

SUMMER 2016

Colorado

CONSTRUCTION & *Design*

An aerial view of a modern urban development at dusk. The scene features multi-story residential buildings with balconies, a central pedestrian walkway lined with trees and benches, and a small water feature with a bridge. People are walking and sitting on the benches, and the sky is a mix of blue and orange from the setting sun.

**MULTI-FAMILY RESIDENTIAL
ROUND-UP**

ONE BELLEVIEW STATION FEATURE

GOVERNMENT PROJECTS

Inside AGC Colorado: page 58



COLORADO'S LEADING BUILDING MATERIALS COMPANY.

Rio Grande Co. has been serving building industry professionals since 1908. The scope of the company's products and services has grown beyond equal, driven largely in part by a corporate culture that is rooted in small business principles and a quality assurance program that ensures customer satisfaction.

- SOIL STABILIZATION
- STUCCO & STONE
- MASONRY PRODUCTS
- CONCRETE & ACCESSORIES
- TILE SETTING PRODUCTS
- TOOLS & EQUIPMENT
- PRODUCT SHOWROOM

**"BUSINESS IS SENSITIVE:
IT GOES ONLY WHERE INVITED, AND
STAYS ONLY WHERE WELL TREATED."**
— ELMER PETERSON, OUR FOUNDER



RIO GRANDE CO.
BUILDING MATERIALS SINCE 1908

201 Santa Fe Drive • Denver, CO 80223
Phone 303-825-2211 • Fax 303-629-0417

www.RioGrandeCo.com



Precast Office Buildings in High Demand

Colorado Center Tower 3

I-25 & Colorado Blvd.

Developer Lincoln Property Company

Architect Tryba Architects

Engineer Martin/Martin

Contractor JE Dunn Construction

15 Stories of Office & Parking

356,000 SF

1,955 Precast Pieces

One Bellevue Station

I-25 & Bellevue

Developer Prime West

Architect Gensler

Engineer Fortis Structural

Contractor The Weitz Company

15 Stories of Office & Retail + Parking

680,000 SF

2,750 Precast Pieces



**ROCKY MOUNTAIN
PRESTRESS**

Summer 2016

Contents

06 | Publisher's Letter

Mike Branigan

08 | Construction News

On The Boards

12 | Construction News

Project Updates

18 | Construction News

Industry News

21 | Construction News

News Briefs

22 | Construction News

People

26 | Multi-family Round Up

by Sean O'Keefe

34 | Government Projects Round Up

by Sean O'Keefe

46 | TOD - One Bellevue Station

by Julie Wanzer

48 | Industry Spotlight

Earth Services & Abatement, Inc.

50 | Columnists

ULI, CCIG, H&H, ACEC, AIA, USGBC, RTD

58 | AGC Colorado

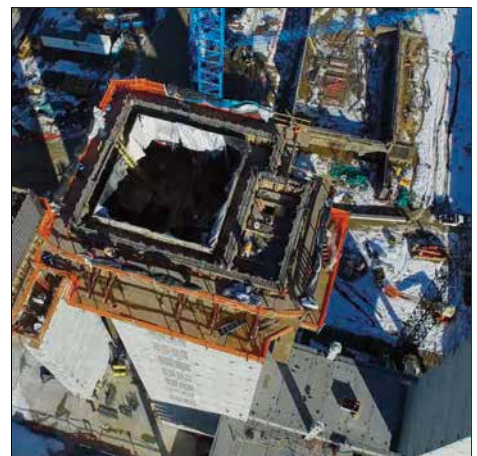
Inside AGC

68 | Parting Shots

Industry Events in Colorado

70 | Advertiser Index

CC&D Partners



On the cover: A new live/work environment planned for the corner of 30th and Pearl in Boulder will combine a mix of residential units, complimented by retail and office space. Image © OZ Architecture.

Think CCIG

for construction insurance

Our construction team understands the unique exposures in construction operations, and we've expanded our services to keep pace with the changing demands of your business.

CCIG offers risk management, insurance solutions, bonding and claims advocacy tailored to your individual needs.

800.777.5035 | thinkccig.com



CCIG
INSURANCE • BENEFITS



Michael K. Branigan, Publisher
Mike@ccdmag.com
www.ccdmag.com
Linkedin.com/in/MichaelBranigan
Tel: 303-914-0574

EASING THE GRIDLOCK PROBLEM PUBLIC TRANSIT CAN HELP

Dear reader,

With a population explosion taking place in Denver and aggressive apartment construction still underway, it's becoming unbearable to drive in many parts of Metro Denver, especially during rush hours. Our best hope is for commuters to leave their cars at home and carpool, bicycle or use public transportation options including buses, light rail or commuter rail when possible. Transit Oriented Development (TOD) communities are more vital than ever and may be a key to reducing traffic jams and congestion in the city.

In this issue, Michael Leccese, Executive Director of ULI Colorado, who "*talks the TOD talk*" and literally "*walks the walk*," (or bicycles, rides busses and stand up paddleboards) shares with us some insight on TOD in Colorado. As you know, TOD is underway at lightning speed in metro Denver. Z.J. (Jim) Czupor from RTD's FasTracks program brings us up-to-date on the benefits of this next real estate frontier which could ultimately lead to more robust communities and a higher quality of life. Bellevue Station, at the intersection of I-25, Bellevue and Niagara streets is a case in point. With 700 new residences opening soon at this already busy intersection, the use of convenient Light Rail makes life easier for everyone. In this issue, Julie Wanzer takes a look at One Bellevue Station and Sean O'Keefe gives us an overview of multi-family and government construction now underway.

