



# DESIGNING SUCCESS

PROCESS. EXPERIENCE. OUTCOME.

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# 10,000 PROJECTS

More than 10,000 Intergroup building projects support organizations that desired to take their business to the next level and used architecture and interior design as an investment to fuel their future. Whether your organization is a Fortune 500 company or just starting out, Intergroup will partner with you to create a space that helps your business grow and thrive.

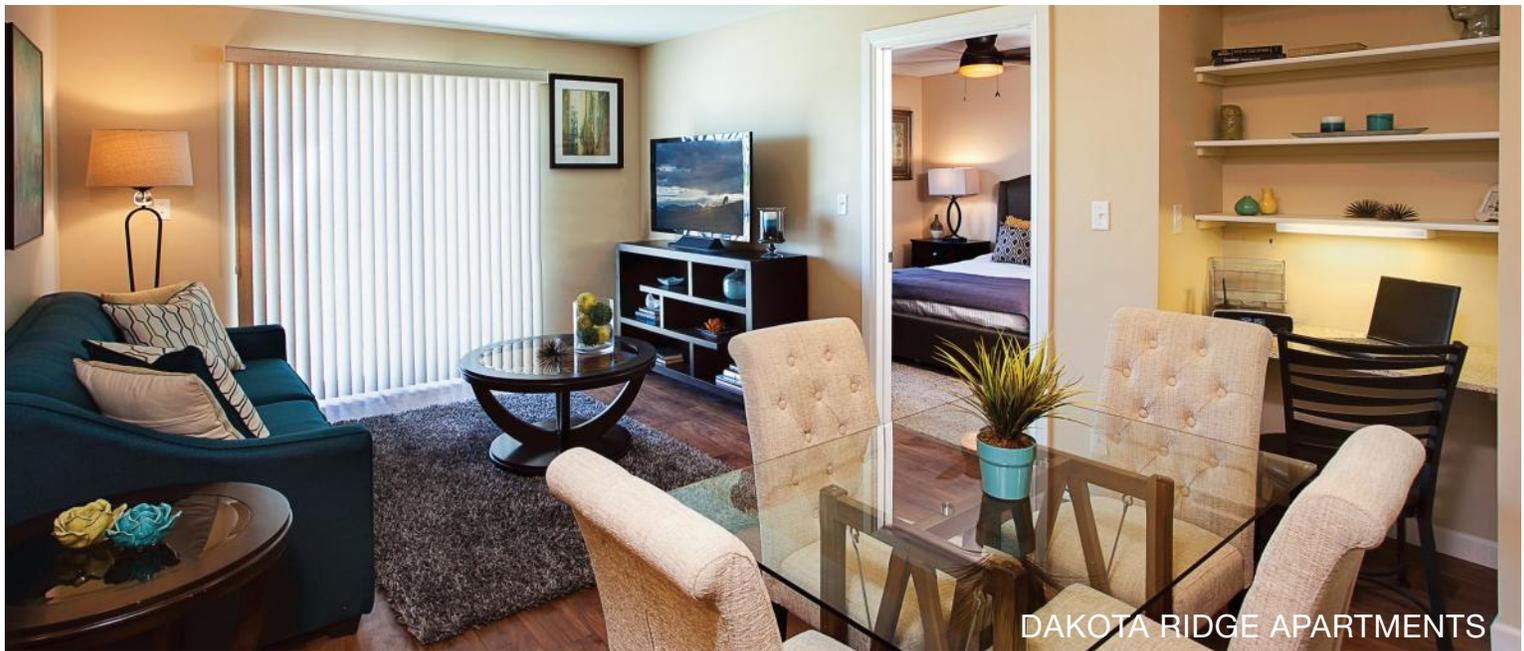
Our methods allow you to turn goals into realities through a formalized project process that prioritizes your input and provides direction for decisions that will impact the overall outcome. With our wealth of knowledge and expertise, we partner with you to deliver exactly what is both needed and wanted.

