



A modular section from Barvista Building Systems is lowered by crane on the second day of assembly. The entire project is LEED (Leadership in Energy and Environmental Design) certified.



The Club Commons II was completely set in only 12 days. In addition to rapid set times modular construction resulted in minimal materials waste during construction.

Barvista Building Systems builds 44,000 sq. ft. of green-friendly dwelling space: Modular Construction Is the Perfect Fit for Resort's Employee Housing

By Jennifer Spencer, Marketing Director
The Neenan Company

SNOWMASS, CO—What do ‘LEED certified,’ ‘affordable’ and ‘modular’ have in common? Answer: The new Club Commons II, set here by Barvista Building Systems and The Neenan Company.

In just 12 days this summer, the 44,000 sq. ft., 36-unit housing complex was crane-set in the midst of the heady splendor of one of the Rocky Mountains most upscale ski villages. The result: an attractive, energy-efficient modular construction solution to easing the shortage of affordable housing for workers of Aspen Skiing Co.



At the Barvista Building Systems plant in Berthoud, CO, modular sections are built using the highest quality materials, from Amsco windows to Grip Rite housewrap. Barvista builds single and multi-family modular homes for an eleven state market in the West and Midwest.

Thanks to The Neenan Company and Barvista Building Systems more than 120 workers have housing just in time for the skiing industry's busy season.

The Neenan Company, one of the country's top 100 integrated design-build firms, designed, executed and managed the project—trimming four months from the schedule and saving an estimated \$850,000.

Headquartered in Fort Collins, CO, The Neenan Company collaborated with Barvista, a leading modular builder of custom-designed single- and multi-unit homes and commercial buildings. Related WestPac developed the project as mitigation housing for Snowmass Base Village.

Related WestPac is a joint-venture partnership between Related and WestPac Investments Colorado LLC, a diversified real estate investment and development company. In February 2007, Related WestPac took over the existing Snowmass Base Village development featuring approximately one million square feet, which will include approximately 600 luxury residential units and amenities including fine dining, conference facilities, a world-class 25,000 sq. ft. children's center and new retail shopping for residents and visitors.

Said Joe Enzer, Related WestPac construction manager, “This project was a resounding success. It's absolutely unheard of in mountain construction to complete a project in six months.”

He added, “In the world of development it's a pleasure to say, ‘on time and on budget.’ Key to the project was the integrated design-build talent of The Neenan Company.”

The ‘on time-on budget’ promise The Neenan Company makes to every client had to accommodate some challenging factors with Club Commons II: elevation, weather, terrain, community density and lifestyle.



Shown only weeks before its opening, the Club Commons II will house more than 120 employees of the Aspen Skiing Company just in time for the winter season. The entire 44,000 sq. ft. complex is built to LEED certification.

Ron New, director of Neenan's Mountain Operations, said modular production was the perfect solution to creating an energy efficient, affordable multi-unit, multi-floor building in the densely populated, environmentally conscious Village of Snowmass.

"We were able to reduce the number of workers to about 30 on site, in turn reducing the number of commuters in the Roaring Fork Valley."

In addition, Barvista's 103,000 sq. ft. manufacturing plant on Colorado's Front Range has a full wood-recycling program and the use of pre-cut studs and trusses eliminated waste and refined efficiencies in the construction process. The project site also had a recycling process for wood, metal and concrete.

"Working with Barvista, we ensured the successful delivery, installation and finish of the project, and like the Neenan Company, Barvista is committed to sustainable building practices," New added.

Scott Stenman, vice president of development for Related WestPac, said, "Club Commons II is a very attractive example of eco-friendly, affordable housing and we're pleased to bring this community asset to Snowmass."

Snowmass Village sits at an elevation of 8,100 ft. in the midst of the millions of high-mountain acres.

To fast track the construction schedule, Neenan architects converted the project's initial floor plans to modular. Then Neenan worked with Barvista and subcontractors to integrate building design with the mechanical elements.

While an on-site contractor worked to clear a winter's worth of snow, remove trees and build the underground infrastructure to support the project pad, Barvista built the modular sections.

By mid-May, Neenan began to pour the project's foundation. Beginning June 25, construction teams began to crane-stack each 90% complete, 45,000 lb. modular unit. The project includes 24 seasonal units with four bedrooms, two baths a common living room and kitchen. The other 12 more family-oriented units feature two or three bedrooms for the ski resort's seasonal management.

The final 10% of the project took place on site. Mechanical, plumbing and electrical systems were connected from unit to unit and the exterior skin and stone, timber and other natural siding products were added.

"Working with Neenan and Barvista allowed us to be good community neighbors," said Related WestPac's Enzer.

"Since almost all the construction was off site, Snowmass didn't have to deal with as much dust, noise, hammering and construction traffic—a real turnoff for mountain resort living in the summer."

"Since we opened Barvista in 2002 this is the best year we've had even with the economy and housing market in turmoil. I believe it's because we made a commitment from the beginning to a true waste-management plan. If modular builders make a commitment to recycle they can save time and money."

-- Mike Barker, Sales Manager
Barvista Building Systems