

FOR IMMEDIATE RELEASE:

The Association of General Contractors of Colorado has awarded Howelsen Place and Calcon Constructors with the 2009 Award for Construction Excellence

Howelsen Place was named the **2009 Project of the Year** by the AGC, recognizing Calcon Constructor's high quality of construction and the challenging project requirements.

The design for the overall project dictated a complex combination of materials to create a visually inspiring exterior, along with an interior that features different and completely unique floor plans throughout the project. Every residential unit required a variety of distinctive design-build aspects, customized to that specific interior, never again replicated elsewhere on the project.

The project requirements also established strict sound rating requirements for general contractor Calcon Constructors, including independent inspections to ensure the builder adhered to these high standards.



In order to achieve the required sound-ratings, Calcon used a variety of methods to limit sound transmission. First, the residential portion of the project was isolated from the retail spaces by 12" of concrete, providing both sound and fire isolation between the mixed uses. Isolation of sound between adjacent units was achieved by building separate, free-standing demising walls between units, and mineral wool sound insulation was used instead of traditional fiberglass materials. Each Howelsen Place residence virtually stands on its own, without touching the walls of another unit. Between floors, Calcon built a complex floor structure to further enhance the isolation of sound vibrations between floors. This included an upgraded LVL floor-joist system, also insulated with mineral wool sound insulation. The drywall ceilings were then isolated from the floor-joist structure above by the creation of a 1" airspace gap. To further dampen sound, environmentally-friendly cork flooring was used as an alternative to hardwood, and was installed on top of a foam sound barrier and a sub-floor of gypsum concrete. The combination of these construction techniques creates a sound transmission rating that is virtually unprecedented when compared to typical multi-family condominium projects.

Calcon also battled a tight downtown site, record snowfall, and surrounding waterways to build this new mixed-use venue in the heart of Steamboat Springs. Calcon Constructors was challenged to build a project of this scale among adjacent historic structures, close to the nearby Yampa River and Butcherknife Creek, and bustling streets filled with vacationers. The project team partnered with the City of Steamboat Springs to coordinate parking, delivery schedules, crosswalk and street closures, noise, and weekly town meetings to coordinate construction with retailers and residents.

The constrictive downtown site required extensive shoring on all sides, and close monitoring and care of the adjacent historic structures. Steamboat also received a record 500 inches of snowfall during winter construction, creating challenging conditions for concrete pours, scheduling and labor. The winter conditions made it difficult to bring labor and materials over 9,426-ft-high Rabbit Ears pass, but Calcon's focus on local labor for most of the specialized trades paid off in getting workers to the jobsite.

Calcon's performance enabled Howelsen Place retailers in the building to open on-time for the holiday season. Howelsen Place's Discovery Center and residential condominiums debuted to the public in February 2009 with the unveiling of a bronze statue of ski pioneer Carl Howelsen, kicking off Steamboat's 96th Annual Winter Carnival.

In addition to building Howelsen Place, Calcon's experience building in Steamboat Springs also includes the construction of the Yampa Valley Medical Center, the adjacent Medical Campus, and the Doak Walker Care Center. More recently, Calcon managed the construction of the Gondola Ski Club and the new Kids Vacation Center at the base of the Steamboat Ski Resort.

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