Intergroup began as a small commercial architectural, planning, and interior design firm in 1974. Today we have been ranked among the top 25 architecture firms in the state. We are passionate about business success, so that is how we run the firm – we provide building designs dedicated to our clients' success stories.

Together, we design success.



ALTA VERA CONDOMINIUMS



DAKOTA RIDGE APARTMENTS



AXIS AT NINE MILE STATION APARTMENTS

# EXPERIENCE OVERVIEW

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## OFFICE EXPERIENCE

Intergroup has designed over 34 multifamily projects from small renovations to ground up projects with multiple buildings and up to 300 units. We have extensive experience working with fast-track design and build project schedules. With licenses in multiple states, we custom tailor our multifamily approach to the realities of each geographic location.

## DELIVERING A SUCCESSFUL DESIGN

Every organization's story is different. Each reason for starting a project is unique. We believe three essential components are required to deliver a successful building design project: focused project processes, excellent client experiences, and outstanding project outcomes. We choose to engage our clients in these three areas because in forty years and 10,000 projects we have seen the direct effect they have on the long-term goals and short term results our clients receive. To ensure that we achieve this on every project we use a specialized project process called the **iGTechnique**. This process not only helps us to understand and balance the project's competing interests but also ensures that we provide an enjoyable client experience and an expertly designed facility.

## OUR STRATEGY

Since the multifamily asset class is dependent on two main factors consumer conversion and space utilization, our multifamily design strategy is to maximize property resources in order to increase your cash flow and to implement strategic amenities that provide consumers reasons to rent your space. Our strategy focuses on the four factors we discovered to influence cash flow and are easily capitalized upon through facility investments: location, condition, rental price, and demographics (who will rent)/psychographics (why they rent).



*Our approach maximizes property resources in order to increase your cash flow and provide consumers reasons to rent your space*

**40**  
*years of Designing Success.*



■ **BUILDING TYPE:**  
Apartment Complex

■ **SQUARE FEET:**  
372,000 SF/300 Units

■ **LOCATION:**  
Williston, ND

■ **CONTRACTOR:**  
Adolfson and Peterson



## GRANITE PEAK PARTNERS

Granite Peak Partners, Inc., based out of Santa Barbara California, is managed by original founders Pierra Tada and Bruce Savett. As a real estate acquisition, development, investment, and management firm, Granite Peak Partners acquires and develops properties. To this date they have worked on approximately 2,000 apartment communities.

## DAKOTA RIDGE

The project was designed to meet the needs of the local demographic and provide a combination of luxury, flexibility, and practicality to attract lessees employed by business services, management, oil exploration and production companies. The project consists of 10 three-story buildings with 30 units in each building. Wide hallways lead to the entrances of all units which are either one bedroom and one bath, or two/three bedrooms with two bathrooms. The complex has 200 open parking spaces and 400 oversized garages in order to accommodate large pickup trucks. The clubhouse is a 5,000 SF facility with a full fitness center, lounge, community kitchen, gathering room, Wi-Fi access, and business center. The site has exterior sport courts, covered barbecue areas, pet areas, and convenient walking paths.





**BUILDING TYPE:**  
Multifamily Remodel

**SQUARE FEET:**  
225 Units

**LOCATION:**  
Denver, CO

**CONTRACTOR:**  
Funk Development



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## SUMMARY

The project began with a due diligence study in order to discern which renovations were possible and what could be done to make two adjacent properties more attractive to future tenants. The site is made up of one 5-story and two 7-story apartments totaling 216 units. The old leasing office was converted into a unit and Intergroup designed a luxury leasing office that would serve as the leasing center for both properties. To unite the two communities, an elegant clubhouse and bar with fireplace and relaxation amenities were incorporated. Strategic renovations to the exterior façade, landscaping, health facility, business center, pool houses, and outdoor common areas capitalized on neglected property strengths. High traffic areas such as hallways and street signage were updated to reflect a modern design.





