



News Release

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May 15, 2007

KAWNEER PROJECT PROFILE:

GLASS HOUSE - DENVER, CO

A Downtown High-Rise With Steep Specifications

One look at the high-profile Denver high-rise, Glass House, and the inspiration for the project's name is clear. The structure, a stunning 23-story curtain-walled condominium development in the city's downtown district, wowed the market and presented homebuyers with an enticing offer: "Own the Sky."

In an area with historically weak condo sales, developers knew early on that price point would be critical. Bringing moderately priced urban living to downtown Denver was a big idea and a big risk, so the construction budget and schedule would have to be monitored with incredible scrutiny. Denver's diverse climate was also an important issue to consider. In a city with moderate humidity and temperatures that range from below freezing in the winter to the upper 90's in the summer, the thermal performance of the system would be critical.

Introduced to the Denver market in 2005, developers expected Glass House to sell out the towers after approximately 18 months. However, just five months after the sales office opened, only four units remained unsold, ranking the Glass House one of the fastest selling residential projects in the city's history. Now, Glass House's developers have similar projects under way in Los Angeles, Houston and Dallas, and the project's design has piqued the interest of architects, glaziers and developers across the country.

Challenges:

- The Glass House's primary challenge lied in the exterior envelope:
"To successfully use a commercial envelope (curtain wall) on a residential building, the product performance and engineering has to be virtually flawless. Residential interiors can have 10 times the humidity that commercial interiors do, simply from to day-to-day activities like laundry, cooking, bathing, etc. The goal is to control the elements in a way that won't affect the inhabitants and that is also cost-effective."
-- Kawneer Sales Representative Pat Murray

- Thermal performance was also a critical element. Because each of the 389 units was to feature a balcony, a thermal sliding door (in addition to the curtain wall) was also needed for the project. The AA™3900 Thermal Slider, a new product adapted from Kawneer's European line, was identified for the job. It passed the stringent testing requirements (including an on-site negative air test with water filtration, as well as informal condensation studies), and was

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incorporated into the design, making Glass House the first major installation to feature the product.

Design Highlights:

- To meet city requirements for energy and condensation, the Kawneer team developed a modified version of the 1600 Wall System® 4, which features the IsoStrut™ Thermal Break for superior structural and thermal performance. The product is known for its excellent performance, as well as fast and economical fabrication, making it the ideal choice for the job. Modifications were made to the product's head receptor and sill pan, and custom floor slabs covers were also designed for the project.
- The curtain wall was also unconventional in that it ran between floors from slab-to-slab. Glazing contractor El Paso Glass directed three crews for the install: one to install the thermal receptors, a second to set the frames, and a third to glaze from the interior. Inside glazing kept the floors separate but also kept costs down. Installation was faster and kept the project moving along schedule.

Featured Kawneer Products:

- Modified 1600 Wall System® 4 (featuring the IsoStrut™ Thermal Break); AA™3900 Thermal Slider; 2000T Terrace Doors; 350 Custom Doors

For more information or high-resolution images on Glass House, or to discuss an opportunity for a project profile, please contact:

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