

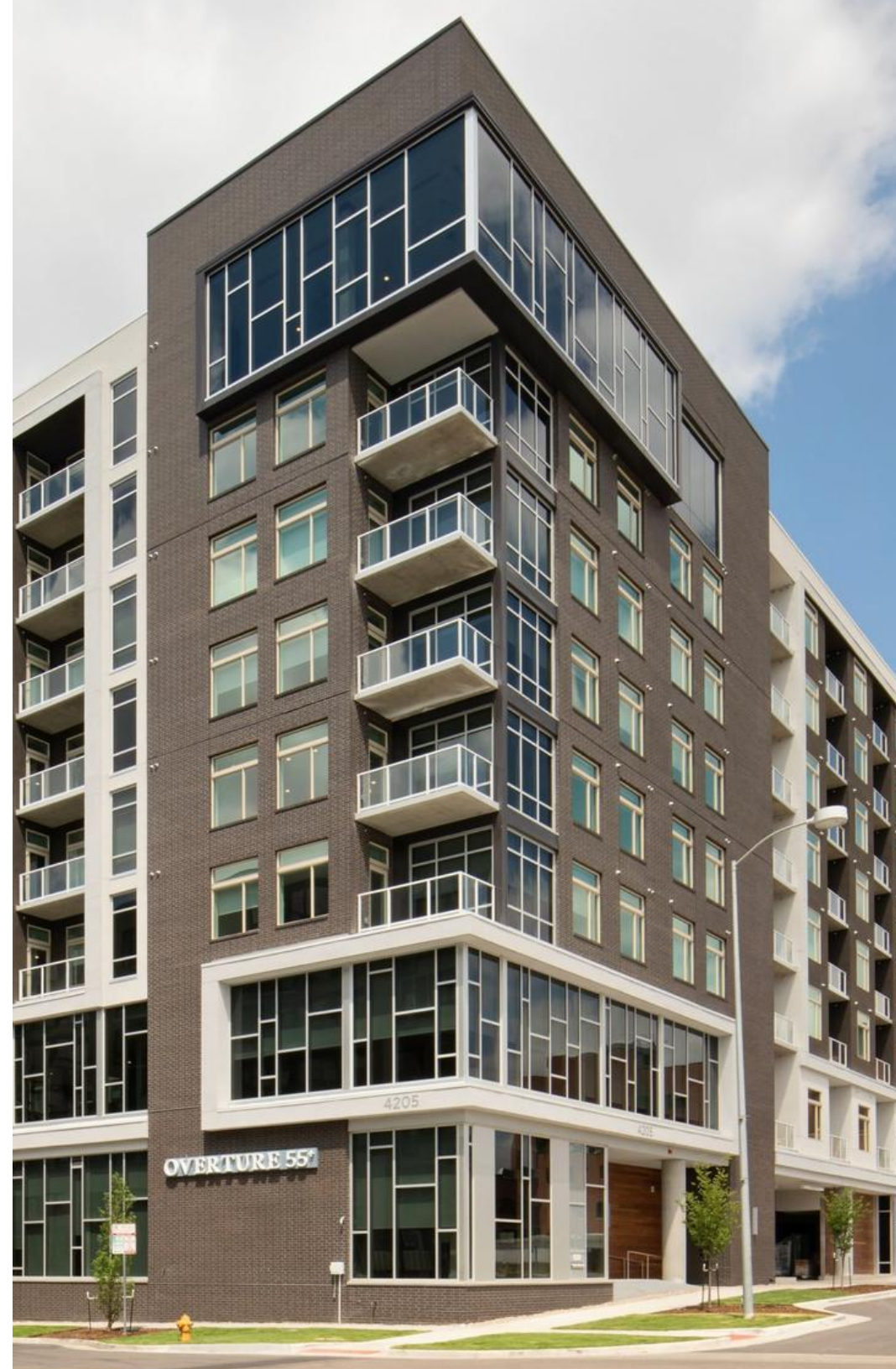


CASE STUDY:

OVERTURE 9TH & COLORADO

SCOPE OF SERVICES:

- ✓ Pre-Construction
- ✓ Cost Estimating, Re-Costing
- ✓ Building Information Modeling (BIM)
- ✓ Ongoing Redlining, Constructability Reviews
- ✓ Value Engineering
- ✓ Construction Management



A PARTNERSHIP YEARS IN THE MAKING.

