



Overview Statement

A renowned winter playground and vibrant mountain community, Snowmass Ski Area consistently ranks as one of the best ski and snowboard hills in the world. In addition to unmatched natural beauty and over 300 sunny days a year, Snowmass Ski Area offers guests 3,332 acres of multi-level terrain and boasts the second largest vertical drop in the United States.

In the late 1990's, Snowmass was losing market share to Beaver Creek, which had earned a reputation as the premier family ski option, with more groomed terrain for all skill levels than Snowmass. The loss of market share encouraged Aspen Skiing Company, known locally as "SkiCo" to develop a master plan for Snowmass Base Village, which would create a more competitive resort environment. After years of planning and review by the town council, Base Village was approved in October 2004. Shortly after approval, the development faced various challenges related to community controversy and permitting in accordance with established wetlands – but despite these challenges, construction began, only to stop because of the Great Recession in 2008. Buildings that had been started remained half-finished for nearly a decade.

In 2016, East West Partners, KSL, and SkiCo jointly purchased all approved, undeveloped property in Base Village – with the plan for ten separate buildings and adjacent outdoor amenity space. Haselden Construction was contracted to build what is now known as One Snowmass.

One Snowmass includes 41 condominiums (11 in One Snowmass West and 30 in One Snowmass East) totaling 156,000 square feet. There are four employee housing units commercial ski services space on the ground floor. Inside One Snowmass East, Aspen Valley Hospital has a clinic of approximately 8,000 SF. One Snowmass West houses the renovated transit center and welcomes skiers and visitors to the Base Village. Construction costs for One Snowmass totaled \$77M, which was completed in just under 25 months (construction started in February 2018, occupants moved into the West building in September 2019 and the East Building in March 2020).

One Snowmass is unique because it so clearly transforms the face of one of Colorado's favorite resort communities, a feat widely recognized as long overdue. Despite less than ideal existing



conditions (namely an existing platform that remained from initial construction efforts), Haselden built through one of the harshest winters on record to complete structures critical to the original vision for Snowmass Base Village. Now, more than ever, those who call Snowmass Village home are celebrating the ability to ski and snowboard on their legendary mountain through construction and the shift of a decade-long eyesore into gorgeous residential buildings.

Solutions of Special Projects

Haselden knew about the existing platform (4 stories) below One Snowmass when the project was awarded, but what couldn't be anticipated was the amount of work required to modify the existing structure in preparation for construction of the floors above it – which had changed significantly since the original plan in 2004. Although a set of as-built documents was provided, these plans varied significantly from sub-surface scans completed to confirm existing conditions. Due to these discrepancies, One Snowmass was truly a discovery project from the beginning. To modify the platform, the team designed and constructed a new column layout, added carbon fiber reinforcement and steel beams, reinforced 3” of sagging in the structure, fixed cracking, and established true elevations of various beams and slabs that were not addressed in as-built documents. The structure was modified to accommodate new stairs and elevators. Certainly, it would have been less complicated to demolish the platform and start over completely, but the team established early that despite obvious challenges and significant schedule (about four months of time delays), it would cost about 50% less to reuse the existing structure compared to starting over completely.

Additionally, the team was subjected to some of the worst weather conditions Colorado's High Country had to offer. Over the last ten years, Snowmass averages 295 inches of total snowfall each season and about 63 snow days. During the 2018/2019 season, total snowfall came in at a chart-topping 396 inches (34% higher than the average), with 82 snow days (30% higher than the average). Because of the 4-months of delays, the team was working toward dry-in at this time (completing the building exterior keeps weather from impacting moisture and temperature-sensitive building components – anything from curing concrete to mechanical and electrical systems to interior finishes). Building in harsh weather conditions impacts so many project



components: safety, quality, productivity, team morale, and in one of Colorado's premier resort towns, ski and snowboard-related pedestrian traffic, to name a few. Despite these challenges, Haselden emerged from the snowy season on-schedule and ready to move to the next critical phase of construction.