Meanwhile, be ready for a wild ride as property values escalate, the value of land near public transportation continues to increase, and Denver continues to be one of the hottest real estate markets in the country. Oh, and Lakewood residents - congrats on your city being named "*All American City*" for the second time in five years. You've got the W Line to help you commute in and out of the Central Business District.

As always, we're here to help you build your business.

Sincerely,
Mike Branigan, Publisher
mike@ccdmag.com

Tel. 303-914-0574
Linkedin.com/in/MichaelBranigan

Be sure to visit our new website: www.ccdmag.com

COLORADO CONSTRUCTION & DESIGN
(ISSN 2159-9327) is published eight times a year

COLORADO CONSTRUCTION & DESIGN
is published by Colorado Construction & Design,
Inc., 8622 W. Warren Drive, Lakewood, CO
80227-2343. Tel: 303-914-0574
www.ccdmag.com

President: Mike Branigan, 303-914-0574
mike@ccdmag.com

Editor and Creative Director: William Taylor
editor@ccdmag.com

Reporter and Contributor: Julie Wanzer

Contributing Writer: Sean O'Keefe

Photography: Caleb Tkach, Jackie Shumaker,
Paul Wedlake, The Unfound Door

IT & Webmaster : Kevin Reifenschneider

Accounting and Administration:
Nancy O. Branigan

Print Production: Publication Printers

Subscriptions email: mike@ccdmag.com
Subscription \$40.00 per year in the USA

Postmaster: Send address changes to: Colorado
Construction & Design, Inc., 8622 W. Warren
Drive, Lakewood, CO 80227-2343

Contents copyright © 2016 by Colorado
Construction & Design, Inc. Special permission
is required to reprint anything that appears in
Colorado Construction & Design. No responsi-
bility is assumed for unsolicited materials.
Colorado Construction & Design obtains its
information from sources believed to be
reliable. However, Colorado Construction &
Design, Inc. does not guarantee the accuracy
of any information, and is not responsible
for errors or omissions.

www.ccdmag.com

Colorado
**CONSTRUCTION
& Design**



PANELIZED METAL STUD FRAMING

- TOTAL DESIGN FLEXIBILITY
- DIRECT INTERFACE WITH REVIT & BIM SOFTWARE
- 1 & 2 HOUR UL ASSEMBLIES
- SIMPLIFIED FIELD ERECTION
- **CONSTRUCTION IN 1/4 OF THE TIME**
- COMPLETE TURN-KEY SOLUTION



DOUGLASS | COLONY is the exclusive FRAMECAD manufacturer for the Rocky Mountain Region



DOUGLASS | COLONY

www.DouglassColony.com/FRAMECAD
303.288.2635

Infinity LoHi Scheduled for Completion in Summer of 2017



The Richman-Ascension Development team retained Davis Partnership Architects to design a new LEED Silver Certified, 273-unit apartment facility in the LoHi neighborhood of Denver. The three-building development is located at 28th and Vallejo, on the former site of Denver Public Schools' Contemporary Learning Academy. The development, known as Infinity LoHi, will be within two blocks of some of Denver's hottest new restaurants and bars in LoHi, with easy walking access to Riverfront Park and Lower Downtown.

The largest of the three buildings is located on the southern parcel, with expansive views of downtown. This building is situated on a sloping site and its height varies from five to six stories. On the northern blocks, two separate buildings ranging from three to four stories in height will step down in elevation to create a building scale sensitive to the adjacent residential neighborhood. The buildings align with street frontages to create a consistent form and rhythm compatible with the urban context. Each building will have its own below grade parking, with common access to the main amenities courtyard located on the

larger site. Amenity features include an outdoor pool, hot tub, fire pits, water features, built-in seating, landscape planters, and gas grills. Indoor amenities include a leasing office, conference room, fitness, yoga room, bar/lounge, and common coffee bar open seating areas.

The first phase of construction is expected to be complete by the summer of 2017. Davis Partnership provided Architecture, Landscape Architecture, Interior Design, Lighting Design and Signage Design services for the project. Milender White is the General Contractor.

Sanderson Apartments – Affordable Housing in Denver, Colorado

Davis Partnership is currently in the construction phase of a 60 unit supportive housing/multi-family residential building for the Mental Health Center of Denver. The 50,400 sq ft residential building is being worked on by Contractor Denuve Construction and is based on the housing first model and targets chronically homeless individuals.

The project is designed to create a nurturing and healing environment while utilizing the principles of trauma informed care. Wider than typical hallways with views to the exterior landscape, natural light, multiple and varied sightlines, spaces to meet, talk, retreat, contemplate, interact, and commune, offer a balance to the efficient yet comfortable 425 sq ft dwelling units.

The exterior landscape including a resident's garden, safe courtyard and gazebo also offers a variety of spaces and activities to contribute to the health and well-being of the residents.

The construction cost is \$10.9 Million and scheduled to open in June 2017.





PALACE
CONSTRUCTION
building better lives™
since 1963

Multi-Family Expertise. Multi-Faceted Approach.

The things we build are made of **more than** concrete and drywall,
more than shingles and solar panels.

We are build **more than just buildings.**

At Palace Construction, we are *building better lives™*.

And we've been doing it for **over 50 years.**

Call us today to bring our expertise and approach to your next project.

