

ACE AGE Awards Submission 2020 Entry Form

Category: Category 13: Best Building Project - General Contractor (Over \$70 Million)

Contractor: PCL Construction Services, Inc., Ryan Schmidt, RPSchmidt@pcl.com

Project Name: Grand Colorado at Peak 8 – Building 3

Overview Statement

After a decade of ongoing improvements, in April 2018, PCL began work on the final transformation of one of Colorado's most significant and symbolic mountain resort areas, Breckenridge, Colorado Peak 8 Base Village. As a relationship-driven contractor, this project represents more than just another building. PCL has worked closely with Breckenridge Grand Vacations' Chief Development Officer, Graham Frank, on six previous projects, fostering a relationship based on trust and transparent communication, and making PCL the go-to contractor for this job. Grand Colorado at Peak 8 now stands as a tribute to the importance of a longstanding and trusting contractor/client relationship.

The construction effort for the Grand Colorado at Peak 8 – Building 3 has culminated in an industry leading ski-in, ski-out development, serving as the premiere destination for mountain town visitors. The 225,000 SF of new construction, located under the busiest gondola in North America, replaces the mountain's original ticketing, ski school and ski patrol buildings and offers visitors two levels of heated, below grade parking, Breckenridge's first outdoor escalators, three buildings and 253 residences, connected by interior walkways, an Infinity Spa, children's pools, lounge and bar areas, including a rooftop owner's only lounge, family fun center, fitness centers, five movie theaters and an escape room. There is also 45,000 SF dedicated to Breckenridge Ski Resort and Vail Resorts ticketing, ski school and retail.

For an aerial video of the project, please view this link: <https://vimeo.com/442764585/1b9de66b9c>

Solutions of Special Projects:

Every mountain project comes with a unique set of challenges, and Peak 8 was no exception. An existing 1.5-acre site with a gondola running through it, meant our team needed to complete work without disruptions to the gondola schedule, the adjacent ski resort or adjoining, occupied properties. Limited access to the site also presented challenges for the delivery of materials and

getting a team of workers -- many days totaling 400 plus people – to and from their jobs onsite. The team worked closely to guarantee just-in-time deliveries were established to ensure subcontractors could get materials to the jobsite, avoiding blocking access or jobsite congestion. This was accomplished through detailed procurement schedules, consistent communication, and delivery tracking. To address the lack of onsite or adjacent parking, a ride share program was established to shuttle workers to and from an offsite parking lot.

March of 2019 was Breckenridge’s snowiest March on record, making snow removal, safety, and scheduling much more rigorous. Having experienced winter conditions in the mountains previously, PCL was prepared with implemented plans designed to manage snowfall effectively. This included the purchase of a large inflatable tent so construction work could continue and resulted in only two days lost to weather. The project remained on schedule and the resort spaces were delivered one month early.

Excellence in Project Execution and Management/Team Approach:

With numerous details involving a multitude of steps, scoped across 60 trade contractors, it was important to address communication gaps between craft and project management to ensure high quality and craftsmanship across the project. PCL purchased iPads for subcontractors and conducted training, allowing them 24/7 access to the most up-to-date contract documents as well as Autodesk BIM 360 Field for all quality related issues. This streamlined the overall quality program and punch list process by allowing subcontractors to take photos of completed items in the field and send a notice for the team to confirm and close out.

As a part of the initial Value Engineering process, PCL worked with the design team and owner to refine the exterior systems and details by integrating several new materials including a rain screen, an alternate air/vapor barrier and an alternate siding material that raised the overall quality level while lowering costs and improving schedule.

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

The building is comprised of self-performed cast-in-place foundations, a pre-cast parking garage and structure steel above grade. The heated underground parking, and slope slide plaza offer visitors an easy (and warm) walk to their destination.

PCL worked closely with a key subcontractor to develop and patent a new material for exterior wall rain screens. This material significantly reduced costs and created efficiencies by reducing both the number of different subcontractors needed to complete the work and “passes” for each of the crews, contributing to the project’s early completion.

