

NEW CDOT HEADQUARTERS REGION 1 OFFICE BUILDING

Presentation August 24, 2015



RNL





Qualifications of the Team

Composition and Structure of the Team



**\$380 M revenue
in Denver in 2014**



**760,000 SF of
projects for 12
Colorado State
agencies in last 6 yrs**

Roles & responsibilities of the design/build partnership

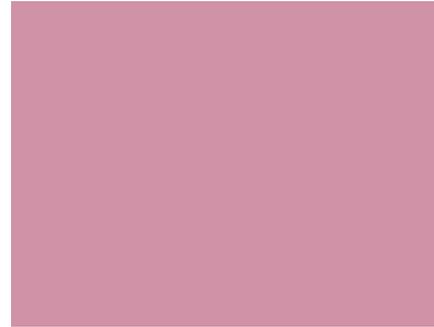
Holds prime contract

Designer and Architect of Record

**Will hold trade subcontractor
agreements including early
procurement of key trades**

**Will hold consulting agreements
with design subconsultants**





Qualifications of the Management Team Members

Single point of contact



Chad Headlee is the single point of contact in preconstruction and construction





How team will evolve
throughout project phases

PROJECT MANAGEMENT

Chad Headlee
Design/Build Manager
JE DUNN

Carl Hole
Design Project Manager
RNL

DESIGN / BUILD TEAM

Michael Simpson
Project Architect **RNL**

Scott Pashman
Gen. Superintendent **JE Dunn**

Peter Tronnier
Preconstruc Mgr **JE DUNN**

Dominic Weilminster
Project Designer **RNL**

Wendy Weiskopf
Programming.
Interior Architecture **RNL**

Matt Ogle
Safety Manager
JE DUNN

INTEGRATED PROJECT SERVICES

Lina Stinett
Virtual Design & Construction
Director **JE DUNN**

Brady Mercer
Scheduling Manager
JE Dunn

John McClellan
MEP Manager **JE DUNN**

Brian Nicholson
Landscape Architect **RNL**

Rachel Fitzgerald
Lighting Designer **RNL**

Ed Lehman
Quality Manager **JE DUNN**

Prior experience of team members with projects of similar scope and complexity, and similar delivery methods

Mike Tilbury, Project Executive 20 Years industry experience



NREL Systems Integration Facility Office & research facility, **design/build delivery**

Nichols / galvanize Office Building, Denver 4-story **office, urban infill**

OneNeck Denver Data Center Tier III **Data Center**

Swallow Hill Condo, Denver 173,000 SF residential project, **urban infill**

Glass House Condo projects, Denver Two 23-story towers, **urban infill**

Rocky Mountain Institute Innovation Center, Basalt **office** & convening center, **Integrated (IPD) Delivery**

Josh Gould, Design Principal 30 Years industry experience



Digital Globe HQ, Westminster 350,000 SF **office renovation**

Rangeview Office Building, Loveland 4-building **office campus**

Google Pearl Place, Boulder 200,000 SF **office interior**

Western Union Campus, Centennial 275,000 SF **office interior**

DEX Regional HQ, Denver 285,000 **office**

Xcel Energy Regional HQ, Denver 340,000 SF **office**



Prior experience of team members with projects of similar scope and complexity, and similar delivery methods

Chad Headlee, Design Build Manager 18Years industry experience



OneNeck Denver Data Center, Denver Tier III Data Center
Fitzsimons Academic Office Complex, Aurora **8-story office** with full buildout
Bell Aerospace Office, Boulder **4-story office building** with 3 cleanrooms
Central Park Tower Broomfield **12-story office**, LEED Gold
Prologis, Denver, **4-story office building** with full buildout, LEED Silver
Cerner Colorado Center Tenant Improvements, Denver **tenant finish remodel**

Carl Hole, Design Team Project Manager 30 Years industry experience



Ft Collins Utilities Administration Building, 36,000 SF **office building**
NREL Research Support Building, Golden 222,000 SF **office, design/build delivery**
City of Golden Public Works Facilities, Golden 70,000 SF **admin office** & maintenance facility
Colorado Springs Utilities Work Center 181,000 SF **office building**
1800 Larimer, Denver 500,00 SF **office building** and garage
Metropolitan State Univ, Denver 145,000 SF education **admin building**
Metropolitan State Univ, Denver 162,000 SF hotel & hospitality learning center **design/build delivery**



Prior experience of team members with projects of similar scope and complexity, and similar delivery methods

Wendy Weiskopf, Programming/Interior Architecture 29 Years industry experience



NREL Research Support Building, Golden 222,000 SF **office building, design/build delivery**
NREL Research Building Expansion & Dining Facility, Golden 150,000 SF **office addition, design/build delivery**
Civic and Justice Center, Commerce City 90,000 **office building**, justice center and police dept
Digital Globe HQ, Westminster 350,00 SF **office renovation**
Wellington Webb Municipal Office Building, Denver 640,000 SF new **office building**, 80,000 SF reno
Colorado Springs Utilities Service Centers 28,600 SF new **office building** and 34,000 SF renovation

Scott Pashman, General Superintendent 25 Years industry experience



Denver Crime Lab 73,650 SF **3-story office** and forensic lab
Belmar Mixed Use Development, Lakewood **6-story mixed use with garage, urban infill**
Balfour at Riverfront, Denver 273,000 SF assisted living facility and garage, **urban infill**
Northern Quest Casino, Washington State 271,700 SF 10-story hotel
Robert Dole Federal Courthouse, Kansas City 276,700 SF courthouse with garage, **urban infill**
Lockheed Martin, Littleton Infrastructure improvements
Bruce Randolph Middle School, Denver **Urban infill**



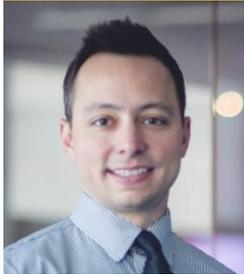
Prior experience of team members with projects of similar scope and complexity, and similar delivery methods

Peter Tronnier, Preconstruction Manager 31 Years industry experience



NREL Systems Integration Facility **Office building** & research facility
4600 Syracuse, Denver **Office building and garage**
Coit Central Tower **Office building and garage**
The Aerospace Corporation, Colorado Springs **office building**
Research Corporate Center, Colorado Springs, **office building**
Colorado Springs Utilities Service Centers 28,600 SF new **office building** and 34,000 SF renovation

