

Category: Best Building Project – General Contractor (\$10 - 40 Million)

Contractor: Calcon Constructors

Project Name: The Boulder Jewish Community Center

All communities need a space to celebrate their cause, educate others and move their values into the future. This need for a space was no different for the Jewish community in Boulder, Colorado. Through perseverance, teamwork, over 500,000 volunteer hours, and with the assistance of Calcon Constructors they were able to create a community cultural center that in size, rivals some college campuses.

It took more than 30 years for the Boulder Jewish community to make the beautiful new Boulder Jewish Community Center into a brick and stone reality. The dream began in Boulder, CO in 1984 with the creation of a Jewish preschool program. The creators of the preschool program also envisioned building a center that would not only provide early childhood education, but also include space for other Jewish community services. In 1994, a group of volunteers emerged to push the dream forward.

In 2000, the Weaver Family Foundation purchased 31 acres of farmland on the eastern edge of Boulder with the intent to create a campus for multiple Jewish non-profit organizations and the dream crept towards reality. Over time, the efforts of the Boulder Jewish Community Center to build a building for their broader mission and the efforts of the Weaver Family Foundation (now the Oreg Foundation) to develop a campus for multiple Jewish non-profits merged.

In 2011, the BJCC (Boulder Jewish Community Center) team selected RB+B Architects to begin the design and Calcon Constructors to perform preconstruction services. Eventually Calcon would build both the new center and the overall campus that would be the new home for the Boulder Jewish Community Center (the “J”).

Over the next three years, the BJCC team, RB+B, and Calcon worked together through pricing of different designs, extensive value engineering, multiple budget estimates, and the requirements for a very high standard of quality. The Calcon team worked with the “J” through contingency reviews, risk allocation, contract reviews and scheduling.

Calcon successfully navigated through early challenges including the ever evolving scope of the project, LEED certification, Boulder's restrictive energy codes, and The City of Boulder's approval process that included annexation of the land into Boulder. The trust developed between the team members during these preconstruction efforts would prove invaluable when facing the challenges of construction.

Site preparation for the campus began in fall 2014 including asbestos abatement and demolition of existing structures. Construction of the BJCC building began in January 2015. Challenges included non-stop torrential rains in Boulder in the spring 2015, changes in key personnel at the beginning of the project, and a design with very complex details requiring the coordination of many trades. Unexpectedly, the project also experienced extended delivery times for the custom made brick and local sandstone. These challenges were overcome by a very experienced Calcon team that came together to re-sequence and reconstruct the schedule several times to meet market demands and the expectations of our client.

During the beginning stages of the project, Calcon experienced over 32 days of weather delays. Calcon felt a commitment had been made to the community, in addition to our client and we chose not to extend the project delivery date. This resulted in the continual redesign of our project schedule. As it rained and snowed, the construction site and detention area filled with water. In order to keep deadlines, continuous pumping of the water was needed. During this process we met all of the Colorado Department of Public Health and The City of Boulder's environmental requirements. This required pumping the storm water into storage containers and testing to remove potential pollutants before discharging. Protection of the adjacent Sombbrero Marsh and Boulder Creek from pollution was a necessity. As a gift to the City of Boulder, several acres of the campus were donated by the Oreg foundation to augment the adjacent Sombbrero Marsh Open Space.

An additional challenge was to relocate a resident prairie dog town to a corner of the property. Prairie dog fencing was installed to keep them in the corner safe and sound, so excavation could begin.

In an unusual step, Calcon hired independent consultants to suggest improvements in all "skin" installation details. These included: roofing, metal siding, spray foam insulation, masonry,

CMU, stucco, stone, glu-lams, windows and storefront. With the help of these consultants, Calcon performed daily quality control checks and submittal reviews. Calcon was also responsible for the structural design of six custom wood 10'0" x 48'0" barrel ceiling "clouds" in the event hall.

Safety is always a concern with Calcon. Since the BJCC was funded entirely from donations by over 800 members of the community, tours of the site by interested parties was almost a daily occurrence. This meant safety had to be a constant priority for the entire team. Calcon and all subs had to keep the site clean and safe for non-construction personnel at all times in order to protect people not accustomed to construction hazards. Despite this added risk, Calcon's safety program ensured no accidents. During this project, Calcon reached our company goal of 1000 days without an accident.

