



MARTINES | PALMEIRO CONSTRUCTION, LLC

# CASE STUDY:

## ASTER CONSERVATORY

### SCOPE OF SERVICES:

- ✓ Pre-Construction
- ✓ Cost Estimating
- ✓ Value Engineering
- ✓ Construction Management



# JOINING FORCES TO COMPLETE A PROJECT.

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## THE OVERVIEW

Four years after Phase 1 of this 17-building apartment complex was completed, Forest City (now Brookfield Properties) decided to move forward with the five remaining master phase areas – 13 additional buildings. They choose to work with MPC based on previous, successful multi-family projects.

**\$350K**

Under Budget

## THE STATS

**LOCATION:** Denver, Colorado

**DESCRIPTION:** 256 units; 3 story walk up

**YEAR COMPLETED:** 2019

**DEVELOPER:** Forest City Stapleton

**ARCHITECT:** KTG Architecture and Planning

### Project Completion

100%

**2 Months**

Ahead of Schedule



# THE CHALLENGE

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**Minimize Disruption** – Residents of the four buildings completed in Phase 1 couldn't be overly inconvenienced, even though the development area was relatively tight.

**Style Continuity** – The owner needed to maintain the look and feel of Phase 1's wood structures and design in these final phases.

**Utilities Access** – There was no Xcel power on site for the first four months of the project.

**Model and Leasing Office Availability** – The phasing plan called for early development of the leasing center and model residences.

“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

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## PHASED CONSTRUCTION TO MINIMIZE DISRUPTION

### Careful pre-construction planning.

Over the period of four months, we devised a phased strategy that met the owner's requirements regarding overall timing. Thanks to the plan we were able work our way through the development one unit at time, maintaining safe, construction-free zones and residents' access to their buildings and parking.

## ELECTRIC GENERATORS

### Lack of electric power didn't delay the project.

Xcel Energy was delayed in getting primary power to the site through the entire framing process and beyond. We brought in generators, and thanks to our trade partners who were willing to work in that environment, the power issues ultimately didn't delay the project. The lack of power did disrupt flooring activity since we couldn't get sufficient heat in the units at that time, but we adjusted schedules and worked around that challenge.

## EARLY COLLABORATION AND CONTINUAL COMMUNICATION

### Successful construction requires teamwork. There were few problems or major challenges thanks to:

- Early engagement of our project manager in the estimating phase that smoothly led into the operations phase.
- Open communication and credibility with the owner and their design team (KTTY Architecture + Planning) so issues and change orders could be addressed quickly. We were able to advocate for the owner since we were in sync on the project elements and goals.
- Excellent trade partner relations based on respect, familiarity, and communication. Thanks to those partners, we were even able to get jobs moved forward, quite unheard of in the Denver construction market.

## THE BENEFIT

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Despite extensive delays with Xcel getting primary power to the site, the Phase 2 construction schedule was met, with little disruption to residents in Aster Conservancy's Phase 1 buildings. The new units were delivered under budget by more than \$350,000. The buildings were occupied two months ahead of the original schedule.



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