Dominic Weilminster, Project Designer 7 Years industry experience



Denver SF **3-story office**
Google Pearl Place, Boulder 200,000 SF **office**
Fort Collins Utilities Administration Building, Fort Collins 37,500 SF **admin/office**
Fort Collins 700 Wood, 60,000 SF **admin/operations facility office renovation**
Metro State University Hotel Learning Center, Denver 140,000 SF hotel/academic/ **office, design/build**
Denver Human Services Eastside Facility 51,000 SF **admin/office**
CU Denver, College of Architecture and Planning, 31,000 sf, academic/**admin/office**



Time commitment to CDOT project



Mike Tilbury
Project Executive
Current wkld 20%
Projected 40%



Chad Headlee
Design Build Mgr
Current wkld 20%
Projected 0%



Wendy Weiskopf
Prog/Interior Arch
Current wkld 20%
Projected 40%



Peter Tronnier
Precon Mgr
Current wkld 20%
Projected 40%



Josh Gould
Design Principal
Current wkld 20%
Projected 40%



Carl Hole
Design Project Mgr
Current wkld 20%
Projected 0%



Scott Pashman
Gen Superintendent
Current wkld 60%
Projected 0%



Dominic Weilminster
Project Designer
Current wkld 60%
Projected 0%



Time commitment to CDOT project



Mike Tilbury
Project Executive
Current wkld 20%
Projected 40%
CDOT Commitment
Design/Precon
10+% As needed
Construction
20+% As needed



Chad Headlee
Design Build Mgr
Current wkld 20%
Projected 0%
CDOT Commitment
Design/Precon
100%
Construction
100%



Wendy Weiskopf
Prog/Interior Arch
Current wkld 20%
Projected 40%
CDOT Commitment
Design/Precon
100%
Construction
10% As needed



Peter Tronnier
Precon Mgr
Current wkld 20%
Projected 40%
CDOT Commitment
Design/Precon
100%
Construction
10%



Josh Gould
Design Principal
Current wkld 20%
Projected 40%
CDOT Commitment
Design/Precon
20+% As needed
Construction
10+% As needed



Carl Hole
Design Project Mgr
Current wkld 20%
Projected 0%
CDOT Commitment
Design/Precon
100%
Construction
Part time



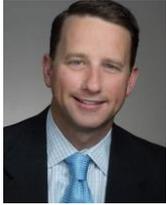
Scott Pashman
Gen Superintendent
Current wkld 60%
Projected 0%
CDOT Commitment
Design/Precon
10-20%
Construction
100%



Dominic Weilminster
Project Designer
Current wkld 60%
Projected 0%
CDOT Commitment
Design/Precon
100%
Construction
10%



Time commitment to CDOT project



Mike Tilbury
Project Executive
Current wkld 20%
Projected 40%
CDOT Commitment
Design/Precon
10+% As needed
Construction
20+% As needed



Chad Headlee
Design Build Mgr
Current wkld 20%
Projected 0%
CDOT Commitment
Design/Precon
100% ←
Construction
100% ←



Wendy Weiskopf
Prog/Interior Arch
Current wkld 20%
Projected 40%
CDOT Commitment
Design/Precon
100% ←
Construction
10% As needed



Peter Tronnier
Precon Mgr
Current wkld 20%
Projected 40%
CDOT Commitment
Design/Precon
100% ←
Construction
10%



Josh Gould
Design Principal
Current wkld 20%
Projected 40%
CDOT Commitment
Design/Precon
10+% As needed
Construction
20+% As needed



Carl Hole
Design Project Mgr
Current wkld 20%
Projected 0%
CDOT Commitment
Design/Precon
100% ←
Construction
Part time



Scott Pashman
Gen Superintendent
Current wkld 60%
Projected 0%
CDOT Commitment
Design/Precon
10-20%
Construction
100% ←



Dominic Weilminster
Project Designer
Current wkld 60%
Projected 0%
CDOT Commitment
Design/Precon
100% ←
Construction
10%

