

Category: 5 - Best Building Project—Specialty Contractor (\$2-\$6 million)

Contractor: Metropolitan Glass, Inc.

Project Name: 1710 Platte

***1710 Platte – A Focal Point Offering a Crystal-Clear View of Denver***

Whether you bike to work, drive, take public transit, walk, kayak, or a combination of them all, this office building can accommodate you.

1710 Platte is a 210,000 square foot office building set on Platte Street at the foot of 17<sup>th</sup> Street and includes 9,300 square feet of ground-floor retail. The building, constructed on the site formerly owned by Empire Staple Company, consists of two primary components: a four-story wing on the southwestern portion of the site and a five-story wing on the northeastern portion. Both wings are connected by a contemporary glass “linking” building on the street side and an outdoor terrace with a courtyard is along the river.

The project, developed by Trammell Crow Company, designed by Tryba Architects with Saunders Construction as general contractor, was created as a showpiece to attract elite office tenants. The Platte Street side of the project features a red brick façade, while the Platte River side features a dramatic glass curtain wall offering extraordinary views of the Platte River and the city skyline. The views and atmosphere of this building are simply unmatched.

The facility also includes a fitness center and five river-facing balconies. Vehicle parking and bicycle storage are available and the building is located within a convenient walk of Denver’s Union Station and the 16th Street Mall.

To meet the challenges of this project, Saunders chose an expert team of specialty contractors, including Metropolitan Glass Inc. (MGI), with the qualifications and experience to make this dream project a reality.

### ***A Dramatic Glass Curtain Wall Brings Views Along with Construction Challenges***

To call the curtain wall on the building's river-facing east side a "complex curtain wall" is an understatement. A more accurate description is a multifaceted, heavily jeweled, marvelous curtain wall that is one of the top ten challenging projects of MGI Superintendent Steve Soine's 31-year career.

The curtain wall included 12 ¾" caps, 6" caps and 3" t-caps. The MGI team paid careful attention to detail, ensuring they attached each face cap to its match, throughout the entire 14,275 square feet of curtain wall. Because it protrudes 18" off the building, MGI used a "picture framing" technique—the design team indicated where caps were to be installed—to create ledges and areas for shading.

While kayakers navigated the Platte River below, the MGI team methodically matched face caps to each other. While bikers and walkers breezed by, the MGI team meticulously focused on the curtain wall that would soon allow tenants supreme views from a prime office location in downtown Denver. While other trades completed their work, the MGI team remained fixated on the task at hand.

### ***Expert Planning, Coordination and Innovative Thinking Bring it All Together***

1710 Platte, with its downtown Denver location bustling with foot, vehicle and public transit traffic, in addition to Platte River activities, is a challenging geography for a large construction project. A busy street, a river and another large structure border 1710 Platte. Therefore, the construction team was limited to a single entrance point on the northern edge of the project site.

In addition, actually accessing the building along the Platte River side was a great challenge for the MGI team. They overcame that challenge by using specialized heck lift platforms to gain access to the building. This process also allowed foot traffic to continue in the bustling Platte River commons area. Still, the MGI team had a very small area in which to work, so coordination with the general contractor, traffic flaggers, the crane operator and other trades had to be detailed and meticulous.

To prepare for this challenging project, MGI built a mockup offsite to test and get every detail correct before building the final product. MGI's engineers spent long hours planning, meeting

with manufacturers, and reviewing various scenarios before building the curtain wall. MGI also built a custom trailer to deliver the framework to the jobsite for installation.

Colorado weather can be unpredictable and the MGI team was extremely vigilant to the schedule and timeline to assure weather would not be a factor in the project's completion. MGI's project management team met frequently to assure weather and design changes did not affect the work product or delivery.

### ***Environmental and Safety Considerations are Paramount in this Particular Setting***

MGI has a stringent safety program they follow for each project. For the 1710 Platte project, the construction team also used spotters for pedestrian and traffic safety precautions. All heavy products and tools were used with controlled access zones in place, reducing the risk of injury for passers-by. Crews also had to be specifically trained for platforms they were utilizing for this job.

Because the project backed up to Platte River, there were also numerous environmental concerns. The general contractor communicated a set of environmental guidelines for the entire project team to follow.

This project pursued LEED certification, so the MGI team created an onsite waste recycling plan and submitted LEED documentation.

As with many large downtown projects, the 1710 Platte job involved sending crews up multiple levels onto the exterior of a building. Weather challenges were ever-present. Crews watched for lightening threats and if any lightening was detected within a 10-mile radius, crews had to postpone exterior building work. Any cold, rainy or snowy days posed typical safety challenges for workers, but also posed quality issues for the glass installation. Watertight seals on the glass and frame were critical to prevent mold-related environmental issues.

The MGI team completed the 1710 Platte project in 37,204 hours and with zero lost-time accidents.

The building's primary tenant, BP Lower 48, leases 86,000 square feet and recently returned to the West by moving its regional headquarters from Houston to the 1710 Platte building in Denver. BP Lower 48's move well-positions the company to manage nearly two-thirds of its

onshore oil and gas properties and to invest further across the Rocky Mountain West. The BP Lower 48 headquarters covers Colorado, New Mexico, Oklahoma, Texas and Wyoming.

The developer, general contractor, architect and tenants are extremely pleased with the finished project. While the views from 1710 Platte are hard to compete with, the intricate details of the curtain wall, its custom caps and the complex, high-quality work of the MGI team should not be overlooked.









