

Project Name: Parq on Speer  
Category: 6 - Best Building Project—Specialty Contractor (\$6-\$10 million)  
Contractor: Metropolitan Glass, Inc.

### ***Parq on Speer – Safely Building a Luxury Lifestyle***

Just steps inside the porte-cochere entryway of this modern high-rise is a concierge-staffed lobby with amenities fit for a king and queen.

Parq on Speer is a nearly 800,000 square foot 16-story luxury residential apartment building in Denver’s Golden Triangle neighborhood, situated near Speer Boulevard and 8<sup>th</sup> Avenue. The building’s 301 apartments range from 546 to 3,478 square feet and include quartz countertops, high-end appliances, hardwood floors, smart home systems, rain showers and soaking tubs, among other luxury living finishes. In addition to 24/7 lobby concierge services and access to a fitness center, residents enjoy the luxury of a sky lounge complete with a private dining area, dog park and uninhibited views of the Rocky Mountains.

The project, developed by Greystar, designed by Ziegler Cooper Architects with Milender White as general contractor, was created to be a place where residents enjoy high-end luxury living, the modern conveniences of city life and space to celebrate moments with friends and family. The development also includes 12,000 square feet of retail at the street level anchored by a grocery store, coffee shop and restaurant.

To meet the safety challenges and high-end finish needs of this project, Milender White chose Metropolitan Glass Inc. (MGI) as the specialty glazing contractor to make this luxury residential property a reality.

### ***Talented Tie-Offs – Lanyards were Key to Safety***

As with all high-rise projects, Parq on Speer involved sending crews up multiple levels onto the exterior of a building.

While commuters traveled the busy Speer Boulevard below, the MGI team methodically completed their work of installing 245 sliding balcony doors, an estimated 77,750 square feet of

glass and 5,500 glass lights, as well as 17' tall free spanning curtain walls around the 6<sup>th</sup> floor pool deck.

Tying off the construction team and every single piece of equipment they worked on was, without question, the biggest challenge MGI faced for this massive project.

Because the area below was inundated with foot, vehicle and public transit traffic, it was not possible for construction crews to set up a controlled access zone. So, to keep the general public safe, everything had to be tied down with lanyards during construction efforts. Everything – including ladders, hard hats and screwdrivers – was tied down to mitigate any item falling to the ground and potentially causing a catastrophic incident.

“The most challenging aspect for our team was tying off all of our tools and equipment due to the falling hazards,” recalls MGI Project Manager Amanda Hamill. “We knew it was imperative for safety, and strictly enforced our ‘tie off everything’ policy. Any workers not in compliance were immediately removed from the jobsite.”

Colorado weather challenges were also ever-present. MGI’s project management team met frequently to assure weather changes did not affect the work product or delivery. Crews watched for lightening threats and if any lightening was detected within a 10-mile radius, they postponed 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 frames were critical to prevent mold-related environmental issues for this residential structure.

MGI follows a stringent safety program for each project, and completed Parq on Speer in 44,626 labor hours and with zero lost-time accidents.

### ***Innovative Solutions Deliver a Project on Time and Without Incident***

Picture a construction worker tied off, standing on a tied-off ladder, wearing a hard hat that’s tied off and strategically twisting a screw driver while the screw driver is also tied off. At times, construction workers were performing their jobs with up to 20 lanyards in tow!

Working under these conditions, and at this 16-story elevation, required strategic focus, determination and skill. MGI's team became experts at using their tools while they, and their tools, were attached to lanyards high above Denver's busy and noisy Speer Boulevard.

Tying off was an innovative solution and also time consuming. Yet, MGI's team remained productive with the added safety measures in place, delivering Parq on Speer as scheduled.

### ***Expert Coordination a Necessity for Limited On-site Storage***

Space was a scarcity on the Parq on Speer project site. There were three delivery gates, and only one of those gates was large enough to accommodate semi-trucks carrying MGI's materials.

Due to the lack of storage space at the project site and the project's considerable elevation, material coordination with MGI's fabrication shop was key to logistical success on the project. The prefabrication team assembled all frames in the prefabrication warehouse, and then shipped the finished product to the jobsite. The team delivered all frames via semi in the one available gate and then used a crane to lift the products onto a platform that MGI rented for the project.

The team moved the platform from floor to floor as needed, in close coordination with other trades. The MGI team accessed the platform via a swing stage that was shared with other trades, as well.

The MGI brand has become synonymous with high-end glazing work and solution-finding for complex projects that require innovative products and reliable, safe execution. Parq on Speer was a challenge and MGI embraced this project with the same expertise, attitude and integrity as they've approached all projects in the company's 50+ year history.

"The quality of installation and quality of work was excellent, and the owner is happy," said Milender White's Project Manager John Barnhart. "This team has adhered to a schedule that was created over three years ago, and that's a pretty good feat."















