



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: August 2023

**Contract Price:**  
\$17,159,228

**Delivery Method:**  
Design-Assist, GMP

**Objective:**  
Building Revitalization

**Reference:**  
Broe Real Estate Group  
Steve Rogers  
VP of Construction  
Steve.rogers@broerealestate.com  
(720) 318-1612

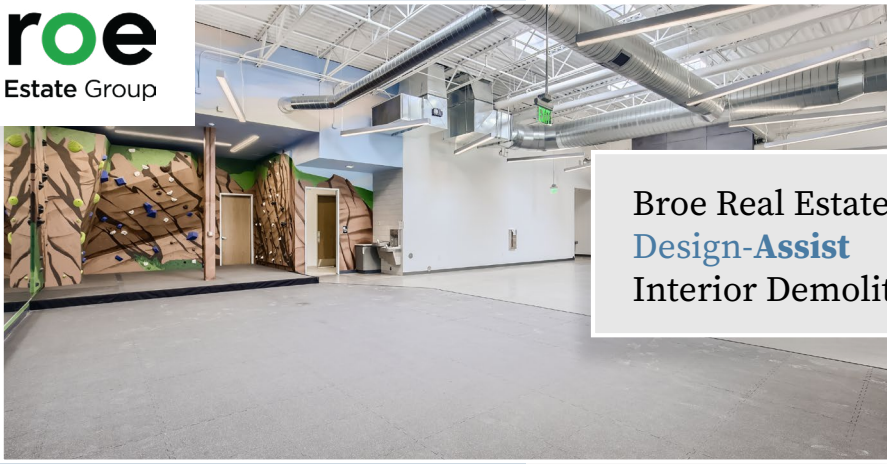
**Design Team:**  
Page Southerland Page, Inc.  
Scott Stoll, AIA  
Senior Associate/Design Architect  
sstoll@pagethink.com

### **Project Description**

In 2021 Sun Construction was selected as the Design-Assist Contractor for the redevelopment and revitalization of a 450,000 square-foot office building that had been vacant for more than a decade. The space primarily consists of offices, laboratories, cleanrooms, and a cafeteria. To prepare the site for new tenants, we undertook the extensive interior demolition of approximately 320,000 square feet, including walls, ceilings, flooring, mechanical and electrical systems. Additionally, we modified fire sprinkler and alarm systems to conform to core and shell space.

Sun Construction also executed a comprehensive roof overlay for the entire 450,000 square feet, which involved the installation of new sheet metal, transitions, and watertight roofing assemblies. On the interior, we transformed 70,000 square feet of space into an enhanced pre-tenant “warm shell” or “white box” environment. This encompassed the installation of new skylights, entries, common core bath and shower rooms, paint, drywall, polished floors, overhead doors leading to the courtyard, and the installation of a new fire alarm system.

Subsequent phases of work, initiated in May 2022, involved a complete exterior renovation and refresh across approximately four acres. This included expanding parking facilities, re-stripping, retaining walls, creating new main entries, installing decorative metal panel siding, painting, designing common area plaza, constructing seat walls, providing decorative bench seating, incorporating porous pavers, a pavilion, custom painted mural, an entry drop-off point, site lighting, and monument signs. In essence, this project represents a full-scale transformation of an aging building into a premier leasing destination. Exterior renovation works also included demolition and replacement of all existing building perimeter landscaping, courtyard hardscapes, and drive lanes. Structural steel and decorative backlite steel Parasoleil panels were added to primary street view entrances, including the addition of all new storefront system entries. Courtyard additions included a shade structure, multi-level seating and entertainment area with decorative concrete throughout, four barbecue grills, three fire pits, and Tivoli string lighting.



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**Key Staff:**  
Ryan Brenneman, Preconstruction Manager/Project Executive  
Jared Prideaux, Project Manager  
Troy McCallister, Project Manager  
Alex Cervantes, Project Engineer  
Sashelly Vargas, Project Coordinator  
Greg Horner, Superintendent

Sun Construction subsequently constructed an interior common amenities area that includes a coffee bar, meeting area, conference rooms, food service area, restrooms with shower facilities, fitness rooms, climbing wall area, and interface with the adjacent courtyard and outdoor entertainment area.

