

"If You Don't Want it Printed, Don't Let it Happen."

Aspen SUNDAY News

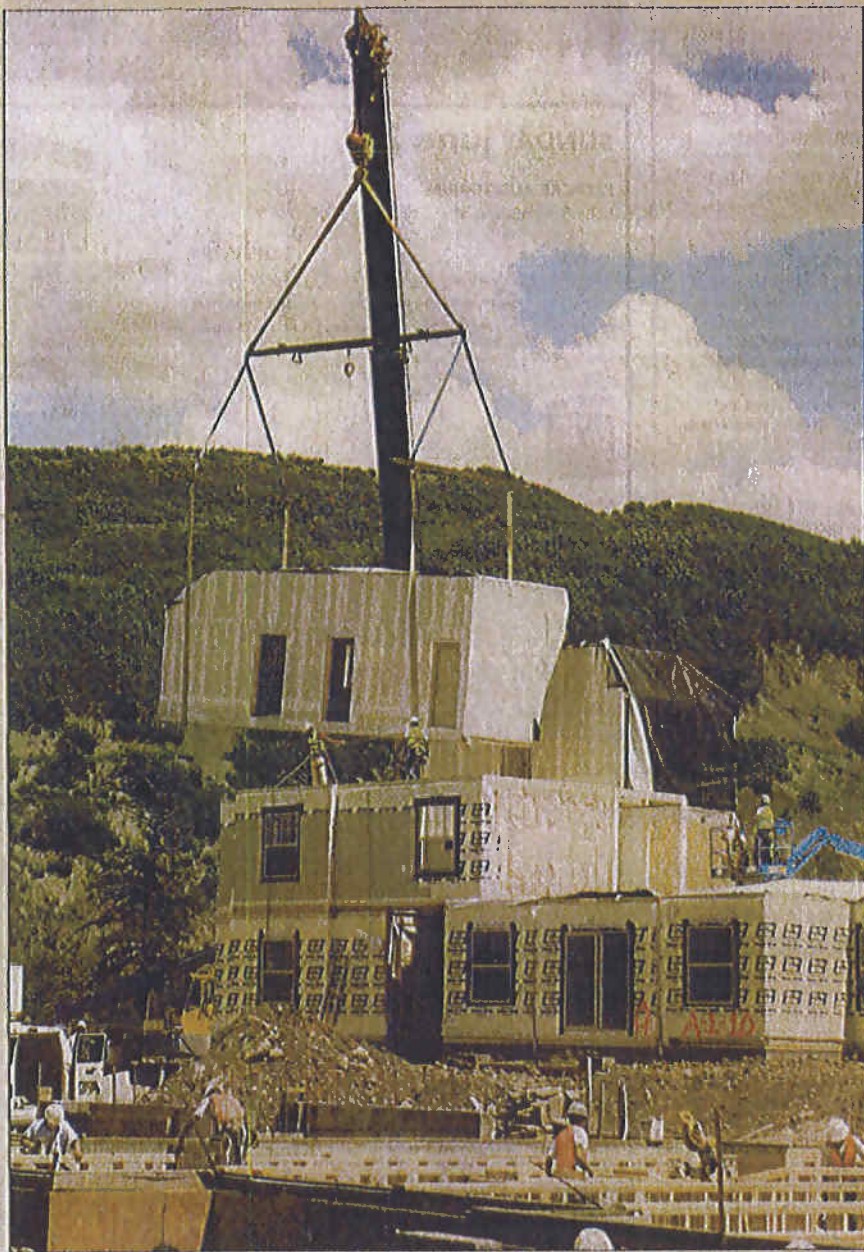
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Zach Orritz/Aspen Daily News

A "pod" unit is hoisted into position on the third floor of what will become the Club Commons II housing complex for Aspen Skiing Co. employees in Snowmass Village. The construction project is innovative in that it utilizes pre-fabrication assembly to rapidly construct the structure with a drastically reduced work force. The on-site building of the project will be completed with around 30 builders and take about four months to complete.

Twelve days of building

Snowmass employee housing goes up quick

By Catherine Lutz

Aspen Daily News Staff Writer

Somewhere near the Snowmass golf course, behind the Club Commons seasonal housing complex, a unique affordable housing project is going up — in just 12 days.

While the hot housing topic in Aspen is the much higher-than-anticipated cost of the Burlingame Ranch affordable housing project, and the first residents of the Snowmass Rodeo Place employee housing neighborhood are moving in 10 months behind schedule, Club Commons II is on budget and on schedule. From clearing snow on the site to the final landscaping, the entire 100-bedroom complex, which is being built using modular pre-fab construction, will be done in slightly more than six months.

"The biggest benefit to this is probably the impact on the community," said Larry Thompson, general superintendent for Neenan Architecture, the design-build firm on the project for Related WestPac, which is developing Club Commons II as mitigation housing for Base Village. The impact, he added, is obviously minimal — less time on site, hence less noise, dust, hammering and back-up beepers, which can be the bane of living in a mountain resort in the summer.

Real-life Legos

If everything is ready to go, it takes about 30 minutes to set one of the 63 factory-made modular units that make up Club Commons II, which will include 36 apartments in two buildings. One of the buildings will be nearly identical to the existing Club Commons, which offers college-style living for Aspen Skiing Co. seasonal workers — four small bedrooms around a common kitchen and living area. Another 12-unit building will be longer term rental housing. The entire project will go for LEEDS certification, which is a green stamp of approval that includes criteria such as minimizing waste during construction and energy-efficient building practices.

It's like a giant Lego project, but with cranes, semi-trailer trucks and workers scurrying around literally stitching the pieces together as they are laid.

Here's how it works: After a design and planning process that started last fall, it took eight

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