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Pikes Peak Summit Complex Newsletter August 2019

Community Campaign Kick Off on Anniversary of America the Beautiful



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July was the the anniversary of Katharine Lee Bates' writing of *American the Beautiful* and the kick-off of the community fundraising campaign for the citizens of the Pikes Peak region to help build the new visitor center and create an iconic, world-class destination-one-of-a-kind on earth. The visitor center is currently under construction, being built on bedrock for a solid foundation, in a location to maximize solar energy and to shelter it from winds and storms. Once completed in late 2020, it will be the world's most progressive "green performance standard."

The visitor center will be larger than the existing Summit House, with a better restaurant and retail store. It will provide numerous educational interpretive exhibits and will capitalize on the breathtaking views, achieving the goal of providing an iconic visitor experience befitting the grandeur of Pikes Peak -- America's Mountain.

The community campaign was officially announced July 4, Independence Day, when City of Colorado Springs Chief of Staff Jeff Greene joined in the Summer Symphony on stage prior to the Colorado Springs Philharmonic's performance of patriotic favorites and fireworks in Memorial Park. Rocky, the Pikes Peak mascot, put in an appearance tossing to the crowd more than 1,000 Frisbees of fun promoting ways to participate in the campaign.

The benefits of building a new Pikes Peak Summit Complex are numerous.



Pikes Peak's Mascot Rocky gets into the fun at the Memorial Park July 4th Concert and Fireworks

UPCOMING (SUMMER 2019) CONSTRUCTION ACTIVITIES

- The contractor and its crews are currently mobilizing equipment to the summit, installing Best Management Practices (BMPs), and removing snow and ice
- Through July - crews are installing a building mockup for materials testing
- Through July - Concrete and precast is being transported and placed - forms, reinforcing, and embeds are being installed prior to placing concrete for foundations
- Through September - Permatrak systems for Central and North Permatrak are being installed
- July - Structural Steel installation has started (frame and detail roof)
- Late August through September - Vapor barrier, rebar/mesh, and MEP systems (Mechanical, Electrical and Plumbing) for the plaza, main, and lower levels will be installed



[CLICK HERE](#) to view GE Johnson Video

KEY 2019 MILESTONE DATES

- Foundations - Early Summer 2019
- Structural Steel - Early Summer 2019
- Concrete Slab Sequence - Early Summer 2019 - Mid-October 2019
- Exteriors - Early Summer 2019 - Late Fall 2019
- Precast - Summer 2019
- Dry in and Winter-Tight - Fall 2019

Project Completion: Late 2020

[VIEW Time Lapse Imagery.](#)

- The economic benefit of our renewed summit complex experience will uplift our region, drawing more visitors, generating increased spending, and elevating the reputation of our community.
- A prime example of a powerful public-private partnership, this innovative model of cooperation between public and private funding sources is designed to sustain irreplaceable public resources.
- The complex allow visitors from far and near, of all ages and backgrounds, to see this uniquely American treasure the way we do, the way it deserves to be seen--a defining symbol of American strength and permanence--for generations to come.



Community Campaign to Raise a Mountain of Change



The new \$60 million Pikes Peak Summit Complex will be a worthy crown atop the iconic, world-class destination at the 14,115' summit of Pikes Peak, transforming the visitor experience, instilling pride in our mountain, and inspiring renewed gratitude for America's bounty.

The campaign for the new Pikes Peak Summit Complex is a multi-faceted funding program. The majority of funds to complete the project have been secured by Pikes Peak - America's Mountain, an enterprise of the City of Colorado Springs that operates independent

of tax funding. The first phase of the campaign, began in 2018 with outreach to major donors. More than \$8 million in contributions has already been raised from private individuals who recognize the national importance of Pikes Peak - America's Mountain and our local region's responsibility as stewards of the mountain to provide a high level experience and accessibility for all. \$7 million is still needed to fully fund the project.

The My Mountain community phase of the campaign is in response to the community asking for an opportunity to play a role, not matter how small.

The final phase of the capital campaign is the public phase. Since plans to build a new Pikes Peak Summit Complex were first announced more than five years ago, we've heard from the public, "how can I help, how can I donate." This final phase of the campaign is designed to provide our own citizens an opportunity to be a part of the project and show your pride with any contribution you feel motivated to make.