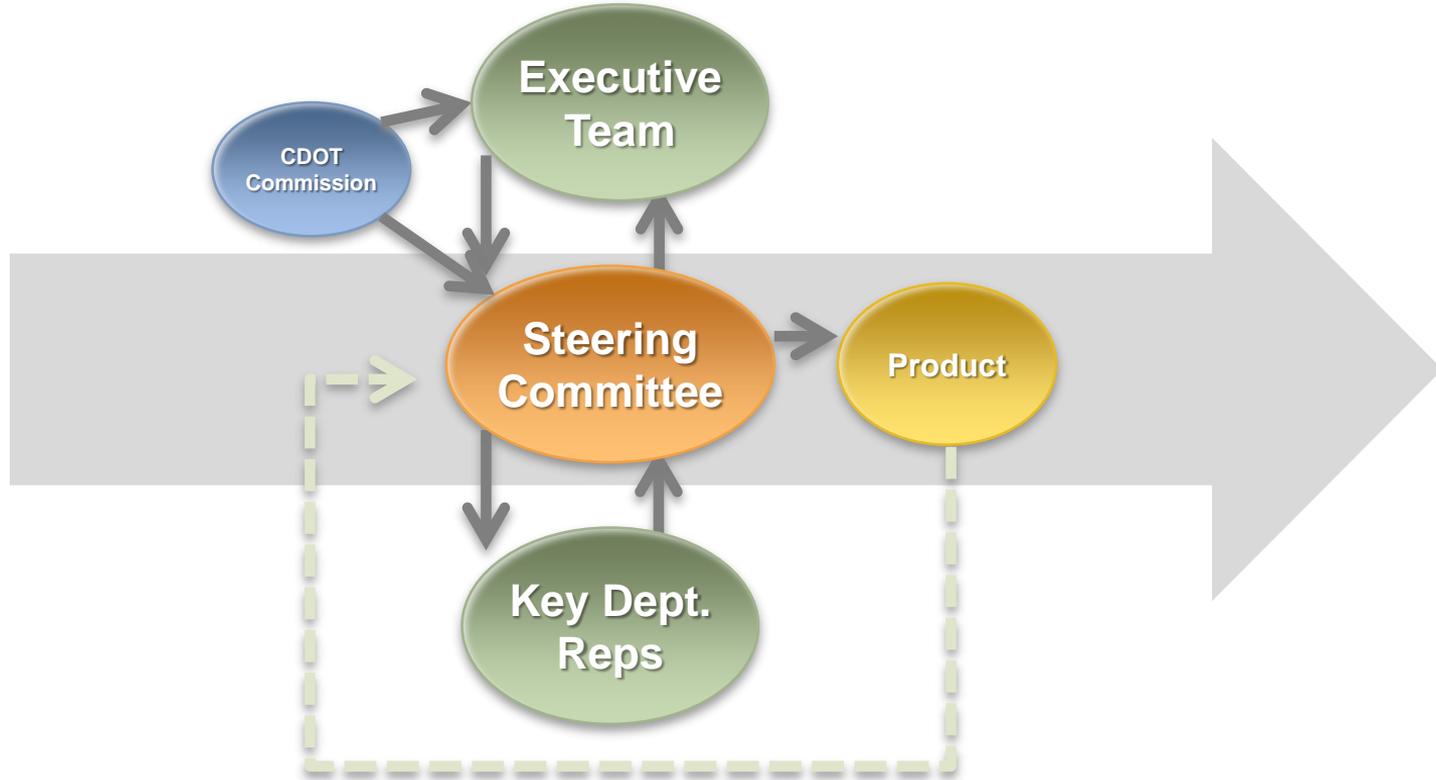




Project Approach

- Kick-off to move-in
- Design and construction schedule
- Fixed Limit of Design and Construction
- Understanding CDOT
- Validating the program
- Managing scope, schedule & budget
- Subconsultant/subcontractor procurement
- ME design/build vs design-assist

Understanding CDOT / Managing CDOT Input



+ Parking requirement for urban infill

In/Out Site Flow

- Fleet
- Staff

Parking Requirements

- Zoning
- Program
- Impact of Transit options



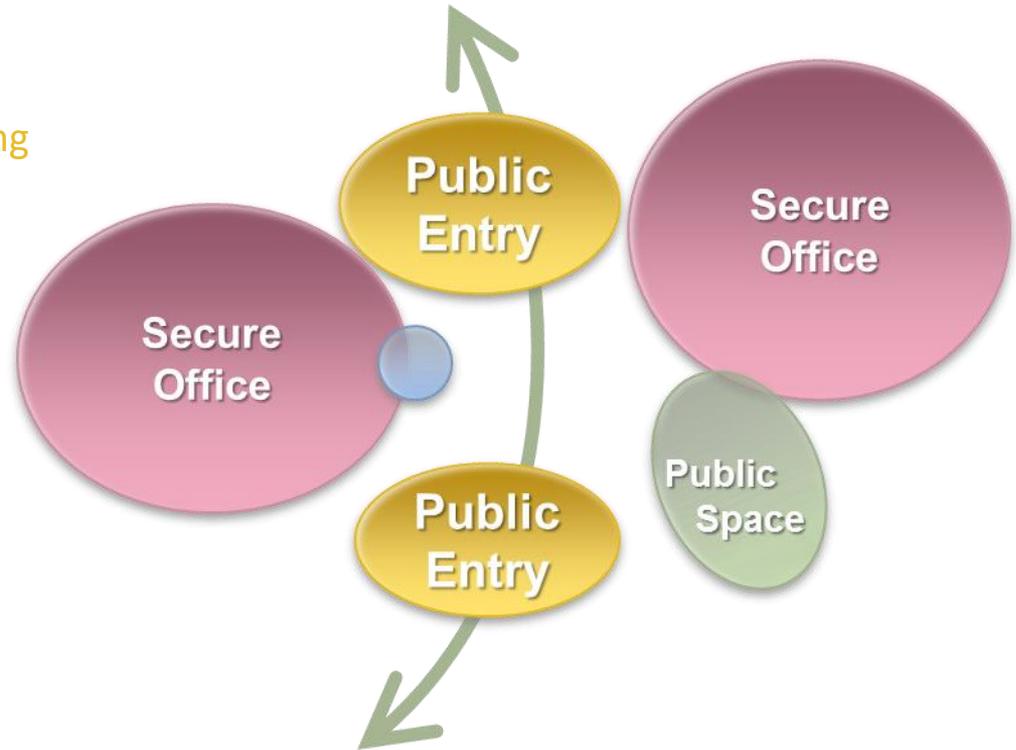
Security & safety vs accessibility

Public interface Touch Points

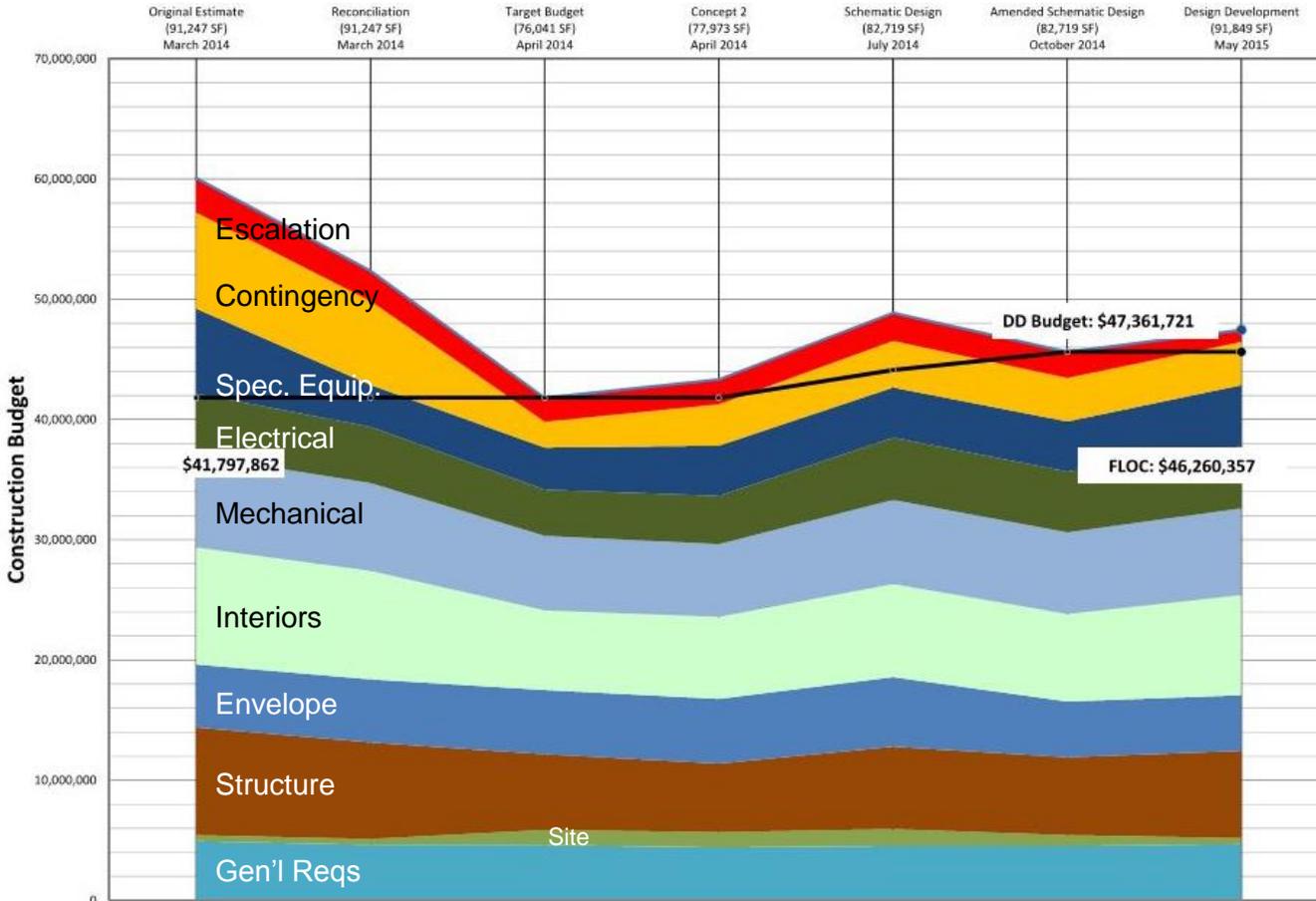
Public / Staff Movement through building

