



Greeley City Center: Contractor's Success Impacts Next Project



Challenge

Home to crisp mountain air and gorgeous natural scenery, Greeley, Colorado embodies an idealized vision of the Centennial State. It's also home to several government buildings that have started to show their age.

The solution to this problem is an expansive new building located in the heart of the city. Destined to house the municipal courthouse, the city's TV station, IT department, and water department, the Greeley City Center project is critical to the city's future.

"It's got the weight and gravitas of government at the center. I think people will feel really proud of it," Assistant City Manager Becky Safarik told The Greeley Tribune¹.

As the Greeley City Center project is ultimately a cost-saving effort, the architects and contractors hired to complete the project must do all they can to stay on schedule and under budget — which is why they chose to utilize the DensElement™ Barrier System with AquaKOR™ Technology.

Tradition Gives Way to Innovation

"We recently completed a project — the Elizabeth Hotel in Fort Collins — where we used DensElement™ Barrier System," said Phase 2 Company, Inc. Estimator and Project Manager Greg Olmstead. "That gave us the confidence to suggest it for this project."

"Early in the design, we were approached by our drywall contractor, Phase 2 Company, Inc., with an idea on how we could save money on our WRB-AB installation," said Anderson Mason Dale Architects P.C. Architect Ryan Lutz. "We researched the DensElement™ Barrier System and quickly determined that it could provide cost savings over traditional WRB-ABs."

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– Greg Olmstead, Phase 2 Company



1. <https://www.greeleytribune.com/news/local/greeley-city-center-project-reaches-halfway-point-with-planned-completion-in-july-2018/>

Component Quantities:
24,000 MSF DensElement™ Sheathing

1,120 tubes of PROSOCO R-Guard® FastFlash®

Key Companies:
Architect:
Anderson Mason Dale Architects P.C.

General Contractor:
Hensel Phelps Construction Co.

Drywall Contractor:
Phase 2 Company, Inc.

Distributor:
Pioneer Materials West, Inc.

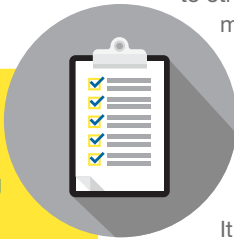
Building Envelope Consultant:
alm2s

Even better, using the DensElement™ Barrier System removed common installation hurdles. “The PROSOCO R-Guard® FastFlash® is definitely easier to use in cold weather,” Lutz pointed out. “Even when it was in the 40s here, it was easier to install the PROSOCO R-Guard® FastFlash® than on a warm, 70-degree day.”

The key to the unique benefits offered by the DensElement™ Barrier System can be found in its proprietary advancement, AquaKOR™ Technology, which integrates the gypsum core and fiberglass mat to form a hydrophobic, monolithic surface that blocks bulk water while allowing vapor to pass through. This eliminates the need for a separate WRB-AB, which reduces the potential for installer error associated with field-applied WRB-AB systems. The end result is a faster, easier installation process that provides the protection of a continuous WRB-AB.

“I would recommend the DensElement™ Barrier System to other architects. It allows for quick modifications on site, and the installation learning curve is very easy. We plan to keep it in our spec going forward.”

– Ryan Lutz, Anderson Mason Dale Architects P.C



Building Trust, One Project at a Time

According to Olmstead, installation of the DensElement™ Barrier System on the 103,900-square-foot Greeley City Center project took a mere 161 days. “In general, our experience with DensElement™ Barrier System is that it’s a significant time saver,” Olmstead stated. “It allows you more flexibility than you get with a lot of other air- and water-barrier systems.”

“The other deciding factor was the price of the DensElement™ Barrier System in comparison to other integrated board-type barrier systems,” Olmstead added.

Phase 2 Company, Inc. Senior Project Manager Brian Chastain also appreciates the reassuring performance of the DensElement™ Barrier System.

“We don’t typically get involved with weather barrier systems,” Chastain said, “but with DensElement™ Barrier System, we have the confidence to take on building envelope liability because of how DensElement™ Barrier System performs, and how it has performed on our previous projects.”

A Wise Addition to Your Spec

Like hundreds of their colleagues throughout North America, Phase 2 Company, Inc. and the renowned architects at AIA Colorado’s 2017 Firm of the Year, Anderson Mason Dale Architects P.C., have experienced the benefits of utilizing the DensElement™ Barrier System.

“I would recommend the DensElement™ Barrier System to other architects,” said Lutz. “It allows for quick modifications on site, and the installation learning curve is very easy. We plan to keep it in our spec going forward.”

“In our opinion,” added Chastain, “DensElement™ Barrier System is the natural evolution of the building envelope process. It offers a lot of seamless characteristics that architects and general contractors are looking for. It’s the efficiency that’s attractive, in addition to the performance.”

The Greeley City Center project provided the perfect test bed for the unique capabilities of DensElement™ Barrier System, and the results speak for themselves. Anderson Mason Dale Architects P.C. and Phase 2 Company have joined dozens of other construction firms throughout North America who have discovered how DensElement™ Barrier System can elevate their work by providing a valuable, time-saving combination of simplified installation and optimal moisture resistance. When the Greeley City Center finally opens in the summer of 2018, the city can rest assured that its new cornerstone is protected thanks to the DensElement™ Barrier System.



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