To keep up with the rapidly changing design, PCL needed to ensure field staff and subcontractors had access to the contract documents, in real-time. However, with limited internet and routing capabilities, the team was forced to think outside the box. PCL worked with a local telecommunications firm to develop an innovative solution that utilized multiple point-to-point antennas, generating a wireless bridge with strong enough signal strength for the site. This solution was a fraction of the price of other systems and allowed on-site personnel to immediate access to required information.

PCL also implemented an inflatable, mobile tent set up to protect the 30,000 SF of exterior waterproofing (among other activities) that needed to be installed during the winter, allowing these activities to continue without a weather delay.

Environmental/Safety:

Given the project’s unique challenges and location, safety was a top priority. Added emphasis was placed on ensuring all workers were aware of the overhead hazards and any work taking place under or near the gondola was required to undergo a work plan review, ensuring the process was properly coordinated. PCL’s pre-work program ensures our safety program is communicated to all subcontractors on site. A testament to our comprehensive safety program, in the 799,409 hours worked there were zero lost time hours.

Our team worked closely with stakeholders to maintain a steady stream of communication to all visitors. This was accomplished through signage and pedestrian routes around, and through, construction areas, ensuring flaggers were in place for all deliveries. Given the tight site constraints, PCL educated each worker on how to guide pedestrians that missed the signage.

The project was constructed directly adjacent to an environmentally sensitive area that required added attention to endure it was never contaminated. PCL worked with the State and installed various fail-safe measures to make sure these sensitive areas were always protected. This resulted in zero incidents throughout the course of the project.

Excellence in Client Service and/or Contribution to Community:

PCL is committed to investing in our communities, which is why the project team put in over 600 volunteer hours over the duration of the project. This included working with Breckenridge Grand Vacations to promote heart and mental health awareness, and teaming with the Family & Intercultural Resource Center (FIRC) to help with building improvements.

The team's largest community project was the involvement in the Summit County Playhouse Project. Five playhouses were built and displayed in Dillon for six weeks to raise money for FIRC's affordable housing program.

The transformation of Breckenridge's Peak 8 into a world-class visitor's destination required tremendous coordination, teamwork, and skill. Resort employees and visitors have recognized the improvement of the new spaces, referencing improved flow, dependability, and the bright and open feel of the new base area. Below is a testimonial from Breckenridge Grand Vacations, Chief Development Officer, Graham Frank.

Client Testimonial

To celebrate the achievement of finishing Breckenridge Grand Vacation's Grand Colorado Peak 8 – Building 3, I would like to extend my gratitude and appreciation to you and the PCL Project Team recognizing the outstanding effort to bring this project to completion.

This project had numerous challenges, many of which were not discovered until PCL came on board and started planning during the early stages of the project. PCL worked to identify the issues and collaborated with all parties involved to ensure the best possible outcome was achieved.

The preconstruction team was instrumental in working through the various pricing scenarios required due numerous unresolved design issues. They were always quick to communicate and transparent in guiding the ownership group on the actual costs to complete the building.

PCL was brought on to construct this project due to their known expertise in planning and execution and did not disappoint. The ownership group was under a large amount of pressure to complete various stages of this project by specific dates to avoid costly penalties and PCL was a quintessential factor in ensuring these dates were met. At no point in the project did the

ownership group ever question PCL's ability to delivery on time due to the continuous communication and transparency.

From the beginning, PCL committed to maintaining a safe project for all workers, visitors, and surrounding pedestrians, delivered a high level of quality surpassing BGV's expectations, and delivered the project on schedule and on budget. It is partnerships like the one PCL has established with BGV that create long lasting relationships and opportunities for all parties involved.

PCL's determination, commitment, and outstanding performance allowed us to successfully deliver an amazing project that will benefit Breckenridge for years to come.

PHOTOS