Programmed secured spaces

Level of Security



Approach to the Fixed Limit of Design and Construction



- Target Value (Budget) for each element established based on comparable projects
- Collaborative teams work to design to those costs
- Targets adjusted up or down as needed to maintain overall budget

Design subconsultants

Subconsultants are selected based on past experience and design/build experience. Subconsultants are reviewed with CDOT before being brought onto the team.

Trade subcontractors

For key trades use 2-step RFQ/RFP process including early GMP



Make Best Value selection with CDOT participation

For other trades, solicit at least 3 bids per trade, thoroughly review scopes and recommend to CDOT

MEP Design/Build vs Design Assist



	Design / Build	Design Assist
Early Cost Certainty	✓	
Singular Responsibility	✓	
Streamlined Processes	✓	
Trade Partner Innovation	✓	✓
Best Value	✓	✓
Schedule Acceleration	✓	
Expertise	✓	✓



Processes to manage scope, schedule & budget



DUNN digital™

Concept

Preconstruction

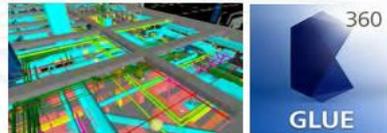
Construction

Post Construction

Dunn Dashboard
“Award winning collaboration”



DUNN dashboard™



BIM and BIM 360 Glue



Tablets / Smart Phones / Mobile Jobsite Kiosks / Digital Plan Tables / Laptops

Mobility

“Putting powerful information in hands of our craftsmen”



Building Management
“Enabling effective building management from day 1!”

ASE

Art to Science
Estimating



Lens

“Most efficient and value added preconstruction process ever”



Prior Project Experience / Success





National Renewable Energy Lab Energy Systems Integration Facility Golden, CO

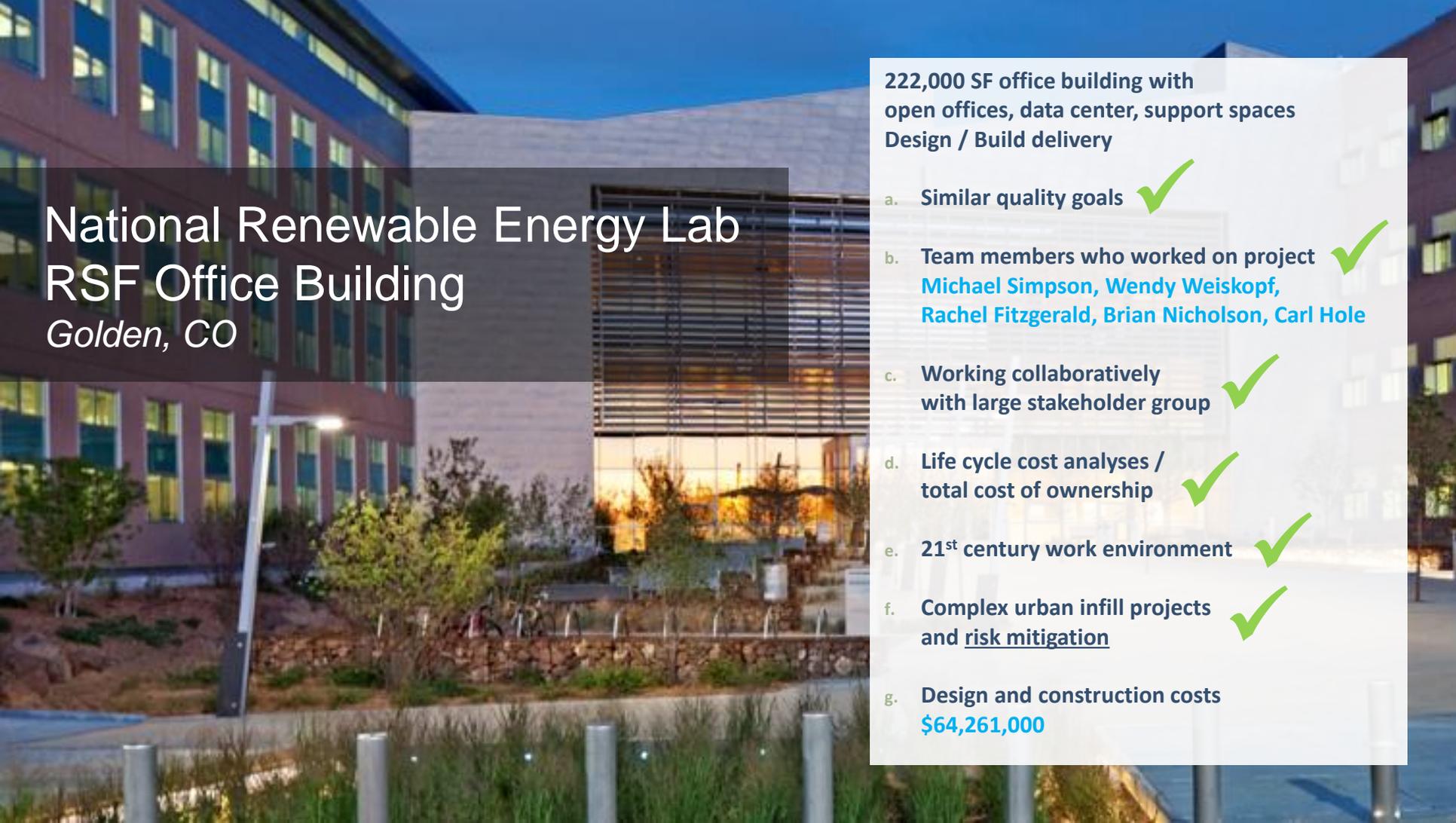
44,000 SF Office building, 37,000 SF data center
84,000 SF lab
Design / Build delivery