"Citizens have told us they have intrinsic ownership in the new Summit Complex as locals and they want to feel a part of it when the new complex opens in 2020. We developed this My Mountain campaign as a way to do just that, to give everyone an opportunity to be a part of it," said Jack Glavan, Manager of the Pikes Peak Summit Complex. "If someone wants to give \$1, that's great, now they are involved and a part of it. If school kids want to collect and donate their pennies to feel the pride of having contributed, they should have that opportunity, too. It may be only a few pennies, but to a child, contributing to something bigger than themselves gives the pride and means everything to them. They will talk about that for years and every time they look up at Pikes Peak, they'll be able to say, "That's My Mountain, and I helped build the new visitor center," said Glavan.

"That's what My Mountain is designed to do," Glavan continued. "Now along the way, of course, we hope that businesses and corporations, and even individuals wanting to give more, will do so. With that, we have no doubt we'll raise the final \$7 million."

"Our City's past, present and future is connected to Pikes Peak," said Colorado Springs Mayor John Suthers who was the first to give to the "My Mountain" campaign by donating his loose change July 30 at Ent Credit Union's University Service Center.

"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," said Suthers. "The 'My Mountain' campaign is an

A CAMPAIGN FOR THE PIKES PEAK SUMMIT COMPLEX

Help Build the New Pikes Peak Summit Complex

Ways to Contribute:

There are several ways to get involved and give to the summit. All gifts are tax-deductible. Give online. Online donations can be made at www.givetopikespeak.org.

- Make a physical cash donation. Make a donation at any Ent Credit Union location in the Pikes Peak region by dropping your loose change into a My Mountain donation box. Are you an Ent member? Transfer funds quickly and easily from your account to the Pikes Peak Summit Complex Account by calling 719-574-1100 or 800-525-6923.
- Mail a check to the Pikes Peak Summit Complex Gift Trust Account. Make it payable to, "City of Colorado Springs - Pikes Peak Summit Complex," and mail to: P.O. Box 1575, MC 060, Colorado Springs, CO 80901.
- Get a tax break through the Pikes Peak Enterprise Zone. To encourage Colorado taxpayers to make contributions to non-profits that make improvements to the [Pikes Peak Enterprise Zone](#), a State Income Tax Credit equal to 25% of monetary contributions is available. To make a donation through the Pikes Peak Enterprise Zone, send a check made payable to, "Enterprise Zone," and in the Memo include "Pikes Peak Summit Complex" and your Tax ID Number (last 4-digits of Social Security Number, Colorado Account Number or EIN). Mail to: Pikes Peak Summit Complex, P.O. Box 1575, MC 060, Colorado Springs, CO 80901.
- Donate through the [Pikes Peak Community Foundation](#). Send a check made payable to, "The Pikes Peak Community Foundation." In the Memo include "Pikes Peak Summit Complex Fund," and mail to: Pikes Peak Summit Complex, P.O. Box 1575, MC 060, Colorado Springs, CO 80901.

PIKES PEAK INTERNATIONAL HILL CLIMB 2019 COMPETITOR CHALLENGE



Pikes Peak - America's Mountain created a new prize for drivers in this year's Pikes Peak International Hill Climb (PPIHC). The Competitor Challenge provided a platform for PPIHC riders, drivers, fans, sponsors and organizers to give back to the mountain by contributing to fundraising efforts for the new, sustainable and state-of-the-art Pikes Peak Summit Complex, opening in late 2020

Drivers had until June 30 to raise funds in this online challenge, and the driver who raised the most money won a crystal trophy and a spot on the donor wall in the new visitor center atop Pikes Peak. Donald Wickstrum (@FastestPastor), a rookie from Monroe, Wis., won the challenge with \$6,000 raised (600% of goal).

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."

[VIEW Mayor Suthers #MyMountain Event Introduction](#)

From July 30 through the end of the year, the community campaign encourages everyone to donate any amount of spare change at any Ent Credit Union of southern Colorado and add to the Mountain of Change.



Ent Credit Union,

headquartered in Colorado Springs, is supporting the "My Mountain" campaign by facilitating physical cash donations from the public at all its 24 southern Colorado locations and via phone at (719) 574-1100 or 800-525-6923 through the end of the year. A specially-crafted donation box by Glassical Designs is located at Ent's University Service Center, across from University Village on the UCCS campus.

Right to Left: Mayor John Suthers, Rocky the Ram, Matt Gendron Ent Credit Union Chief Engagement Officer, Colorado Springs City Council Members David Geislinger and Tom Strand, Pikes Peak Steering Committee Member CJ Moore

"People who live in the shadow of Pikes Peak know what a big role it plays in our history, our identity and our economy," said Matt Gendron, Ent Credit Union Chief Engagement officer. "And, it's why Ent is so proud to serve as a donation site at 24 of our southern Colorado service centers and to help support raising a *mountain of change*."

