

2015 AGC ACE Awards Entry | Category 01 - Contributions to the Community

Contractor | The Beck Group

Project Name | Solomon Centre

The Solomon Foundation, the fastest growing church extension fund in American history, desired to create a headquarters office for their rapidly expanding organization in Parker, Colorado. Their goal was to create a shared ministry center – a community resource – in partnership with Southeast Christian Church by utilizing the land owned by Southeast Christian Church and the financial resources of The Solomon Foundation. The Beck Group brought this vision to reality – through the positive outcomes of our integrated design-build process and our passion for creating facilities that meet the needs of the rapidly changing church world, including sophisticated faith-based venues and community focused development – resulting in a 60,000-square-foot community focused facility called “The Solomon Centre!”

A PURPOSE DRIVEN PARTNERSHIP

Southeast Christian Church donated an adjacent 7-acre parcel located at the corner of Jordan Road and Pine Lane to The Solomon Foundation and in return, the Solomon Foundation provided Southeast Christian Church with 20,000 square feet of developed Class A administrative offices. The partners agreed that the development would be provided at no cost for a time of 20 years followed by an option for a reduced cost lease for an additional 30 years. The project also afforded 410 additional parking spaces for weekend worship services and special events for use by the Church. The estimated value of Southeast Christian Church’s land in kind and The Solomon Foundation’s lease in kind equates to nearly \$10 million.

A NEW HOME

The Solomon Foundation’s national corporate headquarters resides in this facility, encompassing 6,000 square feet. The Solomon Foundation’s focus is “to help build Restoration Movement Christian Churches and support ministry growth by providing affordable loans that help churches across the United States to purchase property, build new facilities, rehabilitate old buildings, upgrade existing facilities, and refinance for month cost savings.” The need for a new home grew from the organization’s rapid growth to above \$150 million in total assets in just over three

years, which is an unprecedented growth pattern in the Church Extension Fund industry. Enhanced operations meant additional staff and an upgraded facility designed for future growth in The Solomon Centre.

In the past five years, Southeast Christian Church has also seen tremendous growth and change. First, Southeast Christian Church and The Southeast Christian School merged to offer new services to the community. The congregation continues to grow in all demographics, requiring additional administrative staff and new spaces to accommodate expanding offerings. Southeast Christian Church decided to extend its square footage at The Solomon Centre, to not only house their administrative offices and community rooms, but also an additional 12,000 square feet for a counseling center with new treatment space and a student worship and activities center called “The Den.”

Focused on being a community resource, another tenant at The Solomon Centre is SECOR. SECOR, supported by Southeast Christian Church, is a local food bank that operates a drop-in center and serves those in need in the southeast Denver region. SECOR aids the community by lending a helping hand and “providing a safety net with critical emergency assistance to prevent hunger and homelessness.” Currently, their total operations serve over 500 families a month and this new location is just one large step in their goal of serving 1,000 a month.

Finally, the last remaining tenant space is being fit-out as a collaborative office environment for start-up, faith-based non-profits. As a facility focused on religious, not-for-profit organizations, The Solomon Centre offers a sense of community and incorporation of continually evolving technology.

A VALUED ASSET

At Beck, we have structured our company in a way that takes advantage of the positive outcomes that are generated from an integrated design and construction team. Breakthrough improvements happen when all team members work toward a common goal, which is the central idea of Beck’s Integrated Design-Build Project Delivery system. The implementation of this simple concept is straightforward as well: a team of architects, pre-construction and construction professionals, contractors and technology experts coming together to work on a project from concept through completion.

Additionally, we bring nearly 20 years of experience with churches and faith-based organizations, culminating in over 7.5 million square feet of facilities that reach over 300,000 persons on a weekly basis. Beck's commitment to excellence, creativity and service produces confidence in our church customers and other leading faith-based groups who place a high value on a design and construction partner they can trust to express their vision.

Beck's integrated design-build process coupled with our extensive faith-based project experience led The Solomon Foundation and Southeast Christian Church to select Beck as a neighbor and partner to bring their vision for The Solomon Centre to life.

Building Relationships: Collaborative integration is the foundation of the Beck delivery model. From the outset, the Owner (a joint-venture between The Solomon Foundation and Southeast Christian Church) and the architectural and construction teams led by Beck were active participants in the design process including interactive charrettes and subsequent design review sessions. Our builders provided support and feedback throughout the design process on many important items such as construction budgeting, constructability, and schedules. This allowed the Owner to have a complete understanding of the project and effectively communicate the whole picture for the Solomon Centre to their constituents.

