CU Boulder: SEEC N339 MSE Office Buildout

Bid/Build
Fast-Track Office Buildout and Remodel

CU Boulder: SEEC N339 MSE Office Buildout
705 Austin Avenue
Erie, CO 80516

Size: 20,000 SF

Construction:
Start: January 2020
Completed: April 2020

Contract Price:
Initial: $1,011,339
Change Orders: $49,409
Final: $1,060,748

Delivery Method:
Bid/Build

Objective:
Open Office, Collaborative Workspace
Reception/Welcome Desk

Reference:
Chris Sachs
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Doug Smith, CFO, Associate Dean for Programs and Projects
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Design Team:
Architectural Workshop, LLC
Kevin Beck
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Key Staff:
Ryan Brenneman, Project Executive
Miles McManus, Project Manager
Deb Goss, Project Coordinator
Ray DeWitte, Superintendent

Project Description

The CU SEEC N339 MSE build-out was a remodel of nearly 20,000 square feet of office space on the 3rd floor of the SEEC building. The space was remodeled to better accommodate the users RASEI and MSE. The project consisted of selective demolition, framing, drywall, finishes, plumbing, mechanical, and electrical. Extensive demolition, framing, and drywall took place with the utmost care to reduce noise disruptions to the surrounding occupants of the building. Sun Construction's superintendent monitored this noise and limited certain tasks to early morning hours before the building became occupied. The electrical scope included extensive circuit tracing in order to ensure safe working conditions and identify any potential outages to adjacent spaces. Most of the electrical work took place below the raised floor and included a complete panel replacement. Sun Construction was able to eliminate disruptions to adjacent labs, conference rooms, and offices by identifying any outages early and planning ahead. Any outages to areas outside of our work area were limited to weekends.

Project Challenges

Schedule was a key element on this project, as the users of the space were displaced during construction. Sun Construction proposed an aggressive schedule at bid time and was able to maintain it. We were able to improve the schedule by carefully identifying critical components early and finding ways to improve upon them.

Project Accomplishments

We fast-tracked the procurement of hollow metal door and window frames by expediting the submittal process before the notice to proceed and then pushing our supplier to expedite fabrication. Because we received these frames early, we were able to speed up production and move forward sooner on framing and drywall. The next component that we identified was the replacement of the ceiling grid. We identified the existing grid was in very good condition and there was an opportunity to save the client money and to improve the schedule by (5) working days by salvaging the existing grid.

Sun Construction