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Hyder Nears Completion on Top Projects

Hyder Construction is nearing completion on three projects in Denver, Breckenridge and Vail. The three projects (Zi Lofts, Crystal Peak Lodge and Vail's Front Door) vary not only by their distinct locations but also by their structural construction types.

The 104,000 square foot Zi Lofts is a mixed-use condo project located adjacent to Coors Field in downtown Denver. The building includes 38 condos and 7,000 square feet of retail space on the first floor. The \$15 million project is a cast-in-place, post tensioned concrete structure. According to Preconstruction Manager Wally Goodnow, "We are always listening to our owner's needs and expectations. The decision to build Zi Lofts as a cast-in-place concrete structure was determined by the building height restriction in that area, and the owner's need to maximize floor to ceiling height in the loft units." The seven story structure was topped out in less than 6 months, and the distinct architectural features will make Zi Lofts a focal point in the Denver Ball Park neighborhood for years to come.

Another Hyder project that will be completed this summer is Crystal Peak Lodge. Located in Breckenridge, Crystal Peak Lodge includes 88 condominium units totaling 115,000 square feet. This \$28 million project is situated at the base of Peak 7, and is steps away from the new Breck Connect Gondola that gives residences easy access to the town of Breckenridge and the base of Peak 8.

Difficult winter conditions, while working at the 9,800 foot elevation, have not hindered Hyder from expecting to complete this project ahead of schedule. Value based analysis and selection of building systems allowed Hyder to expedite the construction process. Project Manager Mike Dillon notes, "Hyder's decision to use a pre-cast foundation allowed us to shorten the construction duration of the overall schedule by five weeks, and it mitigated possible weather delays associated with the construction of cast-in-place foundation."



Crystal Peak Lodge



Vails Front Door

Hyder Construction is also nearing completion on the \$115 million Vail's Front Door. The 300,000 square foot project is located at the base of Vail Village, and includes a skier services building, an underground loading dock, a parking structure, a new Lodge at Vail spa, a ski club and 13 luxury chalets.

The last phase to be completed at Vail's Front Door is the \$45 million Lodge at Vail Chalets. The 4,500 square foot, three-level townhomes were sold for approximately \$2500 per square foot. Each of these 13 exclusive, luxury residences includes a private elevator and underground parking. Each chalet was customized with high-end materials and finishes to suit its owner's personal taste.

One of the biggest challenges in building the Chalets was the excavation, blasting and removal of approximately 63 vertical feet of limestone bedrock. The removal of the bedrock was necessary to accommodate the Chalets foundations. To greatly reduce the owner's risk and to proactively control the project budget, Hyder drilled and performed three-dimensional seismic imaging on site to determine the density and extent of the bedrock formation. This allowed excavation subcontractors to better understand the makeup of the bedrock formation, and it assisted them in accurately determining the amount of blasting required to successfully bid the project.

Hyder's extensive growth in Denver and in the mountains of Colorado is reflected by their annual yearly volume which approached \$100 million in 2007. "Tom McLagan, President of Hyder Construction, states, "Our success is reflected in our ability to provide value by modifying our approach on each project to match the needs of our customers." ■