Excellence in Project Execution and Management/Team Approach

The task of achieving the vision for One Snowmass within budgeted funds was not simple. After initial estimates, Haselden worked to cut nearly 10% from the budget, and collaborated with project stakeholders to achieve this. The trend log contained more than 150 separate value management items, including, revisions in the painting requirements for structural and miscellaneous steel, (saved \$133K), a substitution in metal wall panel manufacturer (saved \$111K), removal of reveals at doors and windows (saved \$160K), removal of acoustical ceiling tile and insulation from garage (saved \$65K). Ultimately, the teamwork paid off and the team reached the desired budget.

Construction Innovations/State-of-the-Art Advancement

One Snowmass utilized Lean Construction processes, like pull scheduling, to guarantee an efficient and highly coordinated sequence – a proven approach absolutely necessary to achieve the challenging schedule in the context of such harsh weather conditions. The project was designed to achieve LEED Gold certification. Perhaps the most innovative solutions utilized on this project were implemented to integrate the buildings into the Base Village Master Plan for a consistent aesthetic. The design team looked to the past for inspiration on modern resort living.

In December of 1967, Snowmass-At-Aspen opened with five chairlifts, 50 miles of ski trails, seven hotels, and six restaurants. A decade later in 1977 the Town of Snowmass Village was incorporated, and the resort town continued to flourish. Around this time, a sort of signature Snowmass roof-line emerged across the resort: a somewhat modified skillion roof profile –(think a flat roof raised on one side and sloping down to the other: a single pitch instead of steep “A” shape). The design for One Snowmass referenced this somewhat historic snapshot of the resort town, combining the classic skillion roof profile with sweeping broad spans. Structurally, this required massive cantilever, moment-weld beams with overhangs as large as 20 feet, which



emphasizes the contrasting mountains in the background. The innovation in this approach exists in highlighting the disparity between old and new, steep and shallow, the former and the fresh. Reminding Snowmass of its start as a smaller ski town brings added charm to potential buyers, who now enjoy their home at One Snowmass, a premier Colorado resort destination.

Environmental/Safety

Public safety remained critical throughout construction. Since the project is situated at the base of the Elk Camp Gondola, the team manifested a cognizant effort prior to mobilization on site to establish pedestrian (and skier, and snowboarder) traffic adjacent to the jobsite. There was additionally a Ski-Back Trail about 10 feet from the East building that was required to remain available throughout construction. An escalator remained operational in the West building through the entire project. The team knew that to meet these expectations, outstanding communication would be required – especially with the Base Village community. Haselden implemented a robust signage plan, redirecting vehicular and foot traffic to safe areas, and made sure travel paths were well-marked, consistent, and safe. Perimeter fencing was confirmed multiple times each day to eliminate the risk of pedestrians entering the site. Walkways were established so guests to the mountain had clear routing to their desired destinations. Haselden promised a perfect record for public safety, and achieved that goal through excellent communication and consistent consideration of the pedestrian experience.

Excellence in Client Service and/or Contribution to Community

Prior to the second start of construction at Base Village, residents were thrilled to celebrate 50 years with events and activities in anticipation for a Base Village that looked more finished and less like a reminder of an economy that broke at a highly inopportune moment. The final product really delivered, offering residents a fresh take on the elegance of mountain living.

Will Little, Senior Vice President of Construction with East West Partners, noted,

“Haselden has worked tirelessly to understand our goals, review the scope of the project, find qualified trade partners for execution of the various scopes, and drive value for us at the Owner and our future buyers. The construction climate in Colorado and nationwide at this point poses some significant hurdles, and Haselden has met every challenge with renewed energy and optimism.”



After completion of One Snowmass, Haselden was awarded the contract for Building 11 – which is sure to give Haselden another chance at changing the face of Snowmass Base Village entirely.



Badger Pass Ski Lodge at Historic Snowmass Village with Skillion Roofing (Provided by 4240 Architecture)



Snowmass Base Village Master Plan



Snowmass Base Village



One Snowmass



One Snowmass - Interior



One Snowmass - Kitchen



One Snowmass - Interior



One Snowmass - Interior



One Snowmass - Interior



One Snowmass - Interior