All donors, regardless of the donation amount, will be recognized on a digital display at the top of Pikes Peak. Donor forms to claim this recognition are available next to the donation boxes at Ent Credit Union locations.

As visible evidence of your personal commitment and support, there are also numerous other donor opportunities to have your gift publicly recognized at the summit based on the amount of your donation.

So, dig under those sofa cushions, empty those pockets, challenge your co-workers, friends, family, and colleagues to a competition, and bring in all that loose change to show your Pikes Peak Pride. Proudly wear the sticker claiming you played a part in building the new Pikes Peak Summit Complex.

For other ways to contribute to the Community Campaign, visit <https://givetopikespeak.org/>

"From those who race to the clouds each year in the Hill Climb to the millions who have stood atop the summit, Pikes Peak holds a special place in the hearts and minds of many, and we hope its admirers will support us in this journey to preserve and protect the mountain we all love," said Jack Glavan, manager of Pikes Peak - America's Mountain.

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The Broadmoor [Pikes Peak Cog Railway](#).

[USARIEM](#), The U.S. Army High Altitude Laboratory

Citizens, supporters and community leaders

[PIKES PEAK FACT](#)

Thirty women motored to the summit in 1916 to plant a flagpole drawing attention to the proposed 19th Amendment to the U.S. Constitution, which would grant women the right to vote. The amendment was ratified in 1920.

[FEATURES OF THE PIKES PEAK SUMMIT COMPLEX](#)

- **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**
Today, nearly 750,000 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 Barr Trail to the summit each year.
- **Accessibility (ADA Compliance)**
The peak and new visitor center will be accessible to all, regardless of age or mobility. 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, currently being reconstructed. The new Pikes Peak Summit Complex will be ADA accessible.

SUMMIT PROJECT BOOSTS LOCAL EMPLOYMENT, ECONOMY*
Colorado Springs Business Journal by Jeanne Davant



Pikes Peak Summit Complex - The Logistics Challenge of Construction at a 14,115 foot elevation

The new visitor center on the summit of Pikes Peak is expected to host nearly 750,000 visitors per year and generate roughly \$30 million each year when completed in late 2020.

As construction gets underway again for a second season, the project is already providing hundreds of jobs. Around 40 contractors are working on the \$60 million project. "We are using as many local subcontractors and suppliers as we can," said Tim Redfern, construction manager for GE Johnson Construction Co., general contractor for the project. "That was our goal when we interviewed for the project. Most of that labor is Colorado Springs-based." And these are well-paying jobs, which require expertise and additional qualifications because of the project's high standards and the rigors of working at 14,115 feet. Redfern estimates that about half of the \$60 million price tag for the project is materials cost and the rest is labor. "That's a pretty big amount of dollars in the form of wages for employees," he said.

For local contractors and workers, "this is one of the most significant projects in the last few years, especially in a city the size of Colorado Springs," said Stuart Coppedge of RTA Architects, the architect of record for the project. "When you think of the impact that the Department of Defense has collectively on Colorado Springs, we're a tiny piece compared to that. But as far as a local construction project, it's pretty significant. The only things you typically see of that size would be a health center project or a new school."

The Summit Complex

The 38,000-square-foot glass, concrete and steel visitor center is the centerpiece of the summit complex, which also includes a new high-altitude research laboratory - a separate project that is being funded and constructed by the Army. The visitor center replaces the archaic and difficult-to-maintain summit house that dates from the 1960s. It will feature an immersive visitor experience, spectacular views and multimedia exhibits that tell the story of the mountain. Among the projects that have already been completed are relocation of the central utility plant, blasting and moving soil and huge boulders for the visitor center's foundation.

The first phase of foundation footers has been placed in preparation for the precast concrete foundation to be laid, and micropiles for the central walkway have been installed.

A temporary central processing plant has been built to handle sewage and water for the existing summit house, which will remain open until completion of the new complex. All that had to be accomplished during the short season when building is feasible on the 14,115-foot summit. Construction began in June 2018. By October, crews' workdays were limited because of zero-degree temperatures and 10-below-zero wind chills. Prefabrication activity continued in downslope shops over the winter. This summer, plans call for significant progress, including installation of the foundations, structural steel, concrete slabs, precast elements and exteriors. Work on the building's interior should begin late this year.