**BUILDING TYPE:**  
Multifamily

**SQUARE FEET:**  
98,875 SF/20 Units

**LOCATION:**  
Denver, CO

**CONTRACTOR:**  
Trison  
Development



## ALTA VERA CONDOS

### SUMMARY

The client approached Intergruop to design a modern luxury condominium building in the popular Capitol Hill area. Due to the unique constraints of the site, the building required two levels of parking, one below grade and one at ground level, with four stories of condo units above. The condos were designed to be spacious and take advantage of the amazing views of the State Capitol and downtown Denver.





■ **BUILDING TYPE:**  
15-Story, 200-Unit  
Condominiums, Mixed-Use

■ **SQUARE FEET:**  
575,000 SF

■ **LOCATION:**  
Denver, CO



# THE BEAUVALLON

*\*Dale Skinner's work prior to joining Intergroup.*





■ **BUILDING TYPE:**  
Condominiums

■ **SQUARE FEET:**  
91,500 SF

■ **LOCATION:**  
Boulder, CO



# VISTOSO CONDOMINIUMS

*\*Dale Skinner's work prior to joining Intergroup.*





- BUILDING TYPE:**  
Mixed Use and Multifamily  
Development Plan
- SQUARE FEET:**  
300 Apartment Units  
32,000 SF Retail/Office
- LOCATION:**  
Broomfield, CO
- CONTRACTOR:**  
TBD



## CARRUTH PROPERTIES

Carruth Properties Company is a local developer of land and commercial real estate projects. Carruth Properties also secures financing, property management, asset management, operating budgets, and various consultant contacts.

## WADSWORTH STATION

This Broomfield mixed use development is a proposed improvement plan that will divide the land at West 112th and Old Wadsworth in Broomfield into two different development types. The northern development will consist of a mix of retail, office, and residential in an integrated community that creates an urban setting. Retail uses will be located on the ground level with office uses on the second floor. Third floors are for residential uses. The southern development will be high density residential with three stories that take advantage of the western views. The development will also include a park area that will be dedicated to the City of Broomfield.





**BUILDING TYPE:**  
Apartment Clubhouse  
Remodel

**SQUARE FEET:**  
5,210 SF

**LOCATION:**  
Aurora, CO

**CONTRACTOR:**  
Funk  
Development



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## HEARTHSTONE APARTMENTS

The client needed fresh, modern finishes to fit within a specific budget. Intergroup came in and provided designs for a remodel to the existing apartment complex clubhouse providing simple and elegant upgrades like new paint, carpet, semi-custom window treatments, and a stone fireplace. Intergroup also updated a few distressed areas of the property such as the hot tub room and converted it into a small fitness center for residents.





**BUILDING TYPE:**  
Multifamily Remodel

**SQUARE FEET:**  
3,000 SF

**LOCATION:**  
Denver, CO

**CONTRACTOR:**  
Beartrax Construction

## AXIS AT NINE MILE STATION

### MULTIFAMILY REMODEL

Once called the Aventine Apartments, the client asked that Intergroup assist with completely renovating and repositioning the property through upgrades to the lobby, offices, and fitness center. Intergroup interior designers incorporated edge, urban, and inviting high quality finishes in the common areas. Other project goals included conveying a sense of “belonging” by providing a sensory experience with an outdoor kitchen with built in grill poolside, miscellaneous lounges with Wi-Fi access, and a multipurpose athletic room that can accommodate for any number of sporting activities.





