

Project Name: Northern Colorado Springs Readiness Center

PROJECT NAME: NORTHERN COLORADO SPRINGS READINESS CENTER

CATEGORY: CONTRIBUTION TO THE COMMUNITY - SUBCONTRACTOR

DOUGLASS COLONY GROUP, 5901 E 58TH Ave., Commerce City, CO 80022 303.288.2635

EXPANSION INCREASES HOSPITAL CAPACITY AND CAPABILITIES

After decades of drilling in ancient armories that resemble oversized garages, thousands of Colorado National Guard members now find themselves working in the ritzy new “readiness centers” that, by comparison, feel like palaces. They’re the beneficiaries of an \$11 billion gusher of a post-9/11 federal spending to upgrade outmoded buildings for Guard units across the country. A low priority during peacetime, the Guard had struggled to gear up for its huge role supporting the wars in Afghanistan and Iraq. Seeing Guard units mobilize for Iraq and Afghanistan from Korean War-era facilities using Vietnam War-era gear helped persuade the Pentagon that it might be time to bring the Guard up into the 21st century. “We had been identifying this need all along.” Said Jon Anderson, a spokesman for the National Guard Bureau in Arlington, Virginia. “Finally, after 9/11, we were able to get the dollars we’d been looking for all along.”

Whether preparing to deploy, sustaining military personnel and their family’s during deployment, or facilitating a smooth reunion and reintegration after deployment, the Northern Colorado Springs Readiness Center is the place to get the help needed. “Having readiness centers in communities across Colorado positions us to better fulfill our state mission as a force multiplier for civil first responder who ask for our help.” Said Army Lt. Col. Kevin Kick. Director of Join Operations for the Colorado National Guard. The 66,000 SF Center is being constructed on an approximate 23 acre undeveloped site located within the boundary of the United States Air Force Academy. The Northern Colorado Springs Readiness Center offers assistance in the following key areas of work life-Personal and Family Readiness including the Key Spouse Program, Transition Assistance including Career Focus, Relocation Assistance including Spouse Employment, Family Life Education including Relationship Enhancement & Volunteer Resources, as well as Personal Financial Skills Development. The new buildings use every energy-efficiency trick. They’re equipped with heated floors, geothermal energy, natural and LED lighting, and translucent wall panels that let in light while reflecting heat. The temperature in each room is controlled by computers, and the lights turn on and off depending on whether anyone is using the room. Guard officials say the buildings have earned an elite rating from the U.S. Green Building Council. The Readiness Center was designed and built in accordance with the Leadership in Energy and Environmental Design (LEED), a green building certification program which recognizes best-in-class building strategies and practices. LEED establishes uniform standards for new buildings that focus on environmentally-friendly design, construction, and operation. The Brigade Readiness Center has been designated as LEED Silver.

THE CONSTRUCTION PROCESS

Douglass Colony's involvement on the Readiness Center project included 53,000 square feet of TPO membrane roofing, 13,000 square feet of standing seam metal roofing, 20,000 square feet of sheet metal soffit and siding, 12,000 square feet of insulated metal wall panels, 6,300 square feet of custom terra cotta wall panel system, 2,800 square feet of passive sheet metal solar wall panel system, and 13,000 square feet of photovoltaic solar roof panels. The insulated wall panels were architecturally custom sized. The terra-cotta panel system was also custom made for the project and made in Germany. The TBO membrane contributed toward LEED points on the project.

The kWh produced by the solar system installed amounts to around 365,000 per year of green energy, reducing greenhouse emissions greatly. The solar panels are tied to the local grid, and any excess power will flow back onto the grid running the facility power meter backwards and creating a credit. The directives strived for a greener environment and reduced carbon dioxide emissions through the use of renewable energy sources. These new solar installations are a significant step toward providing a quality training facility for our troops, while relieving the financial burden for the state.

SPECIAL OBSTACLES AND EXTENUATING CIRCUMSTANCES.

One obstacle met on the job was to make sure the hidden security tap worked. This challenge was alleviated by having the panels cut so that they flipped down on both sides. Some panels were required to be cut to make room for electrical boxes that would later be hidden within the panel. Panels were also required to be installed to sit flush against the metal.

OPTIMAL PERSONNEL MANAGEMENT LEADS TO STREAMLINED PROCESSES.

Performing multiple scopes and coordinating with various trades, Douglass Colony focused on coordination and personnel management to streamline the process and meet deadlines. In order to keep the project schedule, Douglass Colony appointed one project manager as a single point of contact for all tasks performed and all general contractor/owner communications. The project manager spearheaded all material manpower scheduling and coordinated all activities in adherence with surrounding trades. Additionally, two superintendents were assigned for each scope performed and three foremen were appointed under them to manage operations. Having one point of contact for outside sources and maintaining a tiered internal communication allowed us to properly coordinate operations for optimal personnel and process management.



Architectural insulated panel's custom sized showing two different panels.



Passive solar wall system.



Completed Northern Colorado Springs Readiness Center. Sheet metal panels on soffit, terracotta panels and insulated panels on the fascia.



Architectural insulated panels. On right side, soffit panels that are sheet metal panels.



Custom terracotta panel manufactured by Avenere NeaCera 26mm.



Photovoltaic solar panels installed on membrane roofing.



Carports are covered with photovoltaic panels. Seam metal roofing is underneath the panels. Sheet metal soffit and fascia panel installation.