

RK Mechanical, Inc. (DBA: RK Mechanical)

250 Columbine

Best Building Project (\$6-\$10 Million – Subcontractor)

DENVER'S MOST PRESTIGIOUS ZIP CODE

Luxurious Living with an Eye for Art

Cherry Creek North is no stranger to Denver's elite residents, offering over 60 restaurants, art galleries, spas and salons plus a 24 mile stretch along the Cherry Creek for walking, biking and hiking. This vibrant neighborhood prides itself on making residents and visitors feel alive through contemporary and artsy building designs.

Because the community is accustomed to only the finest of everything, residents and visitors have high expectations for the area's buildings and architecture. In the last century, this area has undergone massive renovations and new construction. Just one of many new mixed-use projects, opening in December of 2015, 250 Columbine is Cherry Creek North's crown jewel, including retail shops, residential condos, office space and two levels of parking. The project features two architecturally jaw-dropping buildings separated by a mid-block drive aisle. At the southern corner, 80,000 square feet of single- and multi-tenant office space stretches seven stories above ground. The north end of the project features 71 condominium residences and over 30,000 square feet of retail space.

250 Columbine is Denver's largest for-sale luxury condo community. The complex features an amenity deck and plunging pool, outdoor dining areas, a fitness center and each unit has a private balcony or terrace allowing residents to take in Colorado's majestic landscape.

The development partners and the neighborhood collaborated on the project to create an original design with a unique balcony effect. The building's stair-step exterior blends effortlessly into the colorful character of the neighborhood, celebrating its distinct style while providing a remarkable living, working, shopping and dining experience.

MASTER PLANNING

Top Tier Contractors

Similar to the standards of the Cherry Creek neighborhood, the 250 Columbine project team included Colorado's finest. The project owner, Western Development Group, is known for premium developments like NorthCreek and is dedicated to the creation of mixed-used developments in Colorado. The general contractor, PCL, is one of the largest contractors in the US with a sophisticated build process including project coordination and quality on every project. OZ Architecture is a Denver-based firm priding itself on urban design, interior design and master planning with a specific focus on luxury projects. ME Engineers is a mechanical and electrical engineering design firm with a commitment to sustainable design.

RK Mechanical was hired by PCL to perform the mechanical scope of the project. RK Mechanical designed, fabricated and installed the all-new mechanical systems for this ground-up building. Systems included a DX make-up air unit with electrical heat fan coil units for the office building, boilers, cooling towers and heat pumps for each unit of the residential building. RK Mechanical provided preconstruction services with advanced estimating to establish the Guaranteed Maximum Price (GMP). Computer-Aided Design (CAD) and Building Information Modeling (BIM) services were also provided.

A REPUTATION FOR QUALITY

As an ISO 9001:2008, ASME and AISC certified contractor, RK Mechanical is rooted in tested processes designed to deliver predictable results. Annual third-party ISO audits maintain company-wide accountability, fostering an environment of continuous improvement and policy enhancement.

Quality starts the minute we are in contact with our customer. By ensuring clarity of goals and expectations early on, the 250 Columbine project team established rapport and an open dialog with on-site personnel.

Quality Control and Scheduling through BlueBeam

Tracking deficiencies while constructing a mixed-use building can be difficult due to the number of rooms and spaces. Without a system to thoroughly document installation and simultaneously update the project schedule, it's possible that quality could slip, creating lengthy punch lists. To avoid any unforeseen errors, RK Mechanical relied on BlueBeam software. The team loaded drawings onto BlueBeam and coordinated job site walks with the construction team to ensure transparency and continuous communication throughout the duration of the project.

A full-time Quality Manager was responsible for executing RK Mechanical's site-specific plan including:

- Developing project-specific quality assurance and test plans prior to project start.
- Identifying and documenting possible high risk activities prior to project start.
- Verifying that the project team was properly trained.
- Scheduling instructional meetings for specialized products and procedures, as needed.
- Inspecting work completed by invested parties to ensure finished products meet requirements.
- Conducting pre start-up, start-up, pre-commissioning and commissioning meetings.

LIVING LIKE ROYALTY

Value Engineering Saves the Owner Money

As the mechanical experts, we used value analysis and engineering to improve systems throughout the facility:

- Converted traditional natural gas piping to flexible Tracpipe to reduce the likelihood of damage from natural occurrences.
- Installed non-condensing boilers and PVC piping underground.
- Replaced hydronic unit heaters with electrical unit heaters.
- Combined two boiler plants into one.
- Removed snowmelt from non-ramp areas and patio drains on small lower-level balconies.
- Switched domestic water distribution to vertical to allow for greater stress distribution and efficiency.

Rich Expectations Slow Project Progress

Situated in one of Denver's most sought after locations, most of the 71 luxurious condos were sold during construction. This challenged the project team as most buyers wanted to customize their unit. The team appreciated breaking out of the lack-luster "cookie cutter" design that most facilities offer, but it created difficulties. Constantly bombarded with bathroom fixture upgrades, room layout reconfigurations and other seemingly insignificant requests, our team had to purchase custom products, re-mobilize and work through frequently changing conditions. RK Mechanical was not the only subcontractor on the project receiving change order requests and this meant that various trades were constantly working around each other. Although these requests stalled the project schedule, RK Mechanical took them as an opportunity to develop and invest in a true partnership with the owner, design team and other contractors on the project. Through close coordination and execution of daily tasks, the RK Mechanical team didn't let the residents' rich expectations inhibit their work from proceeding in an efficient manner.

OVERCOMING CHALLENGES FOR THE SOPHISTICATED CHERRY CREEK NEIGHBORHOOD

RK used ingenuity, consistent communication and a proactive, can-do approach to overcome unexpected challenges.

Phased turnover and occupancy required close attention to detail: The project had three primary phases including the office tower, Level 1 retail units and residential tower. In addition, the residential tower had three separate turnover phases on its own. This phased occupancy approach allowed the property owner to start the fit-out of the office and retail spaces early. RK Project Manager, Joel Wilson, was proud of his team's extra efforts saying, "Our team met each phased turnover with close attention to detail and a 'get it done' attitude."

RK Mechanical worked through system function tasks to complete turnover: Working with the Denver Fire Department, our team learned how to ensure life safety fans, systems and the mechanical plant were secure and fully operational early in the turnover process.

Resolving design-related obstacles: Throughout construction RK Mechanical worked closely with the general contractor and design team to resolve design difficulties. Coordination of the

residential building proved to be a challenge due to the large duct required for the heat pumps, non-stackable washer/dryer units, ceilings over nine feet tall and some additional architectural/structural teared set-backs. RK Mechanical offered enhanced coordination plans for our team and for the other trades navigating around similar project challenges. Being a true project partner means that our success depends on the success of the entire construction team and a finished project that everyone can to proud of.

CHERRY CREEK NORTH SERVES AS THE CENTRALLY-LOCATED HEART OF THE CITY.

The quiet residential streets of Cherry Creek are sprinkled with perfectly groomed landscapes offering a peaceful place to call home for the upper class, and a refreshing change of pace for visitors.

250 Columbine fits like a puzzle piece into the established map of Cherry Creek. Now occupied by new restaurants including SOL Cocina and Blue Island Oyster Bar and luxury brands like Peter Millar, Arc'teryx, Evereve and others, the 200 block of Cherry Creek has upped the ante, challenging the next developer to think even further outside the gold-plated box.