■ **BUILDING TYPE:**  
17-Story, 80-Unit, Condominiums

■ **SQUARE FEET:**  
153,000 SF

■ **LOCATION:**  
Denver, CO



400 HUNDRED THIRD

*\*Dale Skinner's role was Senior Associate on this project for Martin Design, Inc. prior to joining Intergroup. Pictures courtesy of Trulia.*





**BUILDING TYPE:**  
Clubhouse Remodel

**SQUARE FEET:**  
2,994 SF

**LOCATION:**  
Aurora, CO

**CONTRACTOR:**  
Funk  
Development

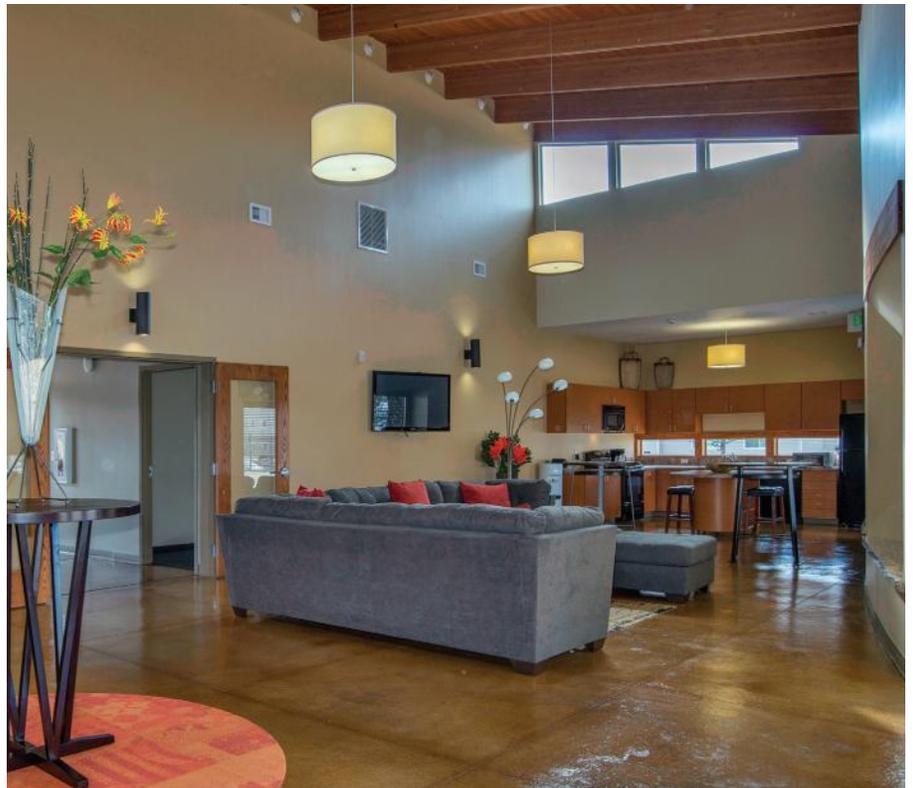


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## BELLA TERRA

Granite Peak Partners asked Intergroup to design a new clubhouse and leasing office for a large apartment complex. The Clubhouse needed to become the focal point for the community and be remodeled to include luxury amenities like a fitness center, business center, leasing, community room, and outdoor fireplace. Intergroup designed a unique and sculptural building in order to create a memorable entrance for prospective tenants. In the end, the current residents received the amenities they desired, and the property owners had a new building usable for tenant acquisition and retention.





**BUILDING TYPE:**  
Multifamily Remodel

**SQUARE FEET:**  
Two Buildings  
76,580 SF / 84 Units

**LOCATION:**  
Denver, CO

**CONTRACTOR:**  
Funk Development



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## VUE AT CHERRY CREEK

For this project Intergroup partnered with Granite Peak Partners to re-position an outdated multifamily property in a prime location for long-term rentals. The exterior remodel of the project required a major overhaul of the balcony design and exterior materials. By removing the old plank board balconies and redesigning them with bright colored guard rails, the design recaptured the desirability of the large balcony spaces. The outdated French style roof was redesigned into straight angles creating a more modern look. To improve visibility, exterior signage and landscaping were completely updated. A trendy trellis shade was added to the outdoor patio area to create a community relaxation space for the summer. A new kitchen, bar, café, game room, and fitness area were integrated into the interior for indoor, winter lounging.