Commercial

Structural

Restoration



Multi-Family Housing
Affordable Housing
Large Scale Renovation
Mixed-Use Development
Senior Living
Education
Healthcare
Hospitality
Retail



Construction Defect Repair
HOA Reconstruction
Structural Repair
Foundation Repair
Window Replacement
Stair Replacement
Historic Renovation
Expert Witness



Disaster Response
Fire Restoration
Water Mitigation
Mold Remediation
Vehicle Impact
Storm Recovery
Insurance Repair

**7 S. Galapago St.
Denver, CO 80223**



phone **303-777-7999**
web **palaceconst.com**

Pinkard Construction Begins Preconstruction Services on Three Low Income Housing Tax Credits Projects



Pinkard Construction Company - Lakewood is kicking-off preconstruction services on three Denver-area affordable housing projects that were recently awarded Federal and state Low Income Housing Tax Credits (LIHTC) by the Colorado Housing and Finance Authority (CHFA).

The Village at Westerly Creek 3, developed by the Aurora Housing Authority, Boulevard One in Lowry, a partnership between Volunteers of America and the Denver Housing Authority, and Alameda View Apartments, developed by Gardner Capital and RCH Jones Consulting, all were awarded their 4% LIHTC in CHFA's first round of 2016 applications.

The \$15.5 million (hard cost) Village at Westerly Creek 3 is the third and final phase of the redevelopment of Aurora Housing Authority's former Buckingham Gardens project. It will contain 74 townhome-style units: 50 units for families and 24 for seniors. The open space surrounding the development will include community gardens, children's play areas and ample outdoor gathering space. Studio Completiva is providing architectural services. Construction is set to commence the first half of 2017.

Denver Housing Authority and Volunteers of America, in partnership as Lowry Affordable Housing Partners, have teamed with Pinkard and Parikh Stevens Architects to design and construct the \$12.6 million (hard cost) Boulevard One project on an infill site at the former Lowry Air Force Base. It is expected to be 72 units of 4-story wood framed construction, with ground floor community space, surface parking, and solar array. The 87,000 sq ft project will provide permanent affordable housing opportunities to families earning approximately 50-60% of the Denver Area Median Income and will include subsidies for transitional residents moving out of homelessness. Pinkard expects to break ground in May 2017.

Alameda View Apartments will be a 120,000 sq ft affordable family development with 116 units in four wood-framed stories. The conceptual program currently includes 20 one-bedroom, 60 two-bedroom, and 36 three-bedroom units. Sprocket Design Build is currently working in preconstruction with Pinkard, RCH Jones Consulting and Gardner Capital. The \$20.6 million (hard cost) project is expected to break ground 1st quarter of 2017.



Left: Alameda View Apartments. Above: The Village, Westerly Creek. Below: Boulevard One



Pinkard's preconstruction services for affordable housing include comprehensive CHFA funding application support, systems cost and performance studies, extensive VE, amenity review and Green Communities analysis. These services are designed to maximize the use of available Tax Credit dollars and improve chances for an award.

The Low Income Housing Tax Credit program encourages the construction and rehabilitation of low income rental housing by providing a federal income tax credit as an incentive to investors. CHFA is the designated allocating agency for Colorado. Because demand for the housing credits regularly exceeds supply, CHFA must consider the need for affordable housing throughout the entire state of Colorado. In 2015, CHFA received 54 applications for federal and/or state LIHTC, seeking a combined total of \$43 million.

Pinkard Construction is the Colorado leader in preconstruction services for affordable housing/Low Income Housing Tax Credits. Pinkard currently has 11 HUD/LIHTC projects under construction, in preconstruction, or awaiting funding approval. Since 1962 Pinkard has provided construction management and general contracting services for 51 HUD projects totaling approximately 5,000,000 sq ft.

Foothills Commercial Builders Awarded Project for Big Mike Naughton Ford

Long established (1986) full service general contractor, Foothills Commercial Builders of Centennial was recently awarded a \$2m design-build development of a 2.0-acre site and 10,000 sq ft building for Big Mike Naughton Ford at 150 South Havana St. in Aurora. The project follows a current parking lot expansion project for Mike Naughton and includes design, engineering and entitlement process. Site development involves new utility infrastructure, concrete paving across the site, landscaping and site fencing.

"It has been great collaborating with Mike Naughton Ford on our

current project," said Rocky Hollingsworth, President and CEO of Foothills. "We appreciate the opportunity to continue our partnership for the next phase of Mike Naughton's site expansion."

Scheduled to open this fall, the building entails a pre-engineered metal building with upgraded stucco and stone finishes which will include a loading dock, interior restrooms, breakroom and retail area. The design partner hired by FCBI is Infinity Land Consultants whose expertise includes civil engineering, landscape design, soils engineering, architectural, structural and MEP engineering.

ICML

Managing a globalizing world

INTEGRATED CONSTRUCTION, MANAGEMENT + LEADERSHIP CERTIFICATE CU SOUTH DENVER

**CLASSES HELD AT THE
LINIGER BUILDING AT CU SOUTH DENVER**

10035 PEORIA ST, PARKER, CO 80134 | CUSOUTHDENVER.ORG

The Integrated Construction, Management and Leadership (ICML) Certificate is an innovative and interdisciplinary leadership program designed to launch designers, architects, engineers, and business entrepreneurs into the world of construction or update an existing skill-set rapidly.

