



July 23 Business Meeting Summary

- The city has a dedicated Web page with contacts and project updates at: bouldercolorado.gov/bond-projects/downtown-commercial-district-improvements
- Current information about construction and traffic impacts in the City of Boulder is available online at www.boulderconezones.net.
- West End construction information can be found at WestPearlUpdates.com.
- ALL dates listed below are approximate and nothing is written in stone!

PearlWest Updates

(information provided by Vince (JE Dunn Project Manager) & Dan (Project Executive))

- Pearl building is back up to grade and now will be moving quickly. It will top out mid-September (at that point the STRUCTURE will be complete).
- Walnut building construction is starting now. They will be digging down (one story). This process started this week and should go for another approximate 3 weeks.
- The concrete pour for the Walnut building will take 12 – 15 days TOTAL (roughly once a week). The days will be spread out starting in mid-September and go through mid-December. The crew should know individual pour days about 10 days prior. That information will be communicated to all businesses and updated on the WestPearlUpdates.com site.
- On the days of the pours, the crew will work on Walnut from 4 a.m. – 9 a.m. This will temporarily restrict traffic during these early morning hours with the westbound lane blocked with the truck. Flaggers will be on hand. At 9 a.m. on pour days, the concrete truck will move to the alley to finish the pour. **On pour days only the alley will be completely shut down from the walkway east from approximately 4 a.m. to noon.**
- **If dust issues become a problem, call: Dennis Kirby (onsite project manager) at 720-810-3783.**
- Top out of the Walnut building (structural completion) should happen mid-December.
- The covered walkway on Walnut (Brasserie Ten Ten/ Amante Coffee) will go back up in mid-October.
- All of the parking spaces on Walnut will be maintained for the duration of the project.
- Scheduled completion of the buildings is mid-April 2016. This includes streetscape and landscapes. Bad weather days have been figured into this estimated date.
- All sidewalks and walkways should be open near the end of March.
- Confirmed tenants that have been publicly announced (project is 70% leased):
 - Eureka! Restaurant (Pearl building – plaza side)
 - Creststone Capital (Pearl building – 4th floor)
 - Big tech tenant (yet to be publicly named) (Pearl building 3rd floor & partial 2nd floor)
 - Galvanize (Walnut building – 1st & 2nd floors)

- There will be a 2500 square foot restaurant on top of the Walnut building.
- Rooftop of Walnut building will also be a public park with stair and elevator access for the general public.
- Parking:
 - Pearl building: 220 spaces
 - Walnut building: 60 spaces – complete automated
- There will be 280 parking spaces total – more than enough to cover the tenants in both buildings. After 5 p.m. the Pearl building parking will open to the public. It will be privately managed.
- While JE Dunn's construction will wrap up in mid-April, tenants are estimating that their office space buildouts will be complete around June 2016.
- Note: unrestricted access to the alley will not happen until the end of the project (mid-April timeframe).
- See additional handouts from JE Dunn – attached.