



MARTINES | PALMEIRO CONSTRUCTION, LLC

CASE STUDY:

FOX IRON WORKS

SCOPE OF SERVICES:

A fully integrated project delivery method that unites owner, design partner and MPC earlier in the design process.

- ✓ Design Assist
- ✓ Pre-Construction
- ✓ Cost Estimating
- ✓ Value Management & Engineering
- ✓ Construction Management



THE RIGHT TEAM AND PROCESS LEADS TO A MEANINGFUL AND EFFICIENT MIXED-USE PROPERTY.

THE OVERVIEW

Our partners for the Fox Iron Works project (RangeWater Real Estate and Craine Architecture) were tired of the traditional building process that tends to involve high stress and lack of coordination, which inevitably leads to missed deadlines and escalating budgets. They were ready to join us in a new development process that involved early and ongoing collaboration – optimizing the project upfront, developing teams, and integrating trade partners. We call this the United Project approach.

The spirit and benefits of MPC's United Project approach have been very apparent in the Fox Iron Works multi-family development in the Fox Island neighborhood of Denver. Thanks to this project development process, construction is progressing on schedule, with minimal change orders, cost overruns, or other complications.

THE STATS

LOCATION: Denver, Colorado

DESCRIPTION: 2.2 million sq. ft.; multi-family development; 386 residential units; parking garage

PROJECTED COMPLETION: Q3 2023

DEVELOPER: RangeWater Real Estate

ARCHITECT: Craine Architecture

United Project Progress



16%

Reduction in Net Rentable Cost from \$265 to \$220

11

Fundamental design or process modifications MPC suggested at the outset that brought the project within the proforma budget

THE CHALLENGE

PRESERVE THE OWNER'S FINANCIAL STAKE

Project Profitability – RangeWater came to us in 2020 with a site, a vision, a timetable, and a proforma budget. We loved the concept and wanted to ensure the project would ultimately meet RangeWater's financial goals.

Ambitious Timeline – RangeWater needed to meet an ambitious timeframe to satisfy their own stakeholders. Getting the architectural drawings done quickly was a critical concern.