### **Project Challenges**

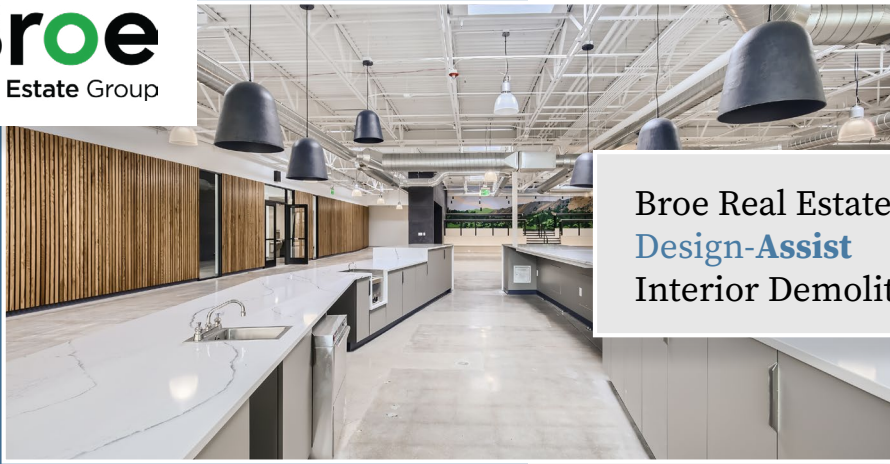
Sun Construction addressed the challenge of planning the work in a way that supported both ongoing demolition and concurrent construction activities on the campus by utilizing our own staff to self-perform and supplement work forces.

The current construction landscape posed numerous procurement challenges for this project that had the potential to create many significant issues for this project. Any missed step during the planning phase could have led to scheduling, sequencing, and financial complications. Notably, Parasoleil panels, overhead doors, and a custom shade structure were among the long lead items that required careful consideration and planning by the Sun project team to ensure adherence to the project schedule. Fortunately, effective teamwork, clear communication, and meticulous planning played pivotal roles in ensuring on-time delivery of all the necessary materials and equipment for this project, contributing to its successful execution.

### **Project Accomplishments**

Demolition was carried out safely and on time, with strategic subcontracted demolition work enabling us to meet our self-perform work deadlines while also assisting other campus projects.

A major accomplishment of this project was Sun's successful work on an existing building with its pre-existing structure and utilities, seamlessly integrating new bathrooms and creating a pristine "white box" space. This transformation enabled Ownership to showcase the building with a positive and appealing vision.



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Early release of MEP systems allowed for timely completion of the work and early mobilization to perform demolition activities. Under slab work allowed for efficient installation of new construction. Ownership changes and updates to finishes were incorporated with minimal rework. Meticulous attention to detail and real-time coordination allowed the Sun project team to fulfill Ownership's expectations.

The corridor project work was accomplished on time and fully coordinated with the fire marshal and building department to support tenant occupancy.

**Cost Control Strategies**

Working closely with the Ownership, the design team, and trade partners, we thoroughly reviewed and optimized the Owner's project vision while controlling costs. We identified long lead requirements and proactively secured them to ensure a smooth project integration. Through close collaboration and dedicated efforts, we aligned with the Ownership group's vision.

Our efficient demolition approach not only ensured timely completion but also provided significant cost savings. These savings enabled additional campus improvements, including a fire alarm system and extra demolition work.

**Design Strategies**

Create a pristine "white box" space and coordinate a modern, updated design in all major common areas to show prospective future tenants the vision for the space.

We coordinated design development for all common areas and tenant spaces to minimize future rework, fully integrating Ownership's vision for the space while controlling costs. This also resulted in complimentary design between all interior and exterior spaces.