For more information on the program:
please contact Roxanne Pizano at
roxanne.pizano@ucdenver.edu or 303.556.6274

To register for a class:
first apply as a non-degree graduate student by visiting
<http://www.ucdenver.edu/admissions/apply/Pages/apply.aspx>



Jefferson County Schools kick off K-8 school at Candelas



Credit: Hord Coplan Macht

- Approximately 100,000 SF school on a 12-acre site in Arvada
- First new Jeffco school in almost a decade
- Designed by Hord Coplan Macht
- Classrooms, break-out spaces, a Learning Commons, with gymnasium and cafeteria available for after-school uses

Corporate Office
5995 Greenwood Plaza Blvd.
Greenwood Village, CO 80111

Fort Collins, Colorado
Colorado Springs, Colorado
Laramie & Sheridan, Wyoming

www.GHPhipps.com
1-877-5PHIPPS

Strata Vail - Now Called "The Lion" by PCL Nears Completion



PCL Construction Services, Inc. is currently entering the finishing stages for The Strata project located in Vail, Colorado. PCL previously completed several major mountain projects including One Ski Hill Place (Breckenridge), The Ritz-Carlton (Vail) and The Viceroy (Snowmass). This project represents the return to the central mountains for the Denver-based firm as well as the return of a tower crane to the Vail Valley for the first time since 2010.

Design for this project was nearly finalized in 2006, but put on hold until 2014 due to the economic conditions. When Strata was brought back to life, the exterior envelope was updated to meet the 2012 IBC International Building Code (IBC) changes adding 2-inch z-girts and 1.5-inch stone wool insulation around the entire perimeter (outboard of the air and vapor barrier).

Strata, now formally called The Lion, started with the demolition of the former Lionshead Inn in April of 2014 and is scheduled for completion in December, 2016. This project is a 322,715 sq ft, high-end luxury condo complex consisting of 80 for-sale units (including lock-offs), retail space and common areas.

The three levels of underground parking were constructed using CIP Cast-In-Place (CIP) concrete with single sided walls placed up against the perimeter shoring wall to maximize the building footprint. It was also constructed directly adjacent to an existing condo complex which required extra attention during the excavation/shoring stages. The seven above-grade levels were constructed out of structural steel with concrete cores.

Turner Construction Completes 10-Story Hyatt Regency Aurora-Denver Conference Center

The new ten-story Hyatt Regency Aurora-Denver Conference Center is now open for business. This 207,000 sq ft facility features 249 guest rooms, and an adjoining 30,000 sq ft IACC accredited conference center that features an expansive dividable main ballroom, eleven break out meeting rooms, a cyber-lounge, and pre-function space.

Also included is a full service 7,000 sq ft restaurant/lounge with exterior patio seating. The project is supported by a full service kitchen and laundry facilities. The second floor boasts the amenities of a club lounge and fully equipped fitness center. For the summer months, a second floor outdoor pool and adjacent sun bathing patio is also available for guests. The tenth floor provides the best site lines to the surrounding medical campus and the city of Aurora. This floor includes the presidential suite and executive suites.

The project also includes a six level cast in place concrete parking garage owned by the City of Aurora, and located directly west of the hotel and conference center. The parking garage provides space for 506 vehicles including 12 with charging stations for electric/hybrid vehicles. There is also an exterior entertainment plaza and covered walkway that links the main garage area to the hotel and conference center.

The hotel was developed by Corporex Colorado and designed by TAAG Architects.



HEAVY METAL



The Pueblo County Judicial Center

We've been performing everything metal on Colorado's stages for nearly 80 years, and we use BIM to help ensure a well-timed, impactful delivery. Don't believe us? Just ask our fans.

You can call us for a Little Steel, but remember us for our HEAVY METAL!



Zimmerman Metals Inc.

(303) 294-0180
www.zimmerman-metals.com

Turner Construction Begins Renovating Boulder High School

Turner Construction's Special Projects Division has begun extensive renovations to Boulder High School. Originally constructed in 1937, the 245,971 sq ft facility will undergo a series of interior, exterior, and site improvements.

Exterior building improvements will include the repair/replacement of windows, doors, and roof and paint and repair of stonework.

Interior improvements include renovations to the backstage area and dressing rooms, band area, kitchen, cafeteria, and restrooms. The project also includes the repair/replacement of interior doors, HVAC, communications systems, and fixtures such as casework and stage rigging. Improvements to interior finishes such as curtains, ceilings, carpet, flooring, and paint and asbestos abatement will also be performed. Existing library and cafeterias will be transformed into modern welcoming centers that will serve dual purpose as learning centers and 'Heart' gathering spaces. Existing band space will be changed into a modern band space with break out rooms for ensembles.

Health and physical development improvements will consist of stadium renovations including bleachers, new press box, field house, multi-purpose fitness room, and tennis court repair.

Safety and security improvements include the redesign of the main entry to provide more control over visitor access, replacement/addition of exterior cameras, installation of electronic security controls including exterior door sensors, and installation of security partitions.

Sustainability initiatives include upgrades to lighting and HVAC controls and replacement of an aged boiler with a more efficient condensing type as well as replacement of aged roof top ventilation units, and individual room air handler units. Also aged inoperable windows will be replaced with energy efficient units. Site improvements to include fencing, drainage, and paving.



Get up to **\$1000*** in additional **ABC and AGC Member Savings**



2033 S Wadsworth Blvd.
Lakewood, CO 80227

*With GM Fleet Account number, \$500 additional savings without GM Fleet account number.



EMICH
CHEVROLET

303-986-2233

Ask for Karl Ritz:
Fleet & Commercial Manager
<http://www.emichchevrolet.com>

SERVING YOUR BUSINESS IS OUR PRIORITY.

