

Bomanite Toppings Systems

PROJECT PROFILE

THE COLORADAN (MICRO-TOP ST)



PROJECT INFORMATION

Built by Coloradans, for Coloradans. The Coloradan, a mixed-use luxury condominium development at Denver Union Station sits in a prime location. It offers a place for residents to live, work, and play. The layout of the outdoor spaces reflects the idea that the Coloradan is built for people who enjoy an active outdoor lifestyle but do not want to give up the quality of urban living. The project features restaurants and retail at the ground floor as well as three amenity decks for the residents. Landscape Architect, [Dig Studio](#) designed the ground level streetscape to integrate and enhance the existing rail terminal. The 5th-floor amenity deck serves private terraces as well as a community garden, which features a harvest table, sink, and serving area alongside an orchard of fruit bearing trees. The 18th floor houses the community fire pit and pool deck; the heated lap pool and spa allow residents to enjoy Colorado's weather all year long.

Long-term success depends on providing value that extends beyond merely doing on time/on budget work. When the general contractor, GE Johnson, began subcontracting the 19-story Coloradan, Bomanite Licensee, [Colorado Hardscapes](#) proposed an achievable price and schedule on the decorative concrete scope of work, however they lost to a lower bidder.

Months later, [GE Johnson](#), called to inquire about Colorado Hardscape's ability to take on the project for The Coloradan planters and seat walls that would be placed in three separate rooftop lounges because the low bidder backed out of the obligation. Assessing the contractors already advancing critical path schedule, Colorado Hardscapes determined that they simply wouldn't be able to complete the specified decorative concrete scope in the time available that would meet everyone's satisfaction. Never willing to simply walk away from a great opportunity to build better relationships, Colorado Hardscapes proposed an achievable alternative that worked with the schedule and corresponded with the architectural intent proposed by Dig Studio.

The general contractor poured the uncolored, form-finished concrete walls using their own forces. Thirty days later, Colorado Hardscapes crew applied [Bomanite Topping System Micro-Top ST](#) as an overlay. At just 20 mils-thick, the Bomanite Micro-Top ST coating would be negatively affected by any imperfections in the substrate material, consequently, grinding and patching the form-finished concrete walls until they were completely smooth was imperative. Bomanite Micro-Top ST has excellent adhesion and weather resistance that is perfect for applying over almost any clean, correctly prepared and primed surface including concrete, cement block, tile, metal and wood. Using hopper-applied products, Colorado Hardscapes delivered a sand-finished surface that appears nearly identical to the original specification. Colorado Hardscapes was able to think outside of the box with solutions that met the builder, owner and project designer needs and exceeded their expectations.

AWARDS: 2018 Best Bomanite Toppings Project – Gold Award

PROJECT DETAILS

LOCATION

Denver, CO

CLIENT

The Coloradan

PROJECT DESIGNER

Dig Studio

GENERAL CONTRACTOR

GE Johnson

INSTALL COMPLETED

October 2018

SQUARE FEET

2800

BOMANITE SYSTEMS

Bomanite Topping Systems - Bomanite Micro-Top ST

BOMANITE LICENSED CONTRACTOR

Colorado Hardscapes, Inc.

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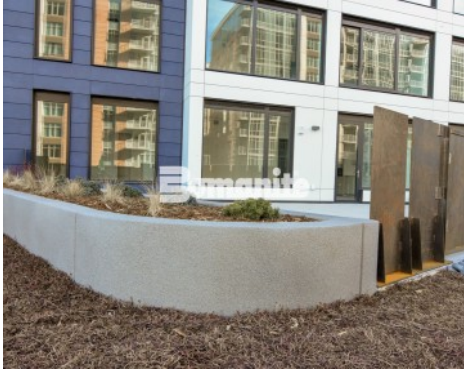
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