2018 ACE Awards

Category 4: Best Building Project – Specialty Contractor (Under $2M)

Specialty Contractor: ICI, LLC

Project Name: Sterling Ranch Civic Center

Littleton, Colorado is a town that has been steadily growing with the people who desire to move into the suburbs and out of the city. To meet these demands a new community is growing, Sterling Ranch. This neighborhood development has been taken on by a few different construction companies and is going to be a grouping of nine separate communities. The central point of this new development is the Sterling Ranch Civic Center. This breathtaking building is built to be a focal point that seems to fit right into the landscape surrounding it while exuding beautiful imagery with futuristic touches. Imagine driving home after a long day of work. As you are getting close to your new home in Sterling Ranch you drive through areas with expansive open space. As you start to crest the last hill before home you get your first glimpse of the Civic Center with the budding neighborhoods across the way. The stark contrast from the brick, wood, and metal exteriors catch your eye immediately. This Civic Center is being built to become a meeting place and central hub for those in this area. It houses different offices for companies along with preparing to house a craft brewery where others can meet after work for a cold one or even a Starbucks coffee to relax.

Our exterior scope on this project was the exterior cold formed metal framing, both with stick framing and setting of prefabricated panels, exterior drywall followed by flashing details at all the edges of window and door openings, and sprayed fluid applied air barrier over the flashing and exterior drywall. The interior consisted of interior framing, insulation, drywall hang, tape and finish, head of wall fire safing, and slab edge fire safing. This project had two main buildings that are separated by use and connected through an area where bathrooms are shared on the first floor.

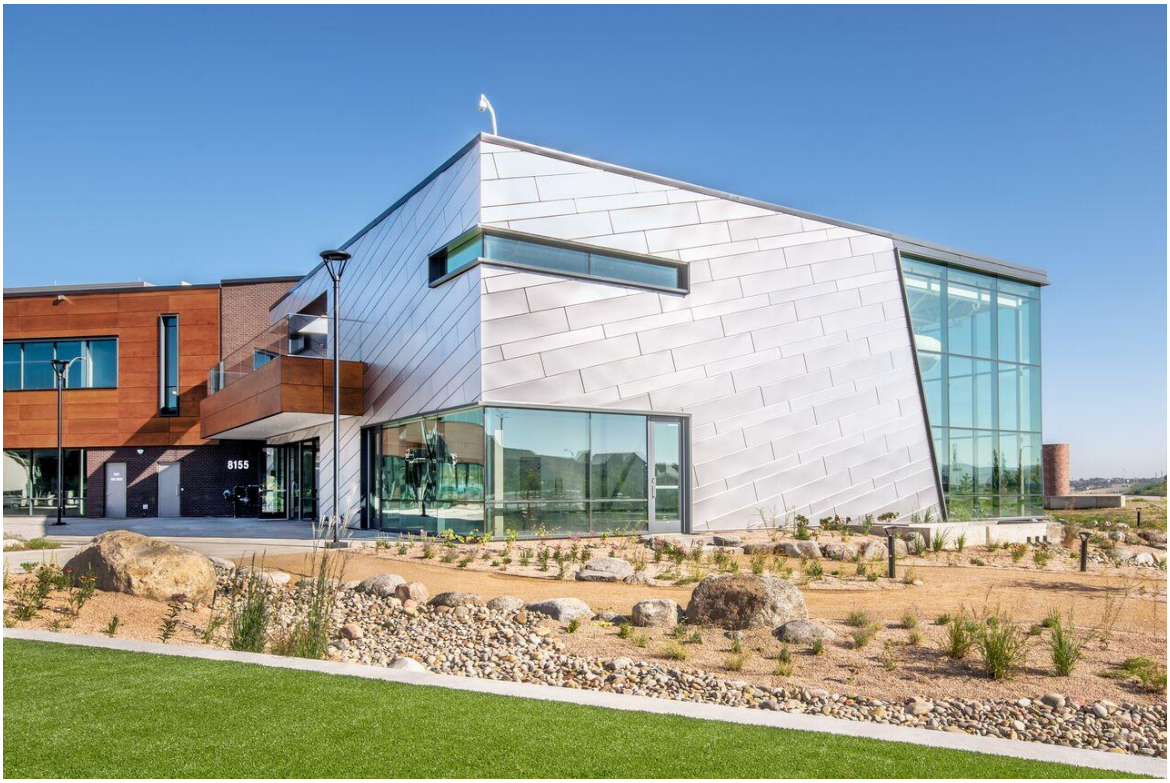
When we got on site the structural steel was erected without the concrete being poured. Our construction began on the North side of the building where offices are housed on the first and second floor. The exterior of this building is covered in brick and was unconventionally set up before we were able to begin flying our prefabricated panels. This project chose to use these panels to save costs on material. After the brick walls were already set up flying these panels

became more difficult so we were forced to take apart each panel and thread in each sheet individually. Our largest obstacle on this job was beginning on this side with a general foreman who hadn't used these panels before. He worked constantly to try to get production sped up throughout this obstacle by keeping manpower at the level it needed to be to maintain schedule. The prints that were provided to him were extremely helpful in explaining how these panels would be assembled and fit together. After this North side was finished the rest of the project flew by with ease and the rest of the prefabricated panels were able to be installed quickly.

Continuing the pace of schedule was accomplished by our crew of 20. After we were able to frame and move past the North side of the building each of our crews were chasing the next. The sheathing crew came in right behind the framers and the crew that was flashing all of the windows and spraying air barrier fell in place right after them. When we first began this project, our General Foreman was inexperienced with flying panels but was trained immediately in how to use the forklift and get these panels up. This introductory period with our team had Mortenson a little hesitant about depending on our guys to get the job done and done well but after a couple of months of our persistent efforts the general contractor began to rely on us more than any other subcontractor. A prime example of this is when the glazers had issues that we were called in to help remedy. On a normal schedule we would have received the normal openings for the windows and stick to the tolerances that are already laid out for us. We did not receive these plans until we were after the general contractor gave us the green light to begin framing this area. Afterwards the glazers had issues getting windows to fit in the openings, so we were called in to help fix the air barrier to seal the windows and use other creative solutions to finish these seals. Going forward from this point Mortenson made sure that any repair we could be called in to make, we were the ones that were the first choice.

The most interesting part of this project is the showroom that is being modified into a craft brewery. This part of the building stands two stories tall with floor to parapet glass windows with an observation deck on the south side overlooking Littleton, the mountains, and the new housing development. This is finished with Prodema metal paneling which sets off the building with the futuristic touch this neighborhood wanted to have. The new brewery and other up and coming businesses in the other section of this building will keep this building a main staple for all those

living in this community and keep the Civic Center pleasing many not only with its aesthetics but with what it has to offer those that live here for years to come.


8155


FACP
FIRE RISER


Genie GS-3369 RT
4x4