Haselden Construction Hosts Beam Signing Celebration at Colorado State University's Biology Building

Just before classes let out for the summer 2016, Haselden Construction of Centennial held a celebration commemorating the construction progress on CSU's new biology building – the first new science lab built for the biology department in many years. Students and faculty were encouraged to grab a green or gold pen and sign the steel beam which was later secured atop the structure. The beam will remain fully visible in the building's eastern stairway. They then joined the construction crew for a BBQ lunch on the ground floor of the future biology building.

"It's exciting to pioneer the first design-build project on the campus," stated Haselden project manager Brent Haselden. "Both Colorado State University and design-build architect partner Hord Coplan Macht have been great to work with and the project couldn't be going better."

With over 1,400 students, biology is the

largest major on campus. Slated for LEED Gold, the \$67 million, 151,650 sq ft life sciences research and teaching building is a bond-funded project supported by the Student Facilities Fee. The new building will provide the department with new teaching labs, research labs, administrative/office space, and a 100 plus person lecture room.

The building will open in fall of 2017.



Hyder Wraps up the New FirstBank Headquarters Office Building



Hyder Construction has completed the new \$34 million two-phased FirstBank Headquarters Office Building. The first phase was a new 600-stall precast concrete parking garage behind the office, and the second was a 126,000 sq ft Class A office building. Project highlights include a top-of-the-line board room, fitness center, rooftop amenity deck, and large courtyard. The new lobby entrance features extensive custom millwork. The addition is a steel structure with a unitized curtain wall and brick façade. The LEED Gold project utilizes state-of-the-art mechanical, electrical, and lighting equipment.

This project occurred in an occupied banking building operating 24/7. The new addition was being tied in with the existing building that was also being renovated. This

required extremely detailed planning, coordination, and scheduling between the contractor, architect, owner, and trades. During normal business hours, the crew utilized quiet zones—signed barricades were installed that prohibited any disruptive work in that area without expressed permission.

This project is targeting LEED Gold. Employees reap the benefits of a healthier and improved working environment with features like low VOC glue and lots of natural light designed by Architects RNL Design. The client sees operating cost savings with features like LED light fixtures, an extremely efficient mechanical system, low water plumbing, a unitized curtain wall, and a rooftop solar array.

This project has been a huge benefit to the community and is a part of the West Colfax rejuvenation. There is an enlarged bus stop and a sidewalk for safer pedestrian travel. The project employed over 1,100 people. In addition, the team donated PVC and tarps to the Boy Scouts to help them build water-proof canoes, toured a construction class through the site, donated pink hardhats to breast cancer awareness, and maintained a positive relationships with neighbors by helping them with snow plowing and donating dirt and construction supplies.



Steele Creek Apartments

The Housing Studio
Haselden

Gallegos



Building Solutions
for Distinctive Projects

800-GALLEGOS
GallegosCorp.com

Stone | Masonry | Stucco | Plaster
Concrete | Marble | Granite
Stone Sales

Philip S. Miller Park Plaza in Castle Rock Opens May 14

MW Golden Constructors attended the grand opening of their recently completed project at Philip S. Miller Park on Saturday, May 14, 2016. The grand opening celebrated the construction of the new Park Plaza, Millhouse, and Amphitheater.

The Plaza is the newest gathering place at the park, featuring group picnic pavilions, an outdoor fireplace, additional rooms, and a splash pad. "We worked very hard on the construction of these park projects. This park has become a landmark for Castle Rock; and we are proud of these builds," said Jason Golden, Vice President of MW Golden Constructors.

The Millhouse is an excellent event location with both an indoor and outdoor space. The outdoor pond and water feature makes the Millhouse a great venue for special events.

The Amphitheater features an intimate outdoor seating area and is surrounded by Castle Rock's natural beauty. Enjoy concerts, shows and events in Castle Rock's mini Red Rocks theater.



Historic 321 Main St., Longmont Re-Opens

Jon Schallert, owner of the Schallert Group, is celebrating a new start for a historic building in Longmont, Colorado. 321 Main Street, the building that once housed Longmont's first bank is now open for business.

MW Golden Constructors provided extensive interior demolition down to the building's original framing, saving as much of the original furnishings and features along the way. More prominent restoration features include nineteenth century marble penny tile found under layers of later flooring, the original tin ceiling, original 1870's brick, and a fireplace made of cast iron and marble.

"Saving the original features was a top priority," explained Jason Golden, Vice President of MW Golden Constructors. "We rehabilitated the marble penny floors, recreated the ceiling, removed plaster to expose the brick, and refurbished the fireplace. It was a unique project."

Many new features of the building are made from sustainable materials. Beetle kill paneling was used for architectural woodwork and reclaimed lumber was used for shelving.

As a result of \$217,252 worth of construction work, the new space now holds office space for the Schallert group with a second floor containing a renovated apartment for Jon Schallert and his wife. "Without MW Golden, this would never have become the showplace it now is. Thanks to Jason Golden and his entire company for their dedication to this project!"