Through the design-build approach, Beck was able to partner early with key subcontractors in collaboration with design consultants to maximize value and save time and money. The process permitted us to analyze building systems, enclosure options, and perform life-cycle analysis, among others, in order to allow the Owner to make the most informed decisions possible about their facility. Ultimately the collaborative decisions made helped minimize their expense on the facility while not compromising quality. During the construction phase, we were able to eliminate change orders and ended up providing a healthy savings return of \$450,000 at the completion of the project, which will allow the Solomon Foundation to continue to help fund other non-profit organizations.

Project Solutions: The scope of work for The Solomon Center included a 60,000-square-foot, 2-level build-to-suit office with design and construction services of the core, shell, and tenant improvements. The project, built on a 7-acre site, also provided 410 parking spaces shared with an adjacent church. A very cost-effective tilt-up concrete enclosure was selected early in the process after several skin/structure options were analyzed by our integrated team with the

Owner. To obtain Town of Parker entitlement approvals, the design-build team created a base-middle-top to the building through the use of a highly-textured form liner at the base of the tilt-up concrete panels and created a cornice, or top, to the building using aluminum sunshades.

BIM was a key strategy used to eliminate change orders and maintain schedule as the design-build team performed extensive collision analysis, created “real-time” accurate cost estimates, and built 4-D schedules from the model to ensure budget and schedule targets were met.

Safety is Key: The project was completed in 12 months with zero accidents. Beck utilized the following preventive measures:

1. Weekly toolbox talks on relevant safety topics.
2. Preconstruction meetings with each subcontractor prior to starting work with an emphasis on worker safety and planning.
3. Job Hazard Analysis for detailed daily planning of specific work assignments.
4. Daily Excavation Permits issued for all below grade work activities.

Beck utilized a daily auditing system called SafetyNet which allowed our superintendent to record safe, unsafe and life threatening activities. The daily audit reports provided trending information for the most common unsafe activities onsite which fed into our daily pre-planning process allowing for a continuous improvement cycle.

Environmental Stewardship: Although not a LEED project, Beck utilized sustainable methodologies throughout the integrated design-build project. One example includes strategic building orientation to mitigate solar heat gain and maximize daylighting, where a clerestory runs the length of the lobby space lowering the need for electric lighting in the space. High-performance glazing and insulation to minimize energy consumption, white/light roofing to minimize the heat-island effect, water efficient fixtures, LED lighting, and highly efficient mechanical systems were also incorporated.

COMMUNITY IMPACT

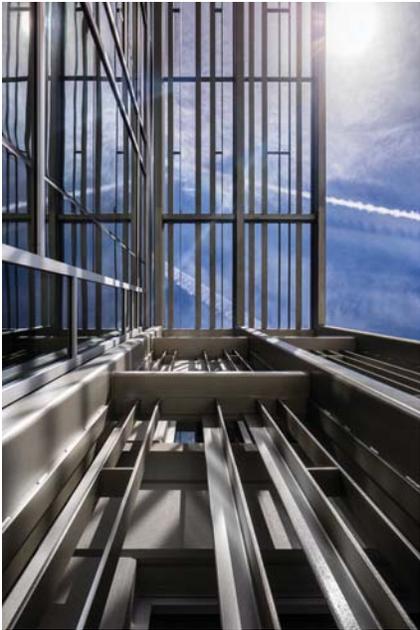
The Solomon Centre is a true community resource providing a wide array of services including: food, financial support, counseling, and meeting space. The ministry and community

outreach on the first floor between SECOR, The Den, additional meeting space and the counseling center provide much needed services in the South Denver Metro area.

In summation, Douglas Crozier, CEO of the Solomon Foundation said the following at the ribbon cutting ceremony for Solomon Centre on July 27th, *“The Solomon Foundation has worked with contractors all over the country building church facilities and The Beck Group is the finest contractor that we have ever worked with.”* Design and constructed for future expansion, Beck has recently been retained to continue this partnership in planning Phase II of The Solomon Centre as they are nearing capacity for faith-based outreach in the current facility ahead of schedule. *“Beck has done a great job,”* said Douglas. *“Their team are all very professional and have a heart of the community and our ministries at The Solomon Centre!”*



The Solomon Centre, a 60,000-square-foot faith-based and not-for-profit facility.



L: A welcoming entry into The Solomon Centre. R: Steel structure sun-shade offering a “front porch” entry to the facility.



Tilt-up panel erection during winter months.



L: Two-story clerestory allowing daylight into the lobby and circulation corridor. R: Detail of the custom tilt-up concrete form contrasting with the warmth of the interior finishes.



A central circulation corridor to promote interaction and openness.



The Solomon Foundation’s national headquarters office space.



The Den, a youth-focused ministry space equipped with worship/lecture space, game room, and small group breakout areas.



Evening glow of The Solomon Centre – a welcoming beacon to the community.

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