



5901 E. 58th Ave. | Commerce City, CO 80022 | 303.288.2635

2015 ACE Awards

Category: Best Building Project (Under \$2 Million – Subcontractor)

Project: Terumo BCT

in·ge·nu·i·ty \,injə'n(y)ooədē\ *n*:

the quality of being clever, original, and inventive

When the heart of an organization and its culture is innovation and ingenuity, all facets and elements of that brand need to reflect and inspire those core values, especially the environment in which it operates. Terumo BCT is a global leader in medical device manufacturing with a focus on innovation and collaboration in order to unlock the potential of blood and cell therapies. In the project's early stages of realization, Douglass Colony Group recognized that the company's new global headquarters in Lakewood, CO would require an appearance that would reflect its commitment to patients, collaboration, innovation, and learning; a memorable building that would stand as a landmark in its neighborhood while still serving as a gateway to the other buildings on its campus and allowing Terumo to:

- Bring even more treatment options to patients through advanced blood therapies
- Support researchers in developing cellular therapies that have the potential to fundamentally improve healthcare
- Improve medical efficiency and patient outcomes

Taking on this project, Douglass Colony Group knew it would be unique; a reflection of innovation, of course, requires ingenuity in its products, techniques, and appearance. However, such an altruistic company deserved an equally noble effort in providing a headquarters that would adequately portray its cutting-edge, pioneering image, and Douglass Colony was up for

the challenge. Unlike anything it has done before, Douglass Colony Group took on the entire skin of the building (with the exception of the windows), using exotic, high-end materials such as Parklex real wood panels and pre-weathered Jarden zinc panels and installing from the wall sheathing out in order to assure the creation of something not only practical and efficient, but also astounding and visionary in its appearance.

Inventive Solutions to Special Challenges

As with any project, challenges followed the conception of Terumo BCT's headquarters project, and with it being such a unique project, the challenges, too, were uncommon and particular to this building, creating a certain complexity in constructing the building's skin. To add to the exclusivity of the building's appearance, exotic, high-end materials were used creating different, eye-catching textures and designs. However, the use of these rare products only added to the complexity of the project. All of the Parklex and Zinc panels were custom made for an exact fit on the building, calling for flawless execution. In order to accomplish this, the entire building was scanned using a cloud point scanner, providing precise measurements. The Parklex panels were then designed in CAD format and fabricated on one of Douglass Colony's three automated CNC router tables. All of the zinc wall panels were also custom designed and fabricated in Douglass Colony's shop using an automated computer controlled 21' folder.

Excellence in Project Management

The scope of this project was significantly large, as Douglass Colony Group set out to handle all of the skin. Coordinating for one contractor to handle almost all of surface, therefore, required an exceptional amount of planning and organization. With such little room for error, it was vital that the project followed both exact and efficient execution. The use of the Cloud Point Scanner and CAD panel design eliminated the possibility of any miss-made panels with dead-on measurements to fit together on the exterior like a perfect, straight, puzzle with no deviations or mistakes. Additionally, in order to increase efficiency, Douglass Colony turned to using one contractor with multiple scopes all coordinated through one single point of contact. This removed any chances of miscommunication or muddled strategizing and organization.

Innovation at the Heart

Inspired by the headquarter's owner, Douglass Colony Group sought to provide a building exterior laden with ingenuity and innovative solutions. This visionary dedication proved to be a major asset in insuring the project's completion on schedule. With the entire skin of the building being installed after the fluid applied weather barrier, the complex interior finishes were able to be started early on in the project, allowing for its on-time completion

From the Mineral Wool insulation to the Parklex real-wood siding and Jarden pre-weathered zinc panels, all of the materials that Douglass Colony Group used on this project were natural resources and either contained recyclable elements or were completely recyclable. Because of this, the building was able to achieve LEED points for both recycled content as well as locally manufactured material.

Safety

Colorado is known for its wild and unpredictable weather patterns, especially in the winter, presenting the construction industry with many challenges and calling for extra attention to be given to safety on all jobsites. For this project, all of the weather barrier, insulation, furring, Parklex, and zinc panels were installed using man lifts with much of the installation occurring during the harsh winter months. Safety, therefore, had to be the first concern and priority for every worker on the site. In order to insure that every member of the team went home safely each day, Douglass Colony Group's safety team developed site-specific safety protocols that were implemented and monitored throughout the duration of the project.

As mentioned above, Douglass Colony also took special care in creating an environmentally friendly project plan, using all natural resources and recyclable materials and minimizing the amount of waste created through performing exact measurements and cuts using the Cloud Point Scanner and CAD panel design.

Excellence in Client Service

The innovative techniques and projects, on-time and exact execution of the project, and the overall impressive appearance of the building all contributed to the satisfaction of the client on

this project. Through streamlining all communications and creating a “one stop shop” for the general contractor for the building skin, the client was able to receive accurate updates and service with a great amount of ease. All of the necessary information was readily available without having to struggle through a chain of muddled communication and an inefficient and often incorrect game of telephone.

Terumo BCT’s new three-story, 120,000 square foot headquarters are built upon the key themes of globalism, innovation, collaboration, and learning. It provides a gateway to the other buildings on the company’s Lakewood campus and provides the space to enhance the global connections between associates, and through its unique design and exterior, creates a memorable experience representational of the Terumo BCT’s constant commitment to innovation, collaboration, and its patients. It is a landmark building incorporated into an existing, established neighborhood, and through its display of natural and unique building materials stands out yet still blends into the company’s values and core beliefs.









