

Ace Award Submission for Best Building Project – Specialty Contractor – (\$6 – 10 Million)

200/250 Columbine Street, Denver, CO 80206

Project Cost: \$7,449,867

“The Gods are Watching”

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Been to Cherry Creek North lately? It is amazing what you will find – a new “for-sale” and totally sold-out 7-story 71 unit condominium building adjacent to a new 120,000 square foot 8-story office tower and retail, all built over a common underground parking garage. This jewel of a property is in the heart of the Cherry Creek shopping district. What you don’t see is what went into this magnificent project; that is going to change right now.

While these buildings seem peaceful together, each is different in the eyes of the electrical and fire alarm gods. Oh yes! They are different occupancies. That means even though they are tied together, each has its own requirements for making the gods happy.

For instance, the two structures are built on top of a common parking structure and retail podium. The north building is residential and the south building is office. Both have independent Fire Life Safety Systems. During construction the south building (and north building retail) fire/life safety systems had to come on-line before the north building. How could that be?

The solution to this problem required the creative minds and expertise of Ludvik Electric. Ludvik Electric came up with the idea of mirroring the two systems so any fire incident will be monitored and controlled from the south system. They routed all emergency operational control to the South Command Center. This gave LE the capability to bring the retail spaces on-line early and maintain Life Safety protection for both buildings at all times. As the north

system came on-line the migration of retail from the south to the north system was seamless. The "mirror" solution gave the first responders the flexibility to conduct life safety operations from either command center at all times. This solution allowed the project team to bring the job in on time, and most importantly maintain life safety protection for the project, the public, and the first responders all the while.

The Fire Life Safety System didn't present the only challenge on this project. The constraints of the location – a half city block in the Cherry Creek shopping district – presented challenges aplenty. The zero lot line dictated that office trailers and storage conex boxes be placed on the edge of the sidewalk as the foundation was excavated and the garage built. Once the building progress was above ground the garage cured, offices and storage were finally moved below grade.

Adding to logistical constraints was the fact that the material hoists were removed halfway through the project schedule, such that all material was moved into the spaces by hand up the stairwells. All trades had to coordinate these movements in order to avoid traffic jams.

And lest we not forget, ground floor retail was opened for business while construction of the residential tower was in progress.

Even withstanding all of these quests, the towers were commissioned, certificates of occupancy received, and each opened on schedule. The condominiums were fitted out with all the high-end finishes one would expect of the Cherry Creek neighborhood, all LED lighting of course, as well as the amenity deck which boasts an endless pool and outdoor fireplace. With all of the amenities and upgrades, the tenants had an endless ocean of choices. With the latter in mind this created a massive flow of changes which caused Ludvik to reorganize their teams.

These units were designed to fetch a pretty penny, which they did in a hurry as all units were sold within a few short months after the building was opened.

Ludvik Electric is proud to have worked on this complex project, one that might have brought lesser electrical contractors to their knees, but one where we flourished as we always do under a myriad challenges. More importantly, we are proud to proclaim that there were no lost time incidents on this project. The Gods were with us here!



Underground parking garage common podium in progress.



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South Tower Fire Command Center



Chandelier fixtures common in condominiums.



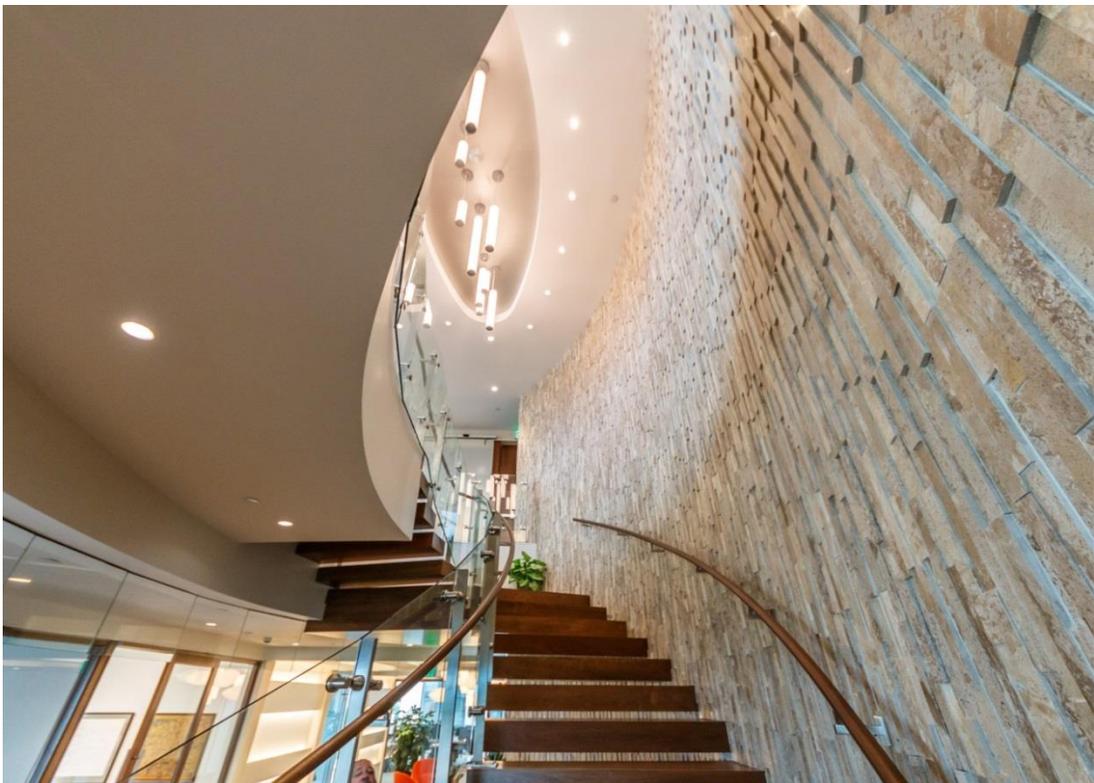
Unit 509 in North Tower



Exterior view looking from Second Avenue and Columbine Street.



South Tower Corridor



South Tower stairwell and pendant lighting.