

Silverthorne Performing Arts Center

Adolfson & Peterson Construction

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8. Best Building Project – General Contractor (Under \$10 Million)

Why this project should win an ACE Award and why this project is unique

This new design-build facility became the beginning of a master plan for the Town of Silverthorne's cultural identity, using new architectural standards to represent a modernized direction for their community. Untraditional to the AEC industry, the effort was a successful joint-partnership project between a local private entity and a municipality.

Unlike other art centers, the project supports multiple artistic domains, merging both the visual and performance arts. It also acts as an educational and support center for the Town, giving the community a versatile and functional new space.

The team incorporated unique design elements, such as one-of-a-kind charred wood and refurbished pieces from a historical theater. The project required innovations to the theater aspects to deliver exceptionally functioning performance capabilities, while the construction team overcame the challenges of building in mountain terrain in a congested, tourist location.

Excellence in Project Execution and Management/Team Approach:

With regularly sold out shows, The Lake Dillon Theatre Company (LDTC) sought to expand as they had outgrown their original space. Joining with the Town of Silverthorne, they developed a common initiative to create a cultural epicenter for Summit County and revitalize the community through a modernized educational and entertainment space. This shared vision between the joint ownership created a unique team approach from the beginning.

Our design team embraced the joint ownership, and focused on how to best achieve the goal of enriching the community. The design team attended performances by LDTC to get a first-hand view of the magic the theater brings to the area and to solidify the collaboration as a true partner.

During preconstruction, the design-build team co-located for live design charrettes to increase collaboration and positive communication.

Embracing the owner's vision, the design team planned and built a 17,000-sf facility featuring a black-box theater with the capacity to seat up to 198 guests and the ability to modify the space for various performances and events. A second theater, allowing the Center simultaneous performances, seats 70 for a more intimate setting. To meet the needs of the visual arts, designated reserved areas were integrated throughout the facility for artwork including sculptures, wall pieces, and installations. Interior spaces have anchored hooks to hang art from the ceilings, glass stair rails, track-lighting to highlight art, and an open sitting area balcony.

Solutions of Special Projects:

Construction challenges arose from the beginning, as the land used was a former trailer park which burned down years ago and charred materials had to be properly removed. Located in the mountains and next to a riverbed provided environmental challenges of cold winter conditions and soil compaction issues with the native rock. Another challenge in the beginning arose when the planned parking lot had to be moved and tied into the highway to accommodate a future traffic signal planned by the state.

Building the structure required immense coordination on planned phases, as the building had to be built from the center outward to guarantee access to all points of the building during construction. Thus, the main black-box theater was constructed first. Look-ahead schedules along with 3D coordination assisted to correctly sequence the work.

With the goal of creating trophy cases for art to be viewed by passing outdoor travelers, the team designed custom back-lit art boxes. Not defined in the plans, the team altered the structures to be closed-up from the inside of the building to protect the art from sawdust when building performance sets.

The original project procured a charred-wood look of Shou Sugi Ban wood on both the exterior and interior of the building. Once received, the look was considered too black and unwanted. The construction team innovatively planed the wood, which added character and lightened the black

color. This salvaged the unique material ordered, met the design and owner goals, and avoided a 10-week material delay.

Construction Innovations/State-of-the-Art Advancement:

The LDTC incredibly produces each element of their performances in-house; therefore, the facility includes several operational back-of-house areas including designated space for costume and set design and construction, rehearsal space, administrative offices, and a prep kitchen to support catered events. The building is equipped with wireless technologies and plenty of conduits for convenience and reliability to arrange lighting, music, or special effects. One of the theater labs is innovatively configured as an orchestral pit, with monitors that feed to the room from the stage so the conductor and musicians can keep in synch during performances. Live television feeds are featured in both spaces to conduct the music visually, piping the live music sound to the black box theater.