EXPERIENCE TO GET ANY JOB DONE



Traffic Control • Sign Manufacturing & Sales
Street/Highway Sign Installation • Pavement Marking

2295 S. Lipan Street
Denver, CO 80223

Call 303-922-7815

coloradobarricade.com

 **COLORADO[®]**
BARRICADE CO.
Serving Colorado Since 1970.

Traffic Control • Sign Manufacturing & Sales
Street/Highway Sign Installation • Pavement Marking



Economic Development, for Metro Denver South Area is the Focus of the July 13th SMPS Luncheon

The Society for Marketing Professional Services' (SMPS) July 13th luncheon at the Denver Athletic Club; will focus on Metro Denver and South economic development. Attendees will have a chance to network with economic development representatives and learn about development activities in their areas from:

Adams County EDC
Aurora EDC
Castle Rock EDC
City of Centennial
Colorado Springs Regional Business Alliance
Metro Denver EDC
Denver South Economic Development Partnership
Lakewood EDC
City of Lone Tree
Parker EDC
City of Wheat Ridge

Member registration is \$55
Association Partners are \$65
Non-member registration is \$85

For more information visit www.smpscolorado.org

14th Annual Colorado Construction Career Days to be Held Wednesday, Sept 21st at Adams County Fairgrounds



Colorado Construction Career Days (CCCD) will be held September 21 at the Adams County Fairgrounds, continuing to offer a quality group experience for high school juniors and seniors who are ready to learn about careers in the construction industry. The goal of CCCD is to present the best of the construction industry to students and educators in an interactive format.

Perhaps now more than ever, career options and opportunities are abundant and ready for 'new hire entries' into the construction workforce. Activity presenters answer questions and interact with potential future employees to explore career options more fully. Students will participate in skilled 'hands-on' activities including carpentry, plumbing, pipefitting, electrical, solar, glazing, welding, masonry and more, representing the trades, schools and apprenticeship programs available. Students will have the opportunity to operate heavy equipment, which represents the horizontal infrastructure of roads, bridges, and utilities.

In the exhibit hall students will have examples of team building, career information, design, engineering, surveying, regulation, landscape and computer-aided activities. To volunteer as an event sponsor or to register an activity visit www.coloradoconstructioncareerdays.com. See page 62 for more info.

Honnen Equipment Becomes Authorized Distributor for NPK

Honnen Equipment, one of the largest construction equipment dealerships in the Western United States recently became an authorized distributor for NPK Construction Equipment Inc. for all ten locations throughout the Rocky Mountain region.

Established in 1985, NPK Construction Equipment manufacturers products in Cleveland, Ohio and in Nabari, Japan. NPK offers a range of products recognized worldwide for quality and durability. Products include Hydraulic Breakers, Hammers, Compactors, Pedestal Boom Systems, Drivers, Material Processors, Concrete Crushers, Steel Shears and more.

"Honnen Equipment is proud to represent the world-class NPK line of products for sales, service and support," says Steve Malloy, Vice President of John Deere Sales. "We are committed to providing superior value to our customers and with this additional product line of attachments we aim to do just that." NPK products are being sold, rented and serviced at all Honnen locations throughout Colorado, Wyoming, Utah and southeastern Idaho.



HEATING & PLUMBING ENGINEERS, INC.
MECHANICAL CONTRACTORS
SINCE 1947



**Proud Partner on the Taubman Company's
Restoration Hardware - Cherry Creek**
A special Thank You to E&S Construction Engineers
for selecting HPE as their Mechanical Contractor!

HPE Offers:	Headquarters
• Design Build / Design Assist / Engineering	407 W. Fillmore Place
• Preconstruction / Value Added	Colorado Springs, CO 80907
• New Construction	719.633.5414
• Tenant Finish / Remodel	
• On Call (24hr) Service and Maintenance	Denver Office
• LEED Building Solutions	715 Vallejo Street
• High Performance Buildings	Denver, CO 80204
• BIM / Prefabrication	720.274.0073
	www.HPEinc.com



Affordable is the foundation
of our coverage.

CHT has been providing affordable health care benefits specifically to contractors and their families since 1968. If you're a contractor in Colorado, you don't have to worry about the unpredictability of health insurance costs. That's because the Contractor's Health Trust of Colorado (CHT) has been able to navigate the uncertain waters of today's health insurance landscape so that all of our clients can be assured of predictable insurance rates. In fact, our rate increase average over the past five years has only been 4.4%.

So, for us, it's business as usual. So you can get back to your business as usual.

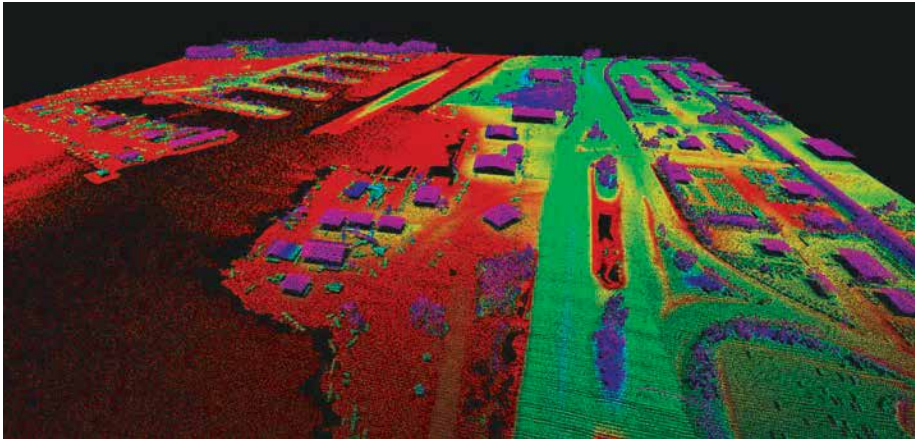
To request a complimentary no-obligation quote or for more information, please contact Contractors Health Trust or your local broker.

info@yourCHT.org | 720-235-1960 | www.contractorshealthtrust.org



Building Health Since 1968

Merrick-Surdex JV Awarded Contract With USGS to Provide Mapping & Surveying Services



In early June, Merrick-Surdex Joint Venture (JV) signed a five-year, multimillion dollar Geospatial Product and Services Contract (GPSC) with the United States Geological Survey (USGS) to provide mapping and surveying services. GPSC is a suite of contracts used by federal, state, and municipal government entities to partner with USGS for the purpose of fulfilling their geospatial data requirements.

