

Hard Bid

Tenant Improvements in an Occupied Facility



CU Boulder: WOLF Law Garden Level Renovation

1540 30th Street
Boulder, CO 80309

Size: 41,655 SF

Construction:

Start: May 2019
Completed: November 2019

Contract Price:

Initial: \$1,105,623
Change Orders: \$148,249
Final: \$1,253,872

Delivery Method:

Hard Bid

Reference:

Richard Deborski
303-817-4261
richard.deborski@colorado.edu

Design Team:

Hord, Coplan, Macht Architects
Laura Finuf
303-396-6362
lfinuf@HCM2.com

Key Staff:

Ryan Brenneman, Project Executive
Mark Green, Project Manager
Austin Wood, Project Engineer
Kim Land, Project Coordinator
Eric Tabler, Superintendent

Project Description

The WOLF Law project primarily composed of the entire renovation and finish upgrades of the lower garden level of the building. Work included demolition of finishes including offices, flooring, ceilings, study carrels and associated mechanical and electrical systems. The new construction added a library area, break/lounge, conference rooms, restrooms, journal rooms, audio visual systems, and executive suite style areas. Special unique finishes included the incorporation of demountable glass wall and operable partitions, curved walls and soffits, curved radius glass walls, curved reception desk, slat wall systems, acoustical wood slat ceilings, custom window film along with very modern finishes, carpeting and accent wall painting. All work was accomplished in a fully occupied building. We successfully constructed the work while coordinating with the daily operations and functions of the building occupants.

Project Challenges

The project presented unique and custom curved finishes that translated from flooring to walls to receiving or matching curved soffits. The layout for these and the coordination and incorporation of curved glass partitions presented greater than average strategies. We were able to carefully accomplish this and coordinate with other trades and suppliers to have all final finish assemblies fit perfectly.

Project Accomplishments

The demountable partitions had a unique coordination effort pertaining to this scope of work. We were able to strategically coordinate the rough openings of these systems to proceed with the construction of the project while awaiting the long lead time of the glass wall panel production. Another accomplishment was to work with the university in incorporating the sound masking or white noise generation system. These systems were also installed successfully. Lastly, the existing sanitary drain system was not planned. We were able to innovate and creatively route the waste drain line as to maintain the original planned location of the new restroom.