THE OVERVIEW

Two years before their 55+ senior living community project broke ground, Greystar™ was collaborating with MPC to help ensure the project would finish on time and within budget. This planning paid tremendous dividends when the pace shifted to fast and furious and the project owner, Continuum of Colorado, set a very aggressive go-to-market timetable.

\$800K

Nearly Saved By Suggested Improvements

THE STATS

LOCATION: Denver, Colorado

DESCRIPTION: 207 units; high rise

YEAR COMPLETED: 2020

DEVELOPER: Greystar™

ARCHITECT: Meeks + Partners

Project Completion



35%

Units Pre-Leased Before Project Completion



THE CHALLENGE

The Clock – To meet the deadline, construction would have to begin before the final plans were approved. This can lead to significant problems unless all team members (the owner, designer, contractor, and trade partners have experience in that construction environment.

The Budget – Greystar™ established a tight budget for the project but still needed to meet the extensive proforma requirements essential to the Overture® brand of high-end, 55+ living facilities.

Saturation – Denver's multi-family construction market was very active. There were many projects underway that were drawing on the same pool of highly qualified labor and supervisors.

“MPC IS A VERY TRANSPARENT, HONEST AND OPEN GENERAL CONTRACTOR. EVERY PROJECT HAS ITS CHALLENGES, BUT MPC FEEDS US REAL-TIME INFORMATION (BOTH POSITIVE AND NEGATIVE) SO THAT WE ARE IN THE LOOP. THIS ALLOWS US TO PLAN HOW WE ARE GOING TO KEEP THE PROJECT ON TIME AND ON BUDGET.”

Trent Conner

Manager Director, Greystar™

THE SOLUTION

WE SUGGESTED IMPROVEMENTS

Structural options and systems reviews.

Along with Greystar™ and their design firm, Meeks + Partners, we reviewed all major aspects of the project. The team agreed that an Infinity panelized steel structure system would be ideal for this project. The Infinity process was faster and less expensive, it allowed for better cycling and productionizing, and the structures had high fire ratings. We suggested improvements to the smoke/evacuation/stair pressurization system, saving almost \$800,000.

Later, as the design and construction phases moved forward (often simultaneously), we coordinated redline meetings on a regular basis to identify additional efficiencies and to pre-empt constructability complications. We re-costed the project continually as we moved forward.

A PHASED APPROACH

In order to meet Greystar's aggressive go-to-market goals, we started construction in April 2018 with only 50% of the design completed. This called for a phased construction strategy that utilized incremental partial permitting.

THE SOLUTION

A TEAM IN SYNC

Rapid decision-making and trust.

Everyone on the team embraced the need for rapid decision-making and trust -- two prerequisites for successful phased construction projects. Greystar™ trusted us to work directly with Meeks + Partners on many matters, which increased efficiencies tremendously.

A DEEP, EXPERIENCED TRADE TEAM

We're very focused on cultivating highly qualified staff teams, project teams and trade partner networks. The benefits of this were very evident on this project as this project as we were able to place well-qualified teams onsite when we needed them. Careful scheduling and ongoing communication helped ensure there was little idle time on the project site.



THE BENEFIT

Overture 9th & Colorado was delivered on time and within budget -- a rarity in the Denver market at the time. At every step, Greystar™ was confident we shared their commitments to the ownership team regarding quality and timing. Greystar™ had an experience partner at their side, adding value from planning to completion. Even before the project was finished, 35 percent of the units were pre-leased.



MARTINES | PALMEIRO CONSTRUCTION, LLC