An aviation club for jet owners and private charter clients

The Challenge: Making changes to the project during the construction process



klipp
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Englewood, Colorado

XJet Aviation Club

XJet, an exclusive aviation program for jet owners and private charter clients, now has its own aviation club that provides a true sense of service and comfort to its members.

According to Shaw Construction, the project’s construction manager/general contractor, the facility accommodates 22 airplanes and features a luxurious lounge, corporate offices, a catering kitchen, a bocce ball court, 12,000 square feet of space for future offices or club member suites, and a 7,000-square-foot garage with eight car lifts for members’ non-flight vehicles. “This was a project where Shaw Construction was brought on

board at the schematic phase so we could lead the design team to integrate their aesthetic aspirations with the demanding requirements of this type of facility and coordinate the important systems and details of a FBO (fixed base operation) to be efficient and successful,” said Colin Stone, project manager for Shaw Construction.

Comprising three connected buildings, the facility has a host of unique features, including a top-of-the-line, chemical-resistant, seamless epoxy-urethane hangar floor that is almost as smooth and reflective as a mirror. In addition, translucent wall panels illuminate the interior during the

day and provide an inviting glow at night.

Making changes to the project during the construction process posed a challenge to the team. “The project’s program went through several major transformations based on the owner’s project business models,” explained Stone. “We changed the building layout and even added approximately 12,000 square feet onto the office and FBO several months after the physical construction had begun. This took major coordination with the work already in place and on order, and also took endless amounts of coordination with the building officials.” ■

— Amy Pagett



Photos courtesy of Jeff Scroggins Photography