The creative freedom that comes with the black box theater style is truly unique with the stage, seating, and lighting all movable based on the performance type and audience size. The black-box was uniquely designed with four main layouts to choose from. A turntable false floor was built underneath for performance flexibility, which required the team to create custom prefabricated boxes. These boxes needed to weigh light enough to be moved by stage hands, yet strong enough to support heavy load needs, such as the scissor lift used to change ceiling performance lights. In addition, the wood floors are a sacrificial system that permits the floor to have sets and props nailed and screwed to them for a performance and then removed afterward.

Being next door to the popular Silverthorne Pavilion, the team had to work around over 50 weddings conducted over the summer next to their site. To help hide the traditional metal construction fencing, the team created a custom site enclosure that the art community could hang art from (see image 1). This met the construction safety goals and provided an aesthetically pleasing backdrop for the weddings and other community gatherings.

To meet the goal of allowing marketing banners outside, the construction team custom designed, cost-effective anchors that use bolts from the local hardware store. The stone façade pieces were

drilled and threaded over the receivers using \$25 anchors for a simple, flexible and functional solution to meet the owner's needs.

Quality innovations can be seen in the details the design and construction team meticulously planned to meet the unique needs of the venue. Doors on the performance spaces are made with rubber on the bottom to mitigate light and sound travelling through them. Extensive amounts of fire-treated exposed lumber is integrated in the design but also functions as anchorage points for storing cables and accessories for performances. Moisture mitigation products were used to protect the flooring from groundwater. The prefabricated custom blocks under the theater floor were tapered in to not swell over time. The tables in the sound room were rounded for the technicians better viewing access, along with the angled windows for mitigating light glare from the performance lights. The project incorporates refurbished hundred-year old theater wood flooring, integrated into the welcome desk and bar area, adding a special historic touch to a modern environment.

Environmental/Safety:

The project team combatted winter mountain weather over a 13-month project duration and completed the project without any safety incidents.

The environmental conditions required special training and safety prevention methods, such as preventing slips, trips and falls due to the ice and snow. The project included installing heated sidewalks and a snow-melt system for the public. Plowing, shoveling and using weed burners was a daily occurrence in the winter since concrete was less than a year old, salt could not be used.

A safety and logistical concern was the tight site and laydown area. The project required puzzle-piece planning on material management, procurement and site management to maintain a clean and safe site. Prefabricated work was utilized to enhance safety and minimize field labor work, such as creating a custom metal panel on the exterior of the building that was laser scanned for a perfect fit in the field.

Public safety was a heightened challenge since it attracted a high volume of curious community members and visitors from the next-door Pavilion and weddings next to the site. Artists would

come onsite routinely to look where their art would be displayed. The team implemented a demanding public safety prevention plan.

Unique to this project was the stringent safety and care taken for stormwater management. Being next to the Blue River and a popular Gold Medal Trout fishing location, the river is heavily monitored and the team put strict protocols in place to ensure construction did not affect the river.

The project required heightened scaffolding safety awareness, training and injury prevention. The exterior of the building used a random Ashlar stone masonry pattern and the design intent required more randomness than a typical installation of this type, adding a 25% premium for the masonry labor to break up the joints more.

Excellence in Client Service and/or Contribution to Community:

The new Center successfully represents Silverthorne's strategic vision to further establish the town as a vibrant cultural hub, serving as a tourist attraction and educational community center. The flexibility of the room designs allows for multiple uses, as rooms can be used for art functions, fundraising events, private events, educational purposes, concerts and more.

There is a plethora of publicly accessible outdoor event spaces for the community as well, accommodating summer music, theater performances, and rented events such as weddings and community programs. The facility was built with growth in mind, providing the opportunity for expansion.

The beautiful and functional structure is a prototype for the future architectural standards of the area to be integrated into the future Main Street modernization and the area has seen properties becoming more desirable as the modernization is coming to fruition.

Reflecting owner satisfaction, after the Center was complete the team was awarded a \$250k addition to build an outdoor performance space next to the facility. The outdoor venue will be geared with power, adding to the flexible outdoor performance capabilities for LDTC. For LDTC, the new Center nearly triples their capacity, allows much more creativity for their theater performances and gives them multi-use spaces.