# MULTIFAMILY

PROJECT NAME	BUILDING TYPE	SF	LOCATION
Dakota Ridge Apartments	300-Unit Apartment Complex	372,000	Williston, ND
Alta Vera Condos	20 Apartment Units and Parking Structure	47,000	Denver, CO
Axis at Nine Mile Station	Apartment Clubhouse Remodel	3,000	Denver, CO
Bella Terra	Apartment Clubhouse	3,000	Aurora, CO
Rise Apartments	Apartment Complex Remodel	134 Units	Denver, CO
Edge Apartments	Apartment Complex Remodel	79 Units	Denver, CO
400 Third Avenue*	17-Story, Condominiums	80 Units	Denver, CO
Le Melange*	10-Story Condominiums	60 Units	Okaloosa County, FL
City Park Lofts	Lofts with Parking Garage	32 Units	Denver, CO
The Beauvallon*	15-Story Mixed Use Condominiums	200 Units	Denver, CO
Race Street Apartments*	Apartment Complex	*Ryan Brown	Centennial, CO
Tejon 34*	Luxury Town Homes	*Ryan Brown	Denver, CO
Homewood Point*	Apartment Complex	*Dale Skinner	Colorado Springs, CO
Vizioso Condominiums*	Condominiums	*Dale Skinner	Boulder, CO
Environs Apartments	Clubhouse Remodel	Clubhouse	Westminster, CO
Pavillions at Silver Sage	Clubhouse Remodel	Clubhouse	Fort Collins, CO
Woodland Hills Apartments	Clubhouse Remodel	Clubhouse	Colorado Springs, CO
VUE at Cherry Creek	Apartment Complex Remodel	84 Units	Denver, CO
Americana Condominiums	Condominiums	810 Units	Aurora, CO
Belmar Groves	Renovation	118 Units	Lakewood, CO

\* Indicates project completed by Intergroup staff while at another firm

# 5

The iGTechnique:

# STEPS FOR DESIGNING SUCCESS

## 01

### STEP 1: DEFINE THE DESIGN

**OBJECTIVES:** Define project success criteria, scope of work, and client vision. Provide expertise, recommendations, and an excellent project kick off.

**DELIVERABLES:** **Baseline Meeting:** Design Charrette | **Data Collection:** Priority Interviews and Needs Analysis | **Reports and Recommendations:** Suggested Approach and Program.

## 02

### STEP 2: TRANSLATE THE VISION INTO A CONCEPT

**OBJECTIVES:** Capture aesthetic vision. Translate needs and goals into a building concept.

**DELIVERABLES:** **Dream Box Session:** Determines Look/Feel | **Initial Design:** Elevations, Renderings, Preliminary Site/Space Plans | **Level 1 Feasibility Analysis:** Preliminary Budget/Cost and Milestone Schedules

## 03

### STEP 3: REFINE AND BALANCE THE DESIGN

**OBJECTIVES:** Integrate detail into the building concept, balance competing interests in the design (ex: material costs, sustainability), and complete creative design.

**DELIVERABLES:** **Developmental Drawings:** Final Space Plans/Elevations/Planning Submittals | **Page Turn Sessions:** Design review meetings | **Level 2 Feasibility Analysis:** Value engineering, Budget, Cost, and Schedule Estimates from contractors, designers, and engineers.

## 04

### STEP 4: MAKE IT REAL

**OBJECTIVES:** Develop documents used for construction, incorporate technical design decisions, apply jurisdictional requirements, and ensure accuracy and completeness.

**DELIVERABLES:** **Construction Documents:** Documents used for construction by contractor | **Internal Peer Review:** At 95% - 100% drawing completion we do an internal peer review by a principal not involved with the project | **Page Turn Sessions:** Design review meetings | **Level 3 Feasibility Analysis:** Value engineering, Budget, Cost, and Schedule Estimates from contractors, designers, and engineers.

