

THE VIEW FROM HERE

A CAMPAIGN FOR THE PIKES PEAK SUMMIT COMPLEX

2019 YEAR IN REVIEW



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PIKES PEAK SUMMIT COMPLEX: CONSTRUCTION AT 14,115 FEET IS A NEW EXPERIENCE EVERY DAY

Replacing the existing 1960's era visitor center at the summit of Pikes Peak is the highest ongoing construction site in North America. Constructing this challenging project at 14,115 feet brings a new experience every day as project crews work to create a facility enabling visitors to fully appreciate the inspiring views and natural beauty of Pikes Peak - America's Mountain.

The new 38,000-square-foot Pikes Peak Summit Complex includes a newly designed and constructed visitor center, supporting mechanical and maintenance space and a Colorado Springs Utilities communications facility. The U.S. Army is also funding and constructing a High Altitude Research Laboratory immediately adjacent to and designed to blend with the visitor center.

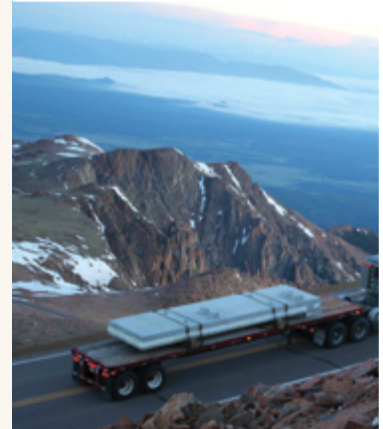
The existing Summit House structure at the summit of Pikes Peak remains fully operational and open to visitors throughout the construction of the new Summit Complex. Once the new complex opens, the old 1963 Summit House will be demolished.

Each year more than half a million people visit the summit of Pikes Peak, which sits 14,115 feet above sea level. The new Summit Complex will feature an immersive visitor experience, designed to enable visitors unobstructed views of the beauty, richness, and scenery of America's Mountain. Multimedia exhibits will tell the story and history of the mountain, enhancing the overall experience.

The project will cost an estimated \$55-60 million, funded in part by reserves from Pikes Peak – America's Mountain, an enterprise of the city, that generates revenue through entrance fees and concession sales; revenue bonds; and public and private donations.

“Our city's past, present and future is connected to Pikes Peak. The sense of pride and ownership of this mountain that's felt by members of our community is and always has been palpable, and now our generation has a chance to contribute to this incredible legacy. This campaign is an exciting opportunity for everyone who has ever felt a connection to Pikes Peak to rally together and offer their support to preserve and protect this treasured destination.”

~ Colorado Springs Mayor, John Suthers



KEY PROJECT INFORMATION

SUSTAINABILITY

The new visitor center is poised to live in balance with the unique environmental conditions at the summit. Using sustainable building practices, the complex will offer some of the same experiences by the mountain's first visitors more than 200 years ago, while also enhancing the visitor experience both inside and out.

ECONOMIC BENEFITS

More than half a million visitors arrive at our mountain's summit each year, contributing roughly \$30 million to the local economy. At any given time, as many as 600 visitors may be exploring the summit. Nearly 50,000 visitors hike the official U.S. Forest Service Trails to the summit each year.

ACCESSIBILITY (ADA COMPLIANCE)

The new visitor center and the exterior paths and viewing areas will be accessible to all, regardless of age or mobility as one of the most accessible public facilities in the region. Visitors have the option to hike to the summit, arrive by bicycle or vehicle traveling the 19-mile Pikes Peak Highway, or ride the Cog Railway. (The Cog Railway is currently closed for reconstruction with an anticipated 2021 reopening).



2019 MAJOR MILESTONES

RTA/GWWO ARCHITECTS DESIGN ACCOMPLISHMENTS

Colorado Springs' firm RTA Architects, along with GWWO Architects of Baltimore, a nationally recognized expert in designing national park visitor centers, partnered on the design of the new Summit Complex. The project will achieve LEED Silver certification, a globally recognized symbol of sustainability achievement, and meet the latest ADA standards. The design also strives to achieve "Living Building Challenge" (LBC), a two-year certification process, as a highly sustainable, net zero-energy building. Sustainable design aspects include: energy, materials, resilience, site ecology, site water, and water and wastewater. Currently, no other federal buildings are LBC certified.

- Throughout 2019, RTA Architects observed and monitored construction progress on both the building and the site, worked with GE Johnson to address difficult construction issues and unforeseeable site conditions as they arose, and continued to review and approve fabrication drawings for the various assemblies going into the overall construction.
- Finalized the design of the shutter system that will protect the northwest, southwest, and northeast glazing from scouring and impacts, and design/testing (to hurricane standards) of the un-shuttered southeast glazing (the "big window").
- Reviewed and approved materials to ensure "Living Building Challenge" requirements.
- Worked with GE Johnson to develop temporary enclosure and waterproofing measures to allow construction within much of the building to continue over the winter.
- Worked with interpretive designer Gallagher & Associates reviewing exhibit content and narrative and assisted in evaluation of the exhibit fabrication companies.
- Presented the project to numerous community groups including the US Green Building Council, Historic Preservation Alliance of Colorado Springs and the National Association for Interpretation.