The project is being constructed to achieve LEED Platinum Certification - the highest standard for sustainable practices, efficiency and use of "green" materials. It is also designed to meet an even higher set of standards - the Living Building Challenge, which requires vetting of the materials that are used and completion of a zero-waste building. The challenge "sets a very high standard of products allowed to be used," Redfern said. More than 30,000 products are red-listed and can't be incorporated.


"We have to verify as we're buying all of the products from all of the subcontractors that none of the material that's being ordered for the building has red-list materials in them," he said. The only exceptions are found in industries that do not manufacture products that aren't red-listed. In that case, the company has to prove that it can't find appropriate red list-free products. That process alone occupies GE Johnson's sustainability expert, Stella Hodgkins, and a staff of four product engineers who work with her.

Specialized Skills

GE Johnson will be gearing up for the summer construction season within the next week. "We've had to hire extra people," Redfern said. "We currently have postings for carpenters and laborers to work up there. We're still about four carpenters short of making a full crew." In part, that reflects the general shortage of craftspeople in the region, he said. Apprentices are helping to fill out the team - and learning specialized skills in the process. "We try to keep a ratio of about two journeymen to each apprentice," Redfern said. "Of the 12 to 15 carpenters and laborers we currently have on the summit, three carpenter's apprentices are up there."

Besides specialized skills, everyone who works on the summit has to undergo an extensive physical exam that includes a flexibility test and a Harvard step assessment, which measures aerobic fitness. Workers then have to complete a two-hour orientation and a briefing on the special safety measures required for working at high altitude. Since last summer, about 150 people have gone through the orientation, Redfern said. Stresscon, which is prefabricating concrete components for the summit complex, also has hired additional employees since obtaining a contract for the job, President Dave

- **Outdoor Amenities** New dining facilities, an outdoor dining terrace, and an expanded gift shop entice visitors to browse our collection of books on area history, wildlife, and the environment; pause for refreshments at the café or at an outdoor dining area; and take photographs of the unequalled vistas. Enhanced dining and retail increase earned revenue to support ongoing operations and invite repeat visits.

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PROGRESS PHOTOS



Bourgault said. "We have about 250 people in this plant," he said. "Overall on this project, I'm sure you're looking at over 100 people devoted to that job." The company is producing about 20 components for the building - "giant, 50,000-pound LEGOs," Bourgault said. The prefabrication process requires design professionals who draft and engineer the structures; preconstruction, estimating, project management and production professionals; and crews of four to 18 people who form, cast and finish the pieces. An additional 16-20 people will be involved in the logistics of delivering the huge pieces to the staging area, and a dozen or so will comprise the crew that assembles the pieces at the summit.

"It's a very tricky job that takes a certain type of professional," Bourgault said. "We develop people for years; it's kept them employed, with many added to our workforce. There's no question we've added to our labor force because of getting this job." Overall, the job represents "about a 10 percent increase in our revenues, maybe 12 percent, over revenues we would have had without it," he said. "The money that our employees have made and now go out and spend in the community, as well as the long-lasting effect of having this structure - I think there is a large economic impact."

A Unique Project

Lakewood-based Encore Electric has about 15 local employees currently engaged in the summit project. Those include people working on the mountaintop as well as at the company's Colorado Springs fabrication shop. "We started a little bit of the early utility work last summer," said J.R. Bond, director for southern Colorado. "We will have 15-20 guys up there at any point." Project Manager John Snyder said the company's efforts so far have focused on demolishing the central utility plant and repowering the existing summit house.

The goal for this summer is to get the building enclosed. Before that's completed, the company will fabricate as much as possible of the wall and overhead wiring. "Probably next spring will be our heaviest workload," Bond said. During spring and summer 2020, the company will be making the final equipment connections, getting mechanical systems online, hanging lights and trimming out branch power devices. "At the beginning of summer, we'll be coordinating with the exhibit guys to get things hooked up," Bond said.

One of the unique things about the project "is how we collaborate with the rest of the team," including other local contractors such as Olson Plumbing and Heating Co., he said. "We do that a lot on the Front Range, but it's a whole new level up there." For the men and women working on the summit project, there are intangible benefits as well.

"It's pretty special to get to work on a unique project like this that's so important to the community and the region," Coppedge said. "This is kind of a once-in-a-lifetime project," said Don Palmer, vice president of Stresscon. "We're excited to be able to work on the highest precast structure in the world."



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