



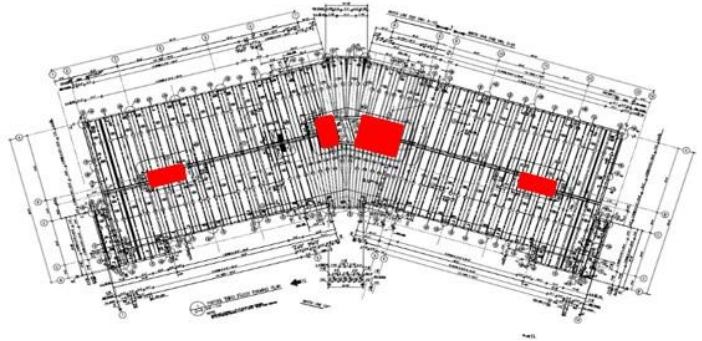
Circle Point, Westminster, CO

The Circle Point office building is a total precast solution. The kinked floor plate is typical for a Class A -5 story structure. The total gross area is 340,000 sq. ft., with about 68,000 sq. ft. per floor. The precast floor and roof components include double tees and prestressed beams. The lateral system is made up of four shafts, noted in red boxes in the image below, with cast in place topping on the floor double tees serving as the diaphragm. At the roof level, the double tees are connected to act as a diaphragm without topping. The enclosure, highly accented in architectural precast, serves as the exterior perimeter gravity system, vapor barrier, and air barrier.

This complex building enclosure is made up of architectural precast manufactured to PCI MNL 117, and a glass curtain wall system. The architectural precast contains two integral colors, stone liner, and multiple lines of reveal work. There are two primary spandrel profiles, with the lower spandrel utilizing the system's darker tan stone liner, and an acid etch finish, while the second, third and roof line spandrels are two-tone, with darker tan and lighter buff concrete. These panels also show dramatic relief with multiple reveals. In this structure, the columns are manufactured in different colors and are stacked together in the field. Each single color column features multiple horizontal reveals that return to the window elements, and are finely finished with an acid etch wash.

Project Facts:

Market Segment:	Office
Building Type:	Business Park
Products Used:	Double tees, beams, floors, columns, spandrels, panels
Finishes Used:	Dark tan and buff acid etch



Project Design Team:

Owner:	Catellus, Oakland, CA
General Contractor:	PCL Construction, Denver, CO
Architect of Record:	Pahl Architecture PC, Denver, CO
Engineer of Record:	Jirsa+Hedrick and Associates, Greenwood Village, CO



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The building's facade is striking and dramatic, with mixed two-tone architectural precast, colored glazing, and aluminum shade screens.



Form liner and dark tan colored acid etch precast concrete were used to mimic natural stone in the building's lower spandrel profiles.



There are sections of the project where the perimeter prestressed/precast support structure has been recessed to allow the use of a unique light blue spandrel panel. This detail is repeated on multiple elevations, and on multiple levels.



The columns are produced with the light buff color concrete and an acid etch finish, the member is exposed on all four sides, along with a four sided reveal wrap to the windows.