Scott Peppit, Board of Directors of the "J" stated, "Calcon was an amazing partner to the JCC. They were incredibly professional in every aspect of the process, from the City planning through to getting our Certificate of Occupancy. But they also went far beyond our expectations, adding a personal touch to their work that made the construction experience resonant with the JCC's community and our values. Calcon took to heart that we were trying to build something for the community, and you could see it in everything they did, whether it was staying late or coming in on a weekend to meet with us (when that was the only time our committee could get together), going out of their way to help us with our groundbreaking ceremony (because we invited the entire community), or managing relations with our neighbors courteously. At each step in the process, we were beyond impressed with Calcon's integrity, diligence, friendliness, and heart. Calcon made this construction project a positive experience for our entire community."

Both the dreams of a campus for Jewish non-profit organizations and a beautiful new Boulder Jewish Community Center were realized in the spring of 2016. The campus has been developed with streets and utilities for future buildings to join the community center. The "Milk & Honey" educational sustainable farm is now in operation, as is an educational goat co-op. Possible uses for other lots include a synagogue and elderly housing.

Gopal Shrestha, AIA, Director of Design, RB+B Architects stated “Everyone is welcome at the Boulder JCC. This phrase was continually emphasized by the project’s Design Advisory Group throughout each phase in the design for the new Boulder Jewish Community Center. It allowed us to look at the facility’s design to emerge as a positive reflection of all cultures – not just the Jewish culture. “

The Community Center (the “J”) is now in operation. The exposed barrel vault glu-lam structure located in the gymnasium and preschool classrooms, as well as the pine log columns in the preschool show the creative use of natural materials. Maple barrel vault “clouds” in the main event hall reflect the glu-lam barrel vaults in the gym and classrooms.

The 38ft tall Colorado sandstone wall in the library, main lobby and on the building’s exterior are reminders of ancient stonework in Jerusalem. Gopal Shrestha, AIA, Director of Design, RB+B Architects explained, “Stone was chosen as a primary building material to portray a sense of permanence and connection to the buildings of the past (including those significant in the Jewish tradition).”

The “J” includes a large national ranked preschool program with 11 classrooms, a fitness center, a dance studio, locker rooms, a gymnasium, a Jewish library, meeting rooms, a large event hall with a performance stage and a commercial kitchen. The community can use these spaces for weddings, mitzvahs and gatherings large and small. All of the “J”s programs and facilities reflect Jewish values and culture, and are open to people of all faiths and ages in the Boulder community. Gopal Shrestha, AIA, Director of Design, RB+B Architects added, “One of the wonderful things about the Boulder Jewish Community Center is that the building will be used by a diverse group of people, ranging from infants and children, to teens, adults and the elderly. It was our goal to make this building such that everyone feels at home when they are in the building no matter who they are.”

There is an ancient Jewish tradition that some small piece of a new building must be left incomplete, as a reminder that the world is not complete. But that incomplete piece will just have to remain a mystery.