## 05

### STEP 5: GET IT BUILT

**OBJECTIVES:** Ensure that the project finishes well. Offset risk with milestone reporting.

**DELIVERABLES:** **Construction Administration:** Evaluation of project progress, technical logs, material evaluations, change orders, and payment approvals | **Field Reports:** Site visits and reports | **O.A.C. Meetings:** Progress meetings with all parties involved.

# A CASE STUDY: DAKOTA RIDGE APARTMENTS WILLISTON, ND



## THE CLIENT'S STORY

The client for this project is Granite Peak Partners, Inc., founded and managed by Pierre Tada and Bruce Savett based out of Santa Barbara. Each is experienced in real estate acquisition, development, investments, and real estate management. Granite Peak Partners has acquired and developed close to 2,000 apartment communities.



*Dakota Ridge Apartments*

Granite Peak Partners chose Intergroup over other firms because of our expertise in creating institutional apartment communities in harsh climates and our demonstrated ability to enlist the appropriate team resources for a project that requires collaborative design and construction.

## STEP 1: DEFINE THE DESIGN

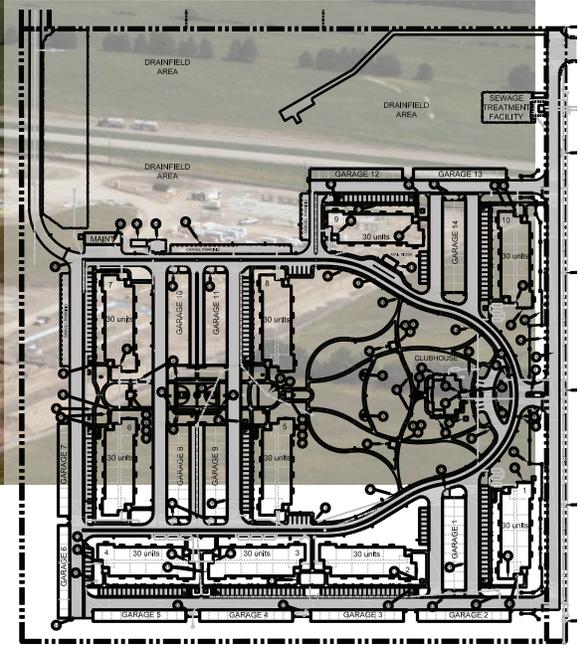
In step one of the **iGTechnique**, Intergroup helps clients define project success criteria. For this project, the highest priority is to create a quality living environment for families that meets the needs of the local demographic. This means providing a combination of luxury, flexibility, and practicality to attract lessees employed by business services, management, oil exploration and production companies.



*300 Unit Multifamily Project*

**INTERGROUP**  
ARCHITECTS

# DAKOTA RIDGE APARTMENTS



Site Plan

## STEP 2: TRANSLATE THE VISION INTO A BUILDING CONCEPT

In step two of the **igTechnique**, Intergroup uses a “dream box” session to help clients formulate an aesthetic vision and translate project goals into a building concept.

Located on 40 acres in the harsh North Dakota climate, the first translation of these ideas began with the site. Due to the harsh weather, transportation is key. The site plan created uses plenty of surface and garage parking. The three-story buildings are slightly elevated to allow for views of the surrounding agricultural land. By separating buildings on the site and creating a park-like effect, Intergroup developed an open space amenity that included exterior sport courts, covered barbecue areas, pet areas, and convenient walking paths.

