

## **AGC of Colorado – 2020 ACE Awards**

**Category: 9 – Best Building Project – Specialty Contractor Non-MEP (Over \$2 Million)**

**Specialty Contractor:**  **Architectural Concepts, LLC**

**Project Name: Project Chalet**

There are very few projects that rival the complexity, attention to detail, and elegant simplicity of that at the North American Headquarters of Partners Group AG, a Switzerland-based investment firm, in Broomfield, CO. The turn-of-the-20<sup>th</sup> century design and custom nature of this project are exemplified through the use of traditional building materials such as wood, brick, glass, and steel which accompany state-of-the-art technology and modern luxury. This 129,400-square-foot campus which sits on 25.12 acres, features multiple buildings including offices, training center, amenities, and sub terranean parking. The project broke ground in February of 2018 and was completed in July of 2020.

Architectural Concepts is proud to have installed the glazing and fenestration systems for this project including: 13,000 square feet of custom, thermally broken steel windows, 6,500 square feet of 4-sided SSG curtainwall, traditional curtainwall and storefront, interior all glass partitions, and operable partitions.

At a time when the future of global and domestic financial markets is uncertain, Colorado has welcomed Partners Group AG as a shining example of our strength and commitment to attracting and retaining new business. This new office space and facility can accommodate several hundred employees and will pave the way for more international investment in Colorado.

The custom, turn-of-the-century-inspired steel thermally broken windows by Arcadia are all hand-welded and assembled at their facility in Tucson, AZ. Through a coordinated and proactive preconstruction effort, AC was able to overcome the long lead time of these windows and deliver the building enclosure in budget and on schedule. Each of these windows was custom built and assembled, adding a layer of coordination with the General Contractor, Swinerton, to ensure that openings were properly sized and detailed to accept the windows. High-performance glazing combined with thermally broken material helped the project team reach the thermal performance goals for the building enclosure.

The execution of this project is a great example of proactive collaboration and this can be seen for both the interior and exterior glazing scopes. Architectural Concepts overcame a variety of site conditions including installing much of this project during winter weather conditions in an exposed area and reacting to project specific site and landscaping needs to ensure that proper heavy equipment was utilized. To create a safe, efficient, and lean, point-of-use installation at the upper clear story windows, Architectural Concepts built a custom work platform that was used as our work area for install at areas where the pitched roof presented a safety and access challenge. The upper windows were also pre-built in our facility to improve our installation efficiency. After installation at the upper windows, the materials of this work platform were reused in our fabrication facility providing an excellent opportunity for reuse of materials.

The floating conference and meeting spaces at the interior were custom installed to meet field conditions and include floor to ceiling glass which adds a level of transparency (pun intended) and elegance to the interior space. One of the challenges on the interior portion of this project is that wood doors were installed into storefront framing which required a high level of coordination to ensure proper alignment and functionality. Internal collaboration with Architectural Concepts' Doors, Frames, and Hardware division allowed AC to provide a streamlined door and hardware package with all compatibility issues resolved prior to installation. Further collaboration was required for alignment of internal and external muntin grids for the custom, thermally broken steel entrances on the project.

From a safety perspective, this project was an award-worthy effort by everyone involved. Architectural Concepts' scope on this project required extensive equipment for install and included welding anchor clips for larger curtainwall openings. In total, our safety coordinator submitted 12 Activity Hazard Analysis forms for our scope. We had zero OSHA recordable incidents during our engagement for this project and were able to maintain one of the best EMR ratings in the industry throughout this installation. It is important to learn and grow from every project and AC now requires regular signoffs from our installers proving their understanding and regular review of every site-specific safety plan.

This project is also a shining example of teamwork and quality. The execution and sequence of work was well thought out by the project team and it seemed that every trade was taking steps to ensure that QA/QC were intact and accurate for trades that followed. The opening coordination

of this project during preconstruction was challenging due to the various products used and the need for guaranteed openings for longer lead time items. The perimeter caulking required at window flashing details is a great example of this project team overcoming adverse field conditions. The primary caulk joint at some flashing details had to be moved to ensure performance and this was identified and resolved during installation discussions with the Contractor and other relevant subcontractors.

We hope that you are as excited about this project as we are as this is truly a once-in-a-career accomplishment and we are honored to have been a part of this amazing project. We would like to specifically thank and congratulate the entire project team for this tremendous achievement including: Swinerton Builders, Open Studio Architecture, and Prime West Development.