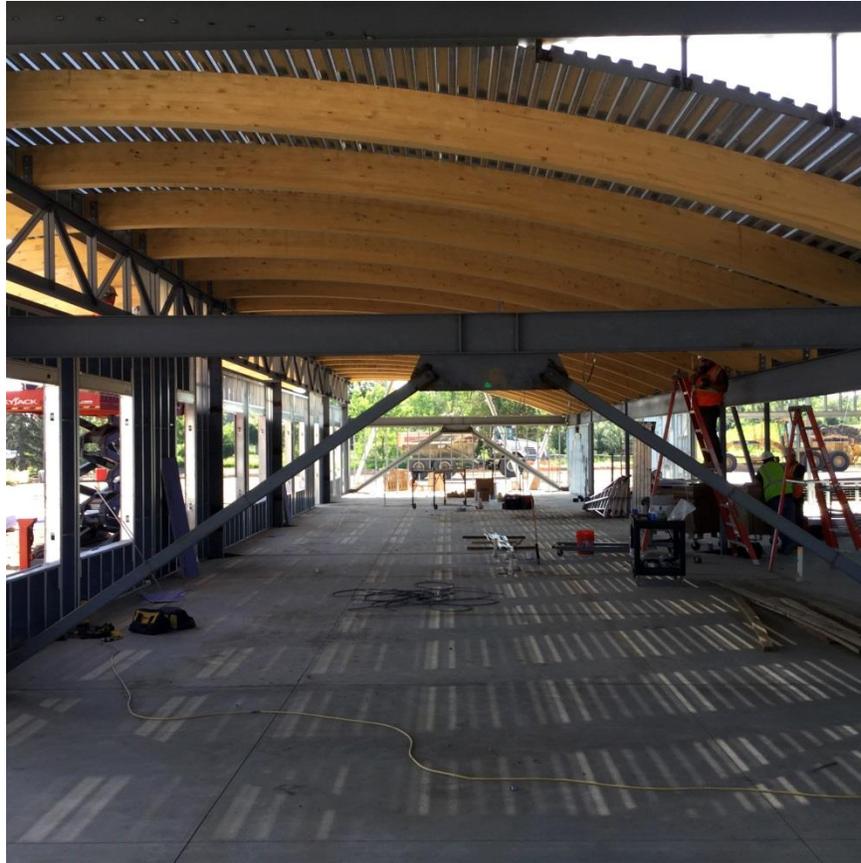
In conclusion, Calcon was honored to bring these long held dreams of the Boulder Jewish community to a reality.



(Aerial View of Campus)



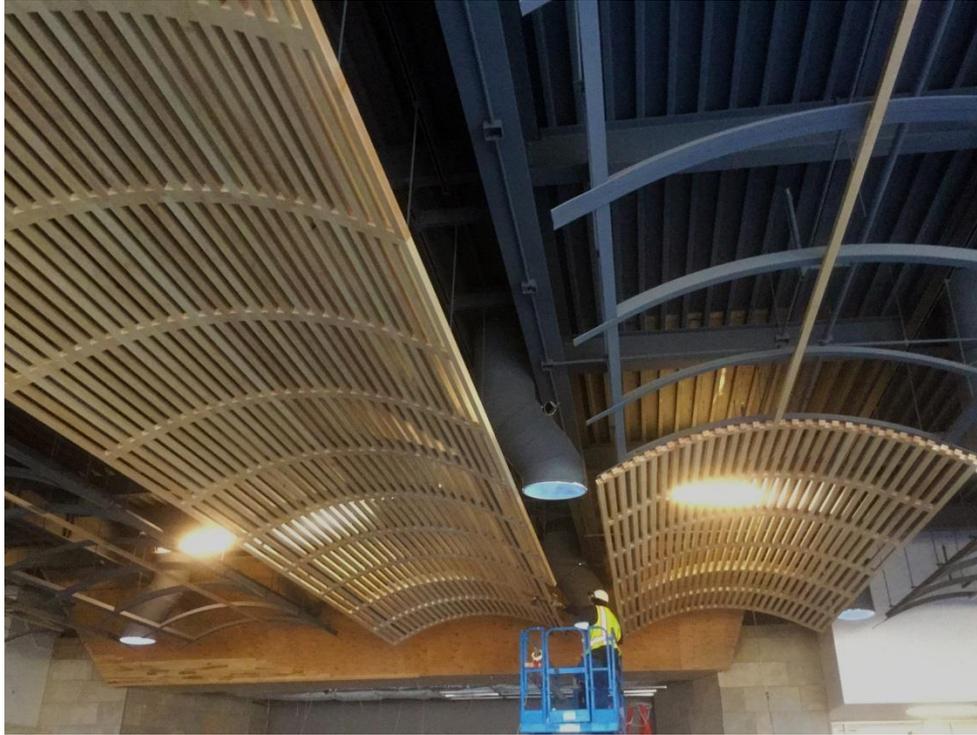
(Main Building Construction)



(Glu-lam Construction)



(Finished Classroom with Glu-lams)



(“Clouds” Under Construction)



(Finished “Clouds” in Event Hall)



(Finished Library with Stone Wall)



(Finished Meeting Area)



(Finished Gym with Glu-lams)



(Finished Entrance)