Designing for the local demographic meant creating design concepts for the known priorities of this demographic, then creating a basic outline of the floor plans for each building:

- One, two, and three bedroom units
- Rustic home touches with a touch of luxury
- Lots of indoor and outdoor community amenities
- Special Oil Industry Considerations:
  - Oversized truck garages
  - Mudrooms
  - Large family game rooms for super cold days
  - Electrical outlets in parking blocks for car heaters



In the case of this project, this part of the design translated into 10 three-story buildings with 30 units in each building. All units are either one bedroom and one bath, or two/three bedrooms with two bathrooms, all ranging in size from 650-1,100 square feet with large windows and balconies. There are 200 open parking spaces and 200 oversized double garages in order to accommodate large pickup trucks. It also includes a 5,000 SF clubhouse facility.

# DAKOTA RIDGE APARTMENTS



## STEP 3: REFINE AND BALANCE THE DESIGN

In this step Intergroup works with our clients in various sessions to add detail to the concept and provide the expertise of all parties involved. Each addition to the project is used to add value and balance the competing interests while ensuring project success criteria are met.

A rigorous design process and several phases of value engineering developed the Dakota Ridge Apartment community. Each discipline provided unique value added options (for example the idea to use Structural Insulated Panel Construction for long term energy efficiency that produces 50% energy savings). During the process Intergroup also assisted owners with developmental drawings, final space plans, elevations, 3D renderings, planning submittals, entitlements, and approvals.

The project also began to receive greater detail. For example, the interior units were designed to be equipped with a mudroom and laundry machines, plank wood flooring, and granite countertops with maple cabinets. The clubhouse used attractive finishes to make the building inviting, and added the amenities of a full fitness center, lounge, community kitchen, gathering room, Wi-Fi access, and business center. Each "extra" added to the desired identity of "rustic luxury" through finishes, and fixtures.

Intergroup also conducted "page turn sessions" with weekly design review meetings aimed at engaging owner, general contractor, and consultant teams to review, discuss, and obtain information surrounding progress, schedule, and potential conflicts in the design or systems. During this phase we also performed feasibility analysis with further value engineering, budget, cost, and schedule estimates from contractors, cost estimators, interior designers, and engineers



*SIPs Construction*



*Interior Finishes*



*Plank Flooring  
Built in Shelving*



*Kitchen (above)  
Clubhouse (left)  
Gameroom (bottom)*



# DAKOTA RIDGE APARTMENTS



## STEP 4: MAKE IT REAL

This is the most technical aspect of the project where the team will develop documents used for construction, incorporate technical design decisions and jurisdictional requirements, and ensure accuracy and completeness for seamless construction. For this project Intergroup conducted an internal peer review at 95% - 100% drawing completion by a principal not involved with the project to ensure drawing completeness, coordination, and accuracy. We also engaged a 3rd party code consultant to review the project for code compliance. To continue the process we also did more page turn sessions with weekly design review meetings that engage owner and consultant teams to review and discuss schedule estimates and cost estimates.

## STEP 5: GET IT BUILT

For this project in particular, the team demonstrated unparalleled dedication with frequent site visits encountering extreme weather conditions, long stretches of subarctic -45 degree weather, trips on chartered planes prone to turbulence, and many long hours. In fact, Charles Hardman, superintendent of the project, while walking around the complex spotted what looked like an animal that had perished in the harsh December weather. She ended up being a Border Collie; Charles rescued her, picked her up, and carried her to the nearest jobsite trailer to begin nursing her back to health. Today, "Stella" plays ball with the crew in the grassy fields as the first un-official resident of the community.