"The Merrick-Surdex JV is excited to support the USGS with their mission of serving the Nation by providing reliable scientific information to describe and understand the Earth; minimize loss of life and property from

natural disasters; manage water, biological, energy, and mineral resources; and enhance and protect our quality of life," said Merrick President and CEO, David G. Huelskamp.

The contract will be administered through the National Geospatial Technical Operations Center (NGTOC) located in Rolla, MO in an effort to obtain geospatial data services throughout the United States and its territories. The contract will also be used to support the 3D Elevation Program (3DEP) and used by other federal, state and local agencies. Contract services provided will include, but are not limited to: imagery and

LiDAR data acquisition; photogrammetric mapping; and aerotriangulation; orthophotography; thematic mapping; geographic information systems development; surveying and control acquisition; image manipulation, analysis, and interpretation; map digitizing; data manipulations; primary and ancillary data acquisition; metadata production and revision; and the production or revision of geospatial products defined by formal and informal specifications and standards.

Merrick & Company, is an engineering, architecture, design-build, surveying, planning, and geospatial solutions firm, that serves domestic and international clients in the energy, national security, life sciences, and sustainable infrastructure markets. The employee-owned company maintains offices in the US, Canada, Mexico, and the United Kingdom.

Surdex Corporation (www.surdex.com) is a photogrammetric engineering firm providing digital orthophotography, GIS basemapping, and LiDAR services, developing mapping solutions and data management for economic and industrial development, land use, planning, EMS, resource management, tax assessment, and health and human services.

Art in Public Places Mural a Permanent Installation in Loveland's New Development Center

Tennessee born artist Daryl Thetford's mural commemorating a Colorado community's rich history and growth has been permanently installed in the new City of Loveland Development Center, where it is on public view.

Eighteen feet long and approximately seven feet high, the artwork is part of The City of Loveland Art In Public Places program. Daryl Thetford's work was selected from over 70 submissions. Artists were encouraged to consider colorful, abstract, edgy and/or urban themes.

"Creating the mural, I strived to incorporate Loveland's landmarks into the bright, vibrant approach suggested in the project's RFP," said Mr. Thetford. "To achieve that, I settled on five primarily historic buildings, and three people who were key figures in the creation of Loveland. I wove many historical notes and dates throughout the imagery, from the coordinates of Loveland to the date 1881, when Loveland became incorporated.



"In the sky is a map of Loveland itself and a map of Loveland in the context of the western US. There is also a map of the Loveland area on the mill wall and water tower. The mural includes several references to the new City of Loveland Development Center."

Founded in 1877, Loveland was the first city in Colorado to devote 1% of capital projects

in excess of \$50,000 to public art. The city's collection of art in a variety of settings encompasses over four hundred diverse works of art valued at approximately \$7.6 million dollars. Private contributions by arts organizations, citizens and artists, have donated over 50% of the value of the collection, making the City of Loveland unique among other municipalities.



Skylights by AiA Industries

Crafted in Colorado since 1977

design | build | install

**One source.
One responsibility.**

290 E. 56th Ave., Denver, CO 80216 | 303.296.9696 1.800.748.2036 | aiaindustries.com

CONSTRUCTION *News Briefs*

GH Phipps Wins Silver in the AGC of America's CSEA Awards

For the third time since 2009, GH Phipps Construction Companies has won a national AGC Construction Safety Excellence Award (CSEA).

The company took second place in the Building Division/General Contractor category of 400,000 to 600,000 man hours. The award was presented during the annual AGC Colorado safety awards breakfast on May 18th.



From left: Safety and Environmental Specialist Mark Henderson and COO Trey Nobles, accepting the national AGC Construction Safety Excellence Award (CSEA).

COO Trey Nobles and Safety and Environmental Specialist Mark Henderson accepted the award during the event at Lakewood Country Club. They also attended the AGC of America convention in March, where 57 firms vied for an award in categories that also included Construction Management, Utility Infrastructure, Federal & Heavy, Specialty, and Highway. Several other Colorado firms represented placed in the Specialty Division.

The national judges based their decisions on safety statistics; an overview of the company's safety program; increased employee involvement in safety; new programs, procedures or resources a company uses to promote safety; management's commitment to safety, and specific unique activities the company uses to promote safety.

During the AGC Colorado event, GH Phipps also was honored for quality recognition in the Colorado Stormwater Excellence Program, co-sponsored by AGC Colorado and the Colorado Department of Health and Environment. The company's status also was elevated to the White level of the CHASE program, which is co-sponsored by AGC Colorado and OSHA.

For work performed in 2012, GH Phipps was recognized by the National AGC with a second place CSEA award, and for work performed in 2008, Phipps won the top honor in their category in the awards program.

Creativity is the Currency at 4240



Denver-based 4240 Architecture, blends creativity with pragmatics in its designs for clients' projects around the world. The firm has built a core practice around design ingenuity, client service and memorable experiences in a variety of sectors, including higher education, hospitality, mixed-use urban infill, multifamily residential, active senior living, resort, and commercial office.