- a. Similar quality goals ✓
- b. Team members who worked on project ✓
**Mike Tilbury, Peter Tronnier, Matt Ogle,
Brady Mercer**
- c. Working collaboratively ✓
with large stakeholder group
- d. Life cycle cost analyses / ✓
total cost of ownership
- e. 21st century work environment ✓
- f. Complex urban infill projects ✓
and risk mitigation
- g. Design and construction costs
\$113,494,430



Design/build delivery
Fixed limit of construction



A photograph of a modern, multi-story office building with a mix of brick and glass facades. The building is illuminated from within, and the sky is a clear blue. In the foreground, there is a landscaped area with green grass, small trees, and a concrete walkway.

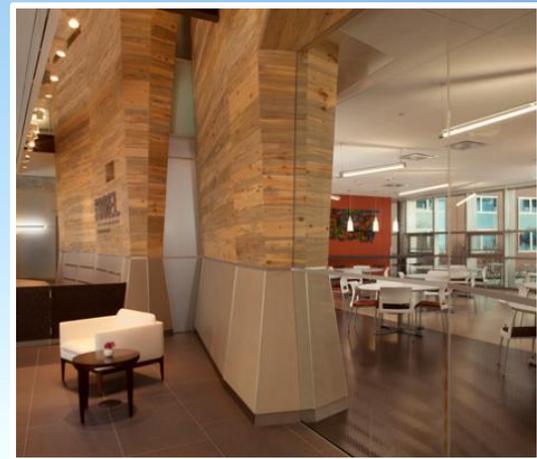
National Renewable Energy Lab RSF Office Building Golden, CO

222,000 SF office building with
open offices, data center, support spaces
Design / Build delivery

- a. Similar quality goals ✓
- b. Team members who worked on project ✓
**Michael Simpson, Wendy Weiskopf,
Rachel Fitzgerald, Brian Nicholson, Carl Hole**
- c. Working collaboratively
with large stakeholder group ✓
- d. Life cycle cost analyses /
total cost of ownership ✓
- e. 21st century work environment ✓
- f. Complex urban infill projects
and risk mitigation ✓
- g. Design and construction costs
\$64,261,000



Design/build delivery
Fixed limit of construction



Design/build delivery
Fixed limit of construction



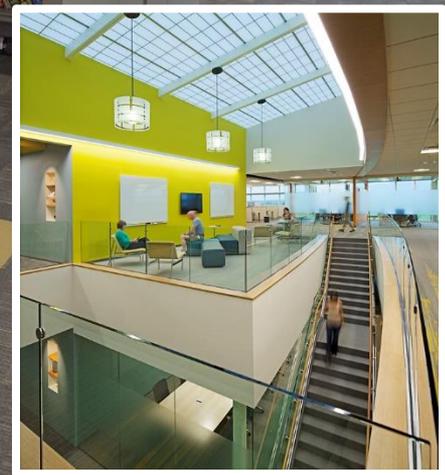
Trimble Navigation Limited Regional Headquarters Westminster, CO

125,000 SF office building
570 employees
Collaborative CM/GC delivery

- a. Similar quality goals ✓
- b. Team members who worked on project ✓
[Lina Stinnett](#), [John McClellan](#), [Brady Mercer](#)
- c. Working collaboratively with large stakeholder group ✓
- d. Life cycle cost analyses / total cost of ownership ✓
- e. 21st century work environment ✓
- f. Complex urban infill projects and risk mitigation ✓
- g. Design and construction costs
[\\$27,215,765](#)