CONTRACTOR GE JOHNSON MAJOR ACCOMPLISHMENTS

Following the June 2018 groundbreaking, GE Johnson construction crews went right to work on the project that is expected to take three years to complete. With a short work season atop the mountain (late spring to late fall, weather permitting), each day's shift is shortened to keep workers safe from the effects that can be suffered at altitude.

WORK COMPLETED DURING 2019:

- Mockups were built for materials testing
 - Structural window wind load and impact testing was completed in September passing the stringent requirement for this project.
 - The exterior envelope mock-up is in its second revision to coordinate final details of window, waterproofing, steel plate sills and shutter design, expected to be complete by the end of 2019/early 2020.
- The project team topped out the complex late-October by placing the highest steel beam atop the structure, flanked with American and Colorado State flags.
- Concrete foundations were completed in August.
- Concrete and precast was transported and placed for the walls throughout September. Precast wall and deck placement were completed in October except for the east vestibule and north stoop.
- Central Permatrak boardwalks were completed in October.
 - Permatrak in the central section will be complete by year's end.
 - The North overlook Permatrak foundations will be completed to approximately 90 percent this season.
- Structural steel installation for the upper lobby roof will be 90 percent complete this season.
- Installation of vapor barrier, rebar/mesh, and MEP (mechanical, electrical, and plumbing) system rough-in for the plaza, main, and lower levels are complete except for the lobby and exhibit area.
- Crews will complete installation of roof slabs, interior topping slabs, and temporary window assemblies which will facilitate the buildout of the Lower Level mechanical and electrical rooms, as well as interior finishes in the main level east areas through this winter. All remaining exterior activities will complete next season.
- Rock crushing operations and stockpiling for fill materials is complete.

GE JOHNSON WORK IN PLACE:

- Rock Blasted - 15,205 Cubic Yards
- Rock Crushed - 12,728 Cubic Yards
- Concrete - 1,161 Cubic Yards Placed
- Reinforcing Steel - 50 Tons Installed
- Precast - 375 Pieces Erected
- Structural Steel - 107 Tons / 660 Pieces Installed

FUNDRAISING ACCOMPLISHMENTS

- 100+ generous individual, foundation, and corporate donors have contributed \$8.3 million to build the Pikes Peak Summit Complex, launching the campaign more than halfway to its goal of \$15 million.
 - Well-respected community member General Charles Jacoby (retired) joined the Steering Committee, a cadre of business and civic leaders passionate about the Pikes Peak Summit Complex. 100% of the Steering Committee has contributed to the campaign.
 - Ent Credit Union partnered with the City of Colorado Springs to announce the My Mountain campaign, encouraging the public to give “a mountain of change” by donating at its 24 locations from August to December 2019.
 - Competitors in the 2019 Pikes Peak International Hill Climb raced to the top of the mountain and the top of the fundraising charts-collectively giving more than \$10,000.
 - Donors participated in Giving Tuesday, a global day of charitable giving on the Tuesday following Thanksgiving.
 - A platform was created - www.givetopikespeak.org where supporters can easily set up their own fundraisers, spread the word, or make an easy donation.
 - The Pikes Peak - America's Mountain team developed an array of special opportunities to recognize donors for their campaign gifts at the new Summit Complex.
- Contact Campaign.dl@coloradosprings.gov to learn more.



LOOKING AHEAD TO 2020

Interior work on the new complex began in late 2019. Construction of the summit complex will continue in 2020 during the milder months to complete the building's exterior. With considerable construction progress made during 2019, the project team anticipates an even faster pace in 2020.

- Finish Structural Backfill - Early Summer 2020
- Finish Concrete Slab Sequence - Mid-Summer 2020
- Finish Boardwalk System - Late Summer 2020
- Dining Terrace - Mid-Summer 2020
- West Parking Lot - Summer 2020
- Roof System - Summer 2020
- Window System - Late Summer 2020
- Start Exhibit Install - Early Fall 2020

PROJECT PARTNERS BRINGING THE NEW PIKES PEAKS SUMMIT COMPLEX TO LIFE

- U.S. Forest Service
- National Park Service
- State Historic Preservation Offices
- City of Colorado Springs, Pikes Peak – America's Mountain
- The Broadmoor Pikes Peak Cog Railway
- Colorado Springs Utilities
- US Army Research Institute of Environmental Medicine, High Altitude Laboratory
- Tribal Representatives

The Project Partners, Steering Committee, and contractors thank the hundreds of community supporters and Pikes Peak Advocates who continue to show their enthusiasm for the project.

CONTACT INFORMATION

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