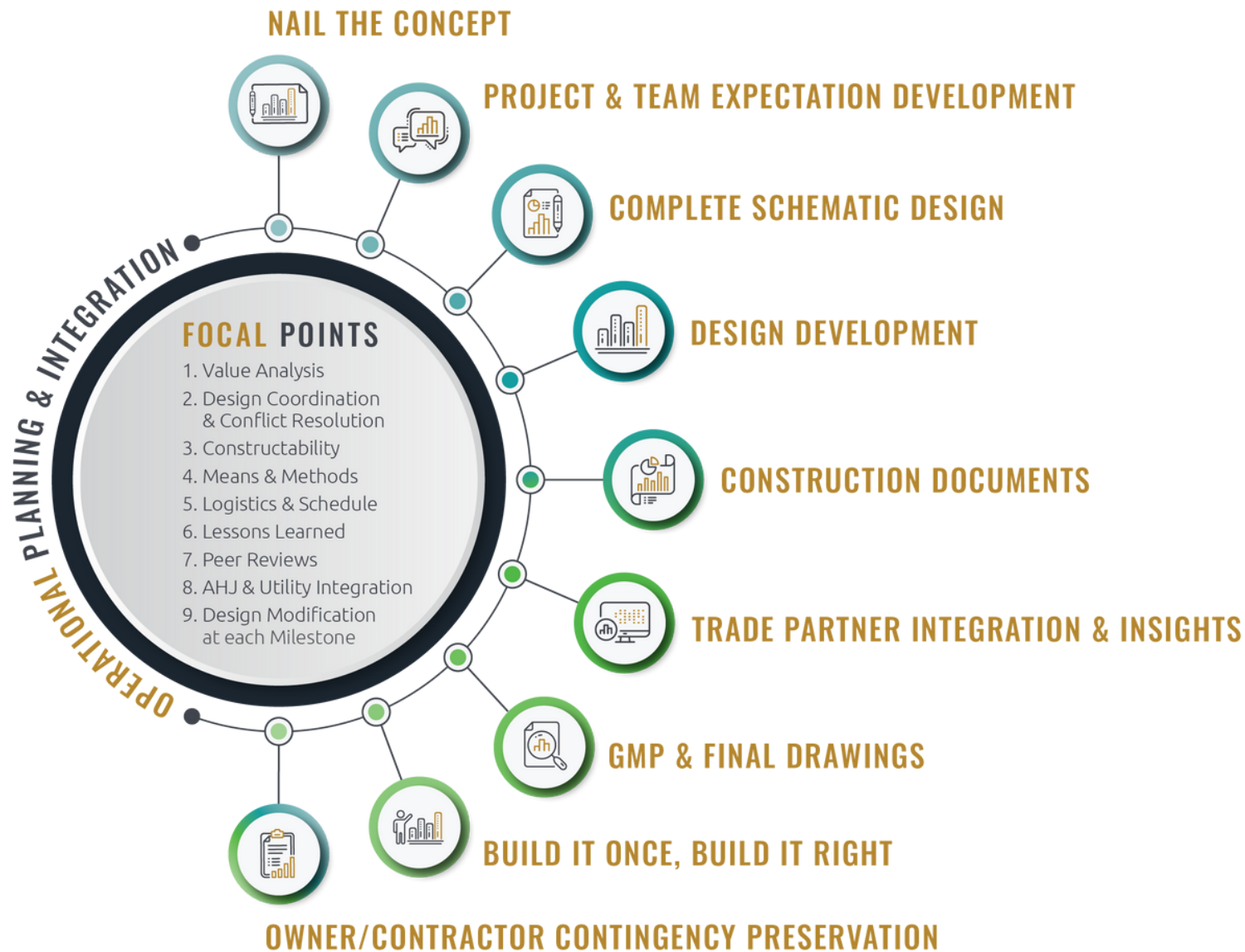
Team Alignment – Due to the ambitious financial and timeline goals, choosing the right design and contracting partners was critical.

“MPC'S UNITED PROJECT PROMOTED A MORE COLLABORATIVE AND ENJOYABLE EXPERIENCE FROM A DESIGN PERSPECTIVE. THE SPECIFIC STEPS AND COORDINATED MILESTONES SUPPORTED A CLEANER, MORE DIRECT PATH TO A SUCCESSFUL DESIGN PROCESS.”

Dan Craine
Craine Architecture

THE SOLUTION

UNITED PROJECT INTEGRATION



THE SOLUTION

UNITED PROJECT INTEGRATION



NAIL THE CONCEPT.

Nail the Concept – We suggested 11 fundamental changes (including issues related to materials, corridor layout, and pre-cast options) that would significantly reduce costs while still maintaining the design and aesthetic intent. Thanks to the incremental investment of time at this stage (lasting three months compared to the one-month industry average), we not only improved the budget, but we were able to accelerate the subsequent phases – including design, documentation, and construction.



TEAM DEVELOPMENT.

We and RangeWater agreed that Craine Architecture would be an ideal design partner for this project. They seamlessly joined the effort and were generous in their input and gracious in accepting supportive suggestions. They, too, believed in the benefits of having all partners engage in every step of the United Project process.



TRADE PARTNER INTEGRATION & INSIGHTS PART 1: OAC + DM.

Owner Architect & Contractor (OAC) check-in meetings are an industry standard. We took this a step further to initiate and run Design Meetings with Craine Architecture to take a deep dive into value-added design enhancements.



TRADE PARTNER INTEGRATION & INSIGHTS PART 2: BRINGING IN TRADE PARTNERS.

To improve efficiency, we engaged the mechanical, electrical, plumbing, fire protection, and precast trade partners to review plans and explore design-build enhancements. We also obtained their drawings up front in order to expedite the development of the overall plan drawings.

THE BENEFIT

Thanks to the United Project approach and the willingness of the project partners to work as a team, the Fox Iron Works project is on track for completion on time and under budget.

We have already documented a 16.6% reduction in construction costs compared to original estimates.



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