Collaborative delivery
Fixed limit of construction



Life Cycle Costs / Total Cost of Ownership

CDOT HQ Office Building		Building Type	Office Building	Inflation Rate	1.40%	Electricity	0.110 \$/kWh	City-Data	
Denver, CO		Life of Building	50 Years	Building Height	101 LF	Gas	0.85 \$/Therm	CO-Denver	
August 24, 2015		Building Area	175,000 SF	LF of Perimeter	652 LF	Water	0.0058 \$/GAL		
Print Summary		Number of Floors	7	% of	35%	Sewer	0.0061 \$/GAL		
						Heating Energy	Gas		
Item	Description	Construction Cost	Maintenance Costs	Operational Costs	Utilities Cost	Replacement Costs	Total Cost of Ownership		
1	General Requirements and Fee	\$ 3,779,863	\$ -	\$ -	\$ -	\$ -	\$ 3,779,863	\$ 21.60	
2	Excavation	\$ 369,650	\$ -	\$ -	\$ -	\$ -	\$ 369,650	\$ 2.11	
3	Building Structure	\$ 6,328,086	\$ 658,875	\$ -	\$ -	\$ -	\$ 6,986,961	\$ 39.93	
4	Exterior Skin	\$ 1,446,768	\$ 720,465	\$ 862,570	\$ -	\$ -	\$ 3,201,361	\$ 18.29	
5	Masonry	\$ 29,100	\$ -	\$ -	\$ -	\$ -	\$ 29,100	\$ 0.16	
6	Rough Carpentry	\$ 8,790	\$ -	\$ -	\$ -	\$ -	\$ 8,790	\$ 0.05	
7	Finish Carpentry and Millwork	\$ 112,310	\$ -	\$ -	\$ -	\$ -	\$ 112,310	\$ 0.64	
8	Membrane Roofing	\$ 136,370	\$ -	\$ -	\$ -	\$ -	\$ 136,370	\$ 0.77	
9	Sheet Metal	\$ 209,810	\$ -	\$ -	\$ -	\$ -	\$ 209,810	\$ 1.19	
10	Caulking and Waterproofing	\$ 28,200	\$ -	\$ -	\$ -	\$ -	\$ 28,200	\$ 0.16	
11	Doors, Frames, and Hardware	\$ 30,410	\$ -	\$ -	\$ -	\$ -	\$ 30,410	\$ 0.17	
12	Glass and Glazing Systems	\$ 40,900	\$ -	\$ -	\$ -	\$ -	\$ 40,900	\$ 0.23	
13	Plaster and Drywall Systems	\$ 778,350	\$ -	\$ -	\$ -	\$ -	\$ 778,350	\$ 4.45	
14	Tile and Marble	\$ 335,471	\$ 30,072	\$ -	\$ -	\$ -	\$ 365,543	\$ 2.08	
15	Acoustical Treatment	\$ 615,034	\$ 220,534	\$ -	\$ -	\$ -	\$ 835,568	\$ 4.77	
16	Resilient Flooring and Carpet	\$ 754,491	\$ 866,700	\$ 952,116	\$ -	\$ -	\$ 2,573,307	\$ 14.74	
17	Painting	\$ 352,347	\$ 379,025	\$ -	\$ -	\$ -	\$ 731,372	\$ 4.18	
18	Specialties	\$ 879,294	\$ -	\$ -	\$ -	\$ -	\$ 879,294	\$ 5.02	
19	Equipment and Furnishings	\$ 643,348	\$ -	\$ -	\$ -	\$ -	\$ 643,348	\$ 3.70	
20	Special Construction	\$ 14,157	\$ 10,152	\$ -	\$ -	\$ -	\$ 24,309	\$ 0.14	
21	Elevators	\$ 556,834	\$ 199,665	\$ 586,264	\$ -	\$ -	\$ 1,242,763	\$ 7.07	
22	Fire Protection	\$ 478,750	\$ 129,086	\$ 262,116	\$ -	\$ -	\$ 869,952	\$ 4.97	
23	Plumbing	\$ 1,145,127	\$ 470,559	\$ 429,087	\$ 1,732,674	\$ 851,717	\$ 4,629,165	\$ 26.45	
24	HVAC (Water-Cooled Chiller Plant)	\$ 2,831,358	\$ 1,967,544	\$ 1,436,571	\$ 18,472,929	\$ 5,271,278	\$ 29,979,680	\$ 171.31	
25	Electrical (0 % LED)	\$ 4,788,142	\$ 3,299,006	\$ 2,627,702	\$ 10,998,743	\$ 16,288,225	\$ 38,001,818	\$ 217.15	
TOTAL		\$ 32,415,234	\$ 13,025,964	\$ 7,290,965	\$ 31,204,346	\$ 55,825,251	\$ 139,761,760	\$ 798.64	

Building Size, Life expectancy

Inflation Rate

Energy Source



Life Cycle Costs / Total Cost of Ownership

CDOT HQ Office Building	Building Type	Office Building	Inflation Rate	1.40%	Electricity	0.110 \$/kWh	City-Data
Denver, CO	Life of Building	50 Years	Building Height	101 LF	Gas	0.85 \$/Therm	CO-Denver
August 24, 2015	Building Area	175,000 SF	LF of Perimeter Walls	652 LF	Water	0.0058 \$/GAL	
	Number of Floors	7	% of Glass	35%	Sewer	0.0061 \$/GAL	
					Heating Energy	Gas	

Print Summary

Item	Description	Construction Cost	\$/SF	Maintenance Costs	\$/SF 50 Yrs	Operating Costs	\$/SF 50 Yrs	Utilities Cost	\$/SF 50 Yrs	Replacement Costs	\$/SF 50 Yrs	Total Cost of Ownership	\$/SF 50 Yrs
1	General Requirements and Fee	\$ 3,779,863	\$ 21.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,779,863	\$ 21.60
2	Excavation	\$ 369,650	\$ 2.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369,650	\$ 2.11
3	Building Structure	\$ 6,328,086	\$ 36.16	\$ 658,875	\$ 3.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,986,961	\$ 39.93
4	Exterior Skin	\$ 1,446,768	\$ 8.27	\$ 720,465	\$ 4.12	\$ 862,570	\$ 4.93	\$ -	\$ -	\$ 171,558	\$ 0.98	\$ 3,201,361	\$ 18.29
5	Masonry	\$ 811,656	\$ 4.64	\$ 20,104	\$ 0.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840,760	\$ 4.80
6	Rough Carpentry											\$ 254,183	\$ 1.45
7	Finish Carpentry											\$ 6,870,005	\$ 39.26
8	Membrane Roof											\$ 1,644,719	\$ 9.40
9	Sheet Metal											\$ 1,185,063	\$ 6.77
10	Caulking and W											\$ 1,209,900	\$ 6.91
11	Doors, Frames,											\$ 2,793,543	\$ 15.96
12	Glass and Glaz											\$ 2,607,902	\$ 14.90
13	Plaster and Dry											\$ 2,949,062	\$ 16.85
14	Tile and Marble											\$ 363,544	\$ 2.08
15	Acoustical Trea											\$ 3,916,888	\$ 22.38
16	Resilient Floori											\$ 7,414,153	\$ 42.37
17	Painting											\$ 8,498,505	\$ 48.56
18	Specialties											\$ 5,108,347	\$ 29.19
19	Equipment and Furnishings	\$ 643,348	\$ 3.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,094,245	\$ 17.68	\$ 3,737,592	\$ 21.36
20	Special Construction	\$ 14,157	\$ 0.08	\$ 10,152	\$ 0.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,309	\$ 0.14
21	Elevators	\$ 556,834	\$ 3.18	\$ 199,665	\$ 1.14	\$ 586,264	\$ 3.35	\$ -	\$ -	\$ 1,004,306	\$ 5.74	\$ 2,347,068	\$ 13.41
22	Fire Protection	\$ 478,750	\$ 2.74	\$ 129,086	\$ 0.74	\$ 262,116	\$ 1.50	\$ -	\$ -	\$ 177,767	\$ 1.02	\$ 1,047,719	\$ 5.99
23	Plumbing	\$ 1,145,127	\$ 6.54	\$ 470,559	\$ 2.69	\$ 429,087	\$ 2.45	\$ 1,732,674	\$ 9.90	\$ 851,717	\$ 4.87	\$ 4,629,165	\$ 26.45
24	HVAC (Water-Cooled Chiller Plant)	\$ 2,831,358	\$ 16.18	\$ 1,967,544	\$ 11.24	\$ 1,436,571	\$ 8.21	\$ 18,472,929	\$ 105.56	\$ 5,271,278	\$ 30.12	\$ 29,979,680	\$ 171.31
25	Electrical (0 % LED)	\$ 4,788,142	\$ 27.36	\$ 3,299,006	\$ 18.85	\$ 2,627,702	\$ 15.02	\$ 10,998,743	\$ 62.85	\$ 16,288,225	\$ 93.08	\$ 38,001,818	\$ 217.15
	TOTAL	\$ 32,415,234	\$ 185.23	\$ 13,025,964	\$ 74.43	\$ 7,290,965	\$ 41.66	\$ 31,204,346	\$ 178.31	\$ 55,825,251	\$ 319.00	\$ 139,761,760	\$ 798.64

