

# Broe Real Estate Group: Max Technology Center

## Design-Assist

### Interior Demolition & Construction



#### Broe Real Estate Group: Max Technology Center

2452 Clover Basin  
Longmont, CO 80503

**Size:** 450,000 SF

#### Construction:

Start: August 2021  
Completed: Ongoing Thru 2022

#### Contract Price:

Initial: \$4,308,293  
Change Order Anticipated:  
\$6,600,000  
Final Anticipated: \$16,959,000

#### Delivery Method:

Design-Assist

#### Objective:

Building Revitalization

#### Reference:

Broe Real Estate Group  
Steve Rogers  
VP of Construction  
Steve.rogers@broe realestate.com  
(720) 318-1612

#### Design Team:

Page Southerland Page, Inc.  
Scott Stoll, AIA  
Senior Associate/Design Architect  
sstoll@pagethink.com

#### Key Staff:

Ryan Brenneman, Preconstruction  
Manager/Project Executive  
Jared Prideaux, Project Manager  
Troy McAllister, Project Manager  
Dale Lorentz, Project Engineer  
Sashelly Vargas, Project Coordinator  
Bill Kellow, Superintendent  
Cory Flanigan, Superintendent  
Heather Zaske, Superintendent

#### Project Description

Sun Construction has been hired as the Design-Assist Contractor to refresh and renovate an existing 450,000 sf empty tenant office building that has been un-occupied and vacant for the last ten years. The space consists of primarily office, laboratory, cleanroom, and cafeteria. We have performed approximately 320,000 sf of interior demolition to make ready for new tenant construction. Additionally, we have completed a new roof overlay for the entire 450k sf including new sheet metal, transitions, and watertight roofing assemblies. On the interior we have converted 66,000 sf of space into enhanced pre-tenant "warm shell or white box" surroundings. This includes new skylights, entries, complete common core bathroom and shower remodel, painting, open ceilings, drywall, polished floors, overhead doors to courtyard, and new fire alarm systems.

Next phases of the work that has been released in May 2022 is an entire exterior renovation and refresh of approximately four acres of site amenities, parking expansion, stripping, retaining walls, landscaping, new main entries, decorative metal panel siding, painting, balconies, common area plaza, seat walls, decorative benching, porous pavers, pavilion, art wall, entry drop off, site lighting, and monument signs. This project in short is a complete refresh of an older building to convert it into a prime leasing destination.