*Chris Sibilja: Quality Control Site Visit*



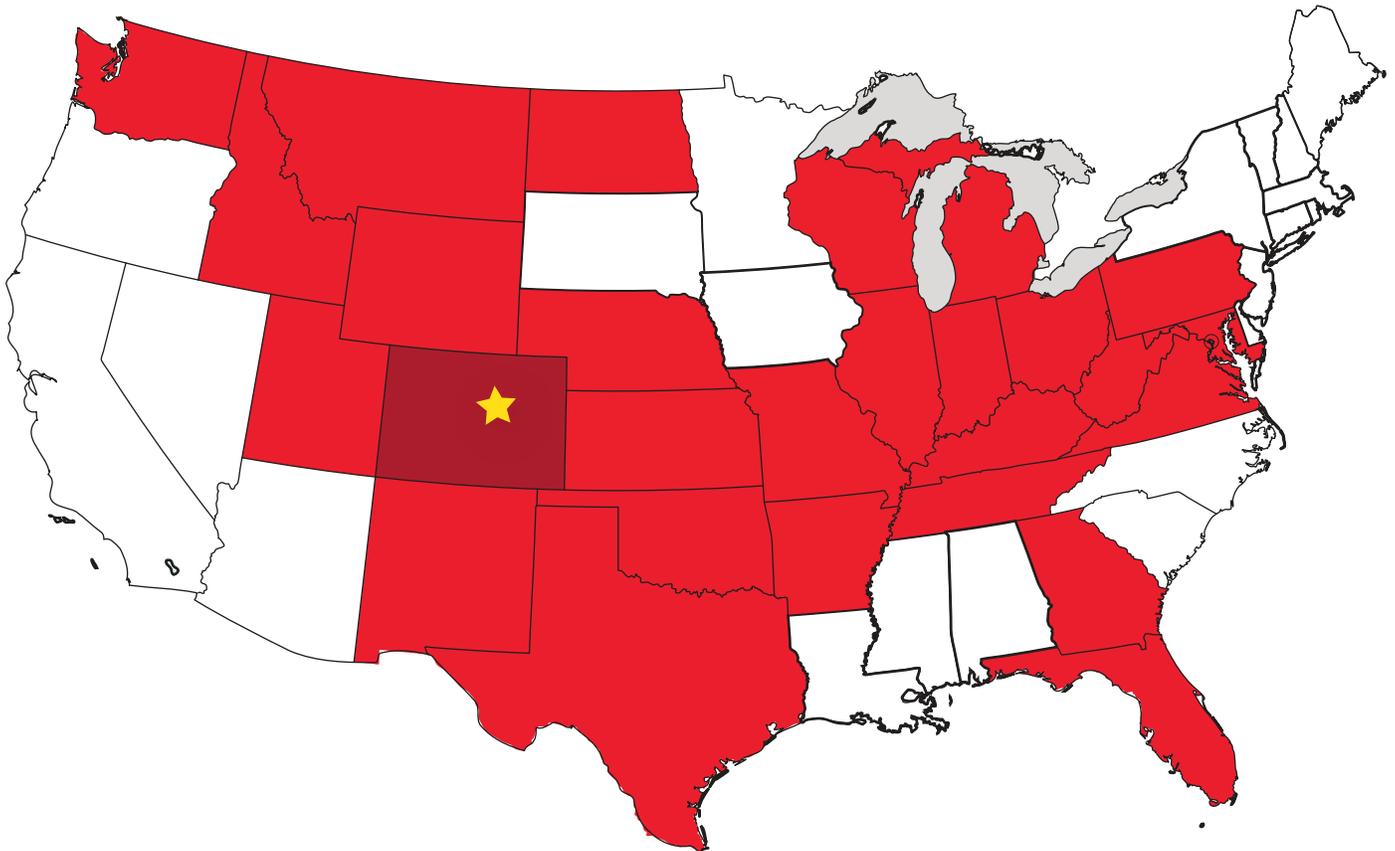
*Extreme North Dakota Weather*

 **INTERGROUP**  
**ARCHITECTS**

# PROFESSIONAL REGISTRATIONS



- Arkansas
- Colorado
- Florida
- Georgia
- Idaho
- Illinois
- Indiana
- Kansas
- Kentucky
- Maryland
- Michigan
- Missouri
- Montana
- Nebraska
- New Mexico
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Pennsylvania
- Tennessee
- Texas
- Utah
- Washington
- West Virginia
- Wisconsin
- Wyoming





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