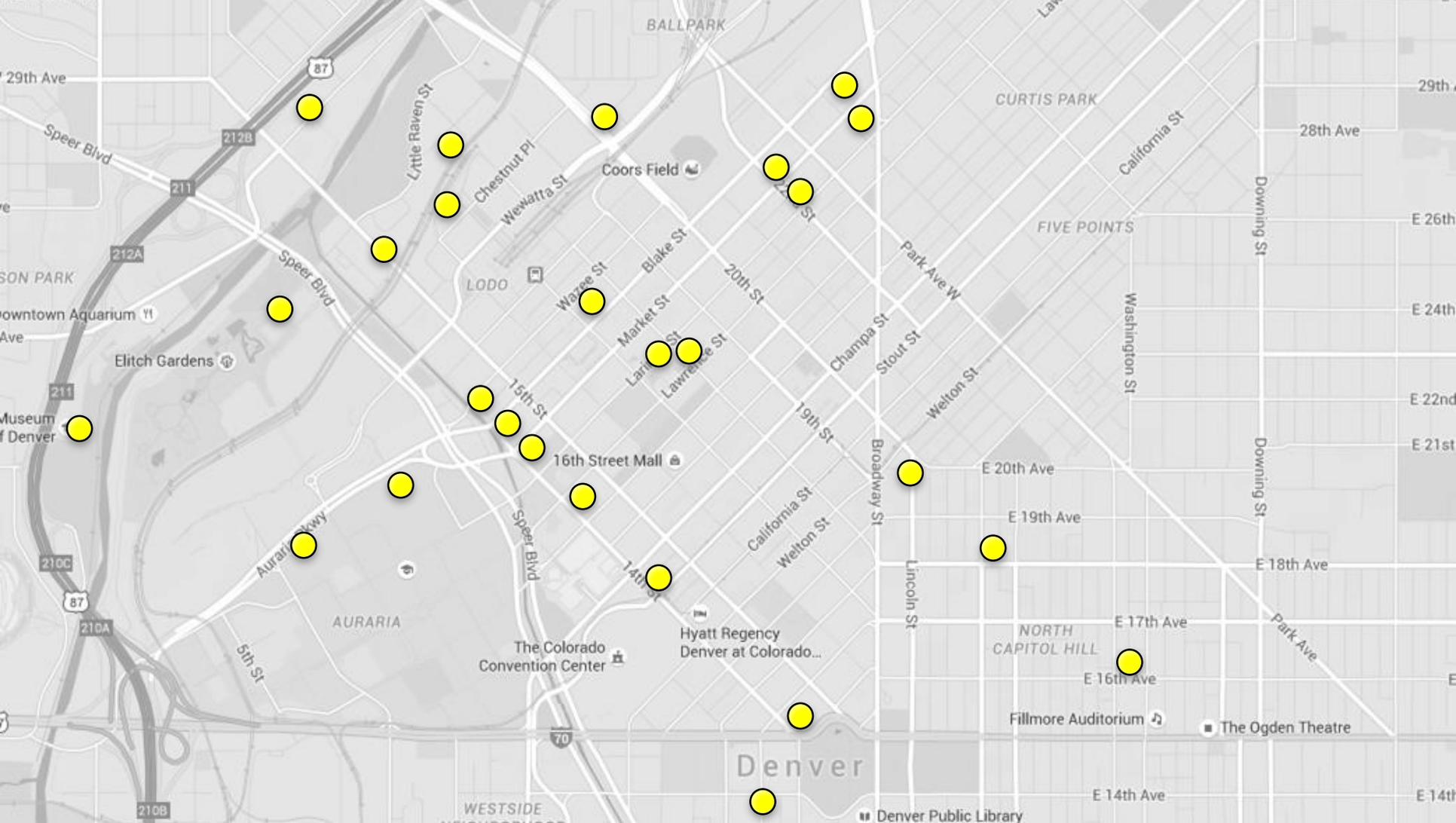
For example:

Geothermal vs. Water-Cooled Chiller Plant

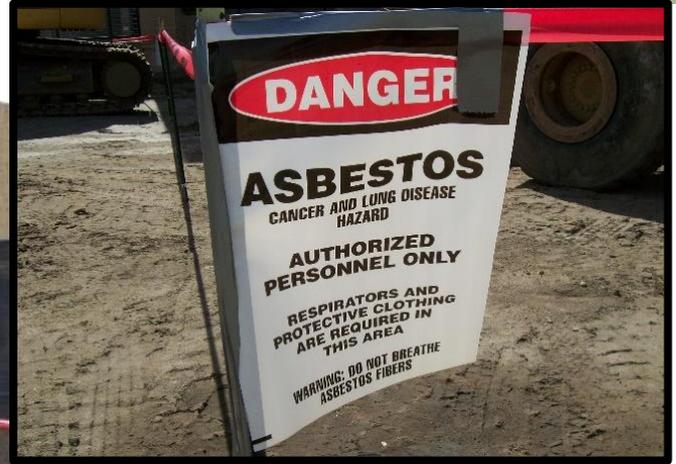
1st Cost = \$360,000 Premium

Payback over 50 Years = \$6,000,000









Key drivers impacting 21st Century Work Environments

The screenshot shows the homepage of the Workplace 2020 website. At the top left is the logo, which consists of a globe icon followed by the text 'WP | 2020'. To the right of the logo are links for 'Join Our Community' and 'Log-In', along with social media icons for Twitter and Facebook. Below this is a navigation menu with the following items: HOME, HISTORY / WORKPLACE 2010, THE 2020 WORKPLACE (with a dropdown arrow), NEWS / EVENTS, PARTNERS, CONTACT US, and BLOG (with a dropdown arrow). A main headline reads: 'What will the newest and oldest generations demand of the workplace? • What that is common today will become ob'. Below the headline is a blue banner with the text 'Workplace 2020 | A FORUM FOR ENVISIONING THE FUTURE OF THE WORKPLACE. JOIN THE DISCUSSION AND HELP TO CREATE THE IDEAS THAT WILL SHAPE FUTURE WORKPLACE DESIGN.' The main content area features a large architectural rendering of a modern office space with various zones labeled: 'OFFICE', 'MEETING ROOM', 'ENTERTAINMENT AREA', 'SOCIAL HUB', 'COURTYARD', 'RESTROOM', 'ELEVATOR', and 'STAIRS'. To the right of the rendering is a section titled 'Social Hub' with the text 'Socially oriented space that draws staff to come together. [Read More](#)'. At the bottom of the rendering area are two buttons: 'PREDICTIONS ABOUT THE WORKPLACE OF 2020' and 'PROGRESS INDICATOR'. A dark arrow on the left side of the page points to the 'WORKPLACE 2020' text.

