



## Heska/Mars : **Tenant Improvements** **Design-Assist | GMP** First-Generation Tenant Build Out

### Heska/Mars Tenant Improvement

4550 Byrd Drive,  
Loveland, CO 80538

**Size:** 65,000 SF

#### **Construction:**

Start Date: August 22, 2023  
Finish Date: April 23, 2024

#### **Contract Price:**

Original: \$ 13,207,500  
Change Order: \$499,920  
Final: \$13,707,420

#### **Delivery Method:**

Design Assist | GMP

#### **Objective:**

First-Generation Tenant Build Out

#### **References:**

Task Project Management  
Brad Boyle, Sr. Project Manager  
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314-616-9501

Antech/Mars Petcare  
Katie Erdley, VP of Global Operations  
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970-493-7272 Business

#### **Key Staff:**

Ryan Brenneman, VP of  
Preconstruction  
Troy McAllister, Senior Project  
Manager  
Greg Horner, Superintendent  
Sean Farrell, Field Engineer  
Alex Cervantes, Project Engineer  
Sashelly Vargas, Project Coordinator

### **Project Description**

Heska\Mars was seeking a Design-Assist General Contractor to partner with Task PM (Owners Consultant) and Architect to provide pre-construction and construction administration services. The project was approximately 65,000 sf of first-generation tenant build out in a new 100k sf tilt up industrial warehouse.

The overall make-up of the space consisted of 35k sf general office/support/collaboration and amenity spaces. This included full height glass wall office partitions, huddle rooms, kitchen and break areas, operable partitions, and cloud ceilings. An additional 15k sf of Lab was constructed consisting of metal lab casework, seamless floors, controlled HVAC. Lastly the space contained 15k sf of high-bay warehouse and storage, loading dock, stratification fans, EFSR sprinkler system and pallet racking. The project also included all new HVAC equipment, a new 2500A - 480V electrical service, and a relocated stand-by generator system.

### **Project Challenges**

The build out was in a warehouse containing 24' tall ceilings. Much of the space required conventional 10' - 12' ceiling heights. Sun construction worked diligently to devise a constructable plan regarding drywall framing to be the most economical along with the coordination of all high HVAC, Plumbing, Fire Sprinkler and Electrical rough in coordination. Sun and its trade partners implemented BIM modeling to successfully value engineer and construct this in the best manor.

### **Project Accomplishments**

We were able to release long lead materials and equipment to expedite the schedule. Structural steel, Metal Lab casework, Lab RTU's, and Electrical service entrance gear was some of the main early release items during the DD phase of design. 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.



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**Design Team:**  
DLR, Group Architects  
DAVE SWANSON PROJECT MANAGER  
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dswanson@dlrgroup.com

**Key Staff:**  
Ryan Brenneman, VP of  
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### **Cost Control Strategies**

We provided the owner with over fifteen value engineering options to accomplish their overall budget. This allowed them to have the flexibility of inclusion and exclusions to meet their financial objectives.

### **Design Strategies**

Sun participated in all design collaboration meetings with the team once brought on as partner. Sun offered up dozens of design strategies that assisted the team from SD design to final design. Our focus was to prioritize construction dollars on their critical lab area as well as satisfy the requirements of remaining and ancillary spaces in the most economical way.

### **Change Order Explanation**

Owner increased budget for enhanced finishes and branding to the Mars corporate standards.