

# LightDeck: DX Tenant Improvements

## Design-Assist | CMGC

### Fast-Track Tenant Finish & Warehouse



**LightDeck:**  
**DX Tenant Improvements**

1844 Nelson Road  
Longmont, CO 80501

**Size:** 65,680 SF

**Construction:**

Start: December 1, 2021  
Completed: September 12, 2022

**Contract Price:**

Initial: \$10,725,349  
Final: \$10,827,511

**Delivery Method:**

Design Assist | CMGC

**Objective:**

Fast-Track Tenant Finish &  
Warehouse

**Reference:**

Brad Boyle  
Task PM  
brad@taskpm.com  
314.616.9501

**Design Team:**

Peter Carlson, Principal  
Davis Partnership  
peter.carlson@davispartnership.com  
303.861.8555

**Key Staff:**

Ryan Brenneman, Pre-Con Manager  
& Project Executive  
Troy McAllister, Project Manager  
Greg Horner, Superintendent  
Tyler Brenneman, Project Engineer  
Sierra Alattas, Project Coordinator

#### Project Description

LightDeck DX was a 65,680 SF tenant space remodel of an existing combination of high bay warehouse, office, and conference space. The new tenant space comprises approximately 15,000 SF of clean manufacturing space built to ISO-8 standards, 1,000 SF of ancillary lab rooms, 6,000 SF of 34-degree cold storage with racked storage and ESFR sprinkler system, 10,000 SF of general warehouse area and dry racked storage, and approximately 33,680 SF of office and shared employee common areas used as administrative and support spaces.

The project included selective demolition, support structures for cleanroom area and new HVAC equipment, concrete footers for support structures, new roof system at HVAC equipment support structure with existing roof modifications, interior framing and drywall, acoustic and gasketed lab suspended ceilings, sheet vinyl flooring, carpet, LVT, and sealed concrete flooring, painting, receive and install owner furnished lab equipment and robotic machines, fire sprinkler modifications, fire alarm modifications, plumbing, HVAC, electrical, communications, data, and miscellaneous systems.

#### Project Challenges

The project schedule was driven by federal grants and associated deadlines for exponentially increasing the production of Covid 19 diagnostic tests. All aspects of design and construction were accelerated to deliver this project. The existing structure was found to be insufficient to support any new equipment or ceiling systems so steel structures had to be designed to support the cleanroom area ceilings and equipment as well as a separate structure to support HVAC equipment on the roof. Footers and foundations had to be sawcut, excavated, and installed in the interior spaces prior to the structural steel being installed.

#### Project Accomplishments

The project design was delivered in two phases to allow for the building permit to be issued with concurrent permit drawing review with final design development. Demolition was started prior to permit drawings being issued and we identified conflicts with existing interior utilities to inform the structural steel design. We solicited MEP contractors on a negotiated basis and onboarded them to assist with MEP design development and to perform early demolition and preliminary construction. We onboarded the demolition contractor from schematic drawings issued prior to permit drawings and were able to identify significant existing conditions that informed the permit drawing design. Early award packages for footers, structural steel, fire alarm, fire sprinkler, and framing in the manufacturing area were awarded based on the permit drawings. All of this allowed work to be awarded, fabricated, and delivered significantly ahead of the CD design drawings.



# LightDeck: DX Tenant Improvements

## Design-Assist | CMGC

### Fast-Track Tenant Finish & Warehouse



#### Cost Control Strategies

Although the schedule was extremely accelerated, Sun was able to maximize value through the early onboarding of qualified and sophisticated MEP contractors capable of supporting the design assist effort as well as a BIM effort focused on the manufacturing area where the bulk of conflicts with structure and MEP systems were concentrated. This allowed early identification and resolution of issues before they required additional time or cost to address. Competing early awards for other trades allowed Sun to expedite without giving up market competition. Competing the remainder of the required scope using the permit drawings allowed market competition, time to vet subcontractors concurrently with CD development, and readiness to confirm and move forward when CD drawings were available.

#### Design Strategies

Early demolition informed design development. Permit drawings were developed to allow procurement and some construction to begin concurrently with CD design development. Twice per week design meetings included contractor personnel who leveraged that information for early procurement and constructability review.

**task** project management