WORKPLACE 2020



TECHNOLOGY



CULTURE



BRAND



DESIGN



SUSTAINABILITY



Spaces that recruit + retain



Spaces with daylight + views



Spaces with daylight + views



Spaces to collaborate



Spaces with variety



Spaces that embrace technology

A photograph of a modern building's outdoor balcony. The balcony has a dark tiled floor and a metal railing with a perforated mesh. A white bench is positioned on the left side. The balcony overlooks a city and a range of mountains under a blue sky with scattered white clouds. The building's facade is visible on the left, featuring large glass windows and a dark overhang.

Spaces that are sustainable/healthy



Spaces that are sustainable/healthy



Spaces that are sustainable/healthy

CASE STUDY







WESTERN UNION







Three project constraints and how they might be solved

Achieving the design schedule

- ✓ Big room meetings
- ✓ Early programming
- ✓ Multiple bid packages

Clear decision making

- ✓ Early collaboration with Steering Committee
- ✓ Establishing “decision authority”

Managing change within the CDOT workplace

- ✓ Communication/transparency
- ✓ Site tours
- ✓ Prototypes & mockups





Your employees and future recruits are the lifeblood of CDOT

We're workplace innovation specialists

You need a facility that maximizes value, budget and schedule

We're open-minded collaborators with a proven track record

You need a 50-year building that is a steward of the resources it contains

We're sustainability, wellness, and life-cycle cost analysis experts

You need to ensure project quality while maintaining fiscal responsibility

We have a history of balancing design, functionality and budget

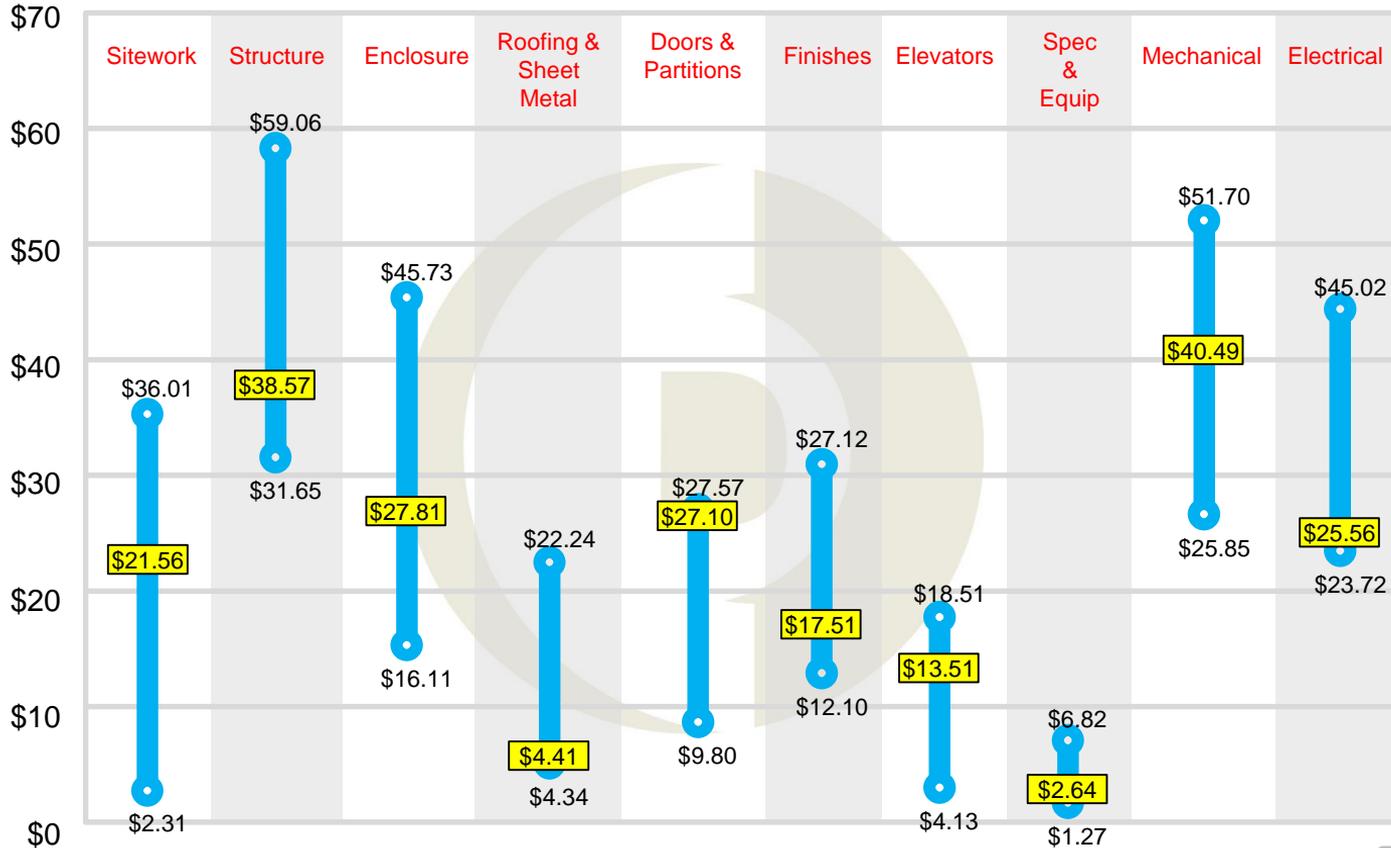




Q&A

Cost breakdown for new building vs 27 JE Dunn office projects

We measure costs for CDOT building elements against other office projects





+ Changing the workplace

