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BEYOND THE FRAME



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## CASE STUDY

### RYSE COMMONS

Designed and funded by a nonprofit youth organization founded by young people in Richmond, California, the RYSE Commons Youth Center stands as a powerful investment in the city's future. Created to serve youth ages 13 to 21, the facility provides a safe, inclusive environment where adolescents can build skills, access resources, and find a sense of belonging.

The primary goal of the project was to deliver a high-performing facility while maintaining strict compliance with safety standards, quality expectations, and agreed-upon schedules and budgets through the collective efforts of many dedicated partners. This collaborative approach ensured that the building process remained efficient without compromising the long-term vision for the space. "From day one, this project was about alignment," said Arthur Vollert, President of Avcon Constructors, Inc. "By fostering a true partnership between all parties, we were able to keep safety, quality, and efficiency at the forefront while delivering a facility that truly serves its community."

The project was anchored by the strong working relationship between Nucor Authorized Builder, Avcon Constructors, Inc., of Vineburg, California, and Nucor Building Systems. Nucor worked closely with the project team to translate early architectural concepts into detailed erection drawings that clearly reflected the architect's vision. Jason Crumbley, Avcon's Project Manager, said, "Our District Sales Manager, Jay Nelson, and his team played a major role in coordinating efforts and keeping everything aligned. Once the PEMB was approved, Nucor met a very



Avcon Constructors, Inc.  
Richmond, CA



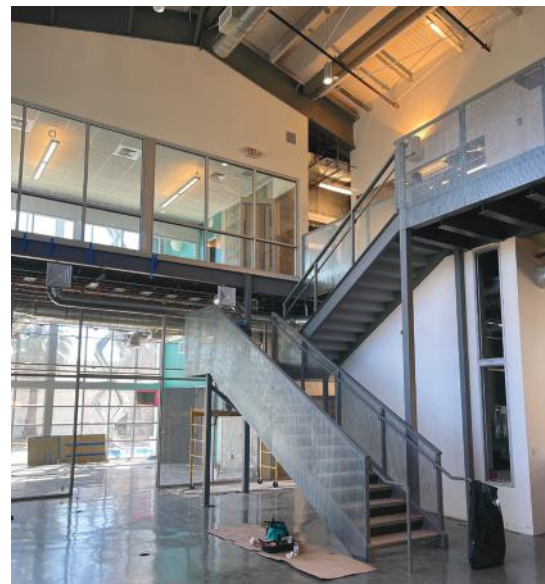


aggressive fabrication and delivery schedule, which allowed the project to start strong and stay on track.”

The RYSE Commons Youth Center was designed with one purpose in mind: to serve the young people of Richmond. The facility offers a wide range of programs, services, and amenities that help youth stay engaged, supported, and off the streets. The building includes classrooms, a computer lab, music and recording rooms with state-of-the-art equipment, an art studio, a performing arts space, a Zen garden, basketball court, courtyard, and kitchen. In addition, the center provides access to teachers, mentors, equipment, and essential services, including mental health therapy and a small medical clinic. Spanning 11,457 sf, the Youth Center features a two-level layout with a

mezzanine-style second floor constructed using Nucor products, along with a small exterior deck. The upper level is fully accessible via stairs and a hydraulic elevator, ensuring inclusive access throughout the facility.

The design of the RYSE Commons Youth Center intentionally showcases exposed steel building components on both the interior and exterior, reinforcing a modern aesthetic. A key priority for the owner and architect was the seamless integration of the PEMB structure with architectural finishes, including framing, sheetrock, ceilings, windows, storefronts, and paint. Large windows, storefronts, and transparent roll-up doors were incorporated throughout the facility to create curb appeal while supporting energy-efficient goals through natural lighting and passive



heating. These elements not only enhance the building's appearance but also create welcoming, light-filled spaces that encourage engagement and connection. The flexibility of a pre-engineered metal building made it possible to efficiently incorporate these features that were central to the project's aesthetic and functional goals.

Sustainability efforts were also a key component when designing the project. Several LEED-aligned strategies were incorporated into the design and construction process, including recycling at least 65 percent of on-site demolition debris. Rainwater management was addressed through flow-through planters with bio-retention soil and gravel, which filter stormwater before it enters local waterways. Additionally, a minimum of

50 percent of the site was designed with permeable materials like permeable concrete, asphalt, gardens, and landscaped islands, allowing rainwater to naturally percolate into the ground and reduce runoff.

Built by and for the community, the RYSE Commons Youth Center represents what is possible when thoughtful design, strong partnerships, and a shared mission come together.

"This building is more than a structure. RYSE Commons is a resource," Vollert added. "It gives young people a place where they can feel safe, supported, and inspired to focus on a positive future." The facility now stands as a cornerstone for youth development in Richmond, providing opportunities and aspirations for future generations. ●