Clients notice the energy and enthusiasm the 4240 staff brings to each project and appreciate that the firm has minimal turnover in its staff. Matt Joblon, chief executive of BMC Investments, engaged 4240 to design a luxury residential project in the Cherry Creek North neighborhood in Denver. He said 4240's dedicated staff is professional, creative and honors the firm's commitments and deadlines. "They have zero ego or attitude," said Joblon. "In this fast-paced world with so much going on, they are phenomenal problem-solvers, which brings tremendous value to projects."

Rather than targeting specific markets or regions, the firm is focused on building deep client relationships that result in repeat and referral work to sustain and grow the practice. "I come back to them because they have a willingness to listen, and they help us solve any problems that arise in a creative way," said Bob Hughes, president of Hughes Development Corp., which recently completed ONE Greenville, a mixed-use office development designed by 4240 that is a catalyst for the ongoing renaissance of downtown Greenville, S.C. "They provide great design, and they understand the challenges we need to address. Many firms do not always listen, and 4240 does."

Attention to detail and ensuring their designs are functional sets 4240 apart from other firms, said David Muenks, senior vice president of Crescent Communities LLC. "4240 designs from the inside out, so their designs are very functional," Muenks said. "They adapt their designs to the situation and client needs. They don't have a single style they repeat. It's a very collaborative culture, and they don't let ego get in the way."

The firm's research-based approach is evident in its designs for clients like Colorado State University, where it has completed more than \$200 million in projects since it started working on the campus in 2009, said Mike Rush, University Architect of Colorado State University. "This is paramount to us since our institution is research-based," Rush said. "4240 has a very inclusive process in which they bring forth ways to collaborate and find innovative solutions. The way they work dovetails nicely with the processes we have in place, and even in an institutional environment, we are able to keep projects on track and deliver on schedules that parallel work in the private sector."

4240 recognizes that great ideas come from the whole team—it's not always the most seasoned architects who come up with the best ideas, and 4240 is quick to recognize that. Whether from junior designers or seasoned architects, it's always the best, most creative idea that wins, which promotes a culture of collaboration to solve clients' design needs. "It's very much a meritocracy," said Andy McRae, who recently was named a principal of the firm. "If you take something on, it's recognized. If you excel, you're given more responsibility and opportunity."

With the continued leadership of Lou Bieker and Randy Johnson, 4240 is celebrating the talent and contributions of several key team members by expanding its leadership with their advancement. "This expansion of leadership will allow us to continue to creatively serve the needs of our clients and attract the highest-performing talent and the brightest architectural minds to create a bench depth rivaling the best in the market," said Bieker, president and principal of 4240.

4240 is recognizing the contributions of 10 team members with advancements. These individuals include, from left to right in the picture above: Marc Snyder - Senior Associate, TJ Carvis - Principal, Christian Barlock - Principal, Izabela Rydel - Associate Principal, DJ Gratzner - Associate, Matt Cecere - Principal, Eric Anderson - Associate, Brandon Mixon - Senior Associate, Andy McRae - Principal, Michele Decker - Associate Principal.

A GH Phipps Professor/intern Bent on Teaching Others



This summer, GH Phipps Construction Companies has brought on board Daniel Trujillo, an assistant professor from Colorado State University-Pueblo, one of four educators selected by a national program to place those who teach construction management into the heart of a construction company for six weeks. Daniel Trujillo is part of a growing construction management program at CSU-Pueblo that teaches across the construction management and civil engineering technology programs at the university. The two programs include about 140 students.

When Trujillo joined the university's department four years ago, he began to introduce LEED to the curriculum, as well as Building Information Modeling. He established a LEED Lab at CSU-Pueblo, one of four in the country, so that "students can work on certifying a project and have a deeper level of understanding of the process." "What I'm learning here will change the way I teach," Trujillo says. "I want to take it to a higher level. The whole goal is, 'How can I better prepare students?'"

After attending a recent pull planning session at the Metropolitan State University of Denver Aerospace Engineering Sciences building (MSUD), Trujillo wants to introduce that strategic approach and the Lean construction/last planner system to his students. His students can look forward to new types of information when the fall semester begins. "There is a lot to teach. I think I can bring principals of Lean construction into the classroom," he says. "It's unbelievable how compartmentalized our industry still is. The processes GH Phipps are implementing will counter that."

This internship program is sponsored in part by the AGC Education and Research Foundation. Trujillo applied last winter, naming GH Phipps as the company he wanted to intern with, after years of working with Gregg Behmer, GH Phipps' Virtual Design and Construction Manager. Behmer serves as a mentor and on the advisory board of the program. They met several years ago during a Construction Careers Day program in the Southern Colorado region, and since then, Behmer has worked with Trujillo and his students by guest lecturing on BIM topics and helping Virtual Design and Construction teams prepare for the Associated Schools of Construction competition.

The AGC, GH Phipps, and CSU-Pueblo split the cost of the program three ways. Each entity had to sign off on the program Trujillo and Behmer developed for the internship.

Shannon McLaughlin Joins the KTI Team



Kimberly Timmons Interiors (KTI) is proud to introduce Purchasing Manager, Shannon McLaughlin, who recently joined the KTI team. Shannon's diverse professional experience includes both purchasing management and product representation responsibilities at design firms, design centers, product showrooms, and a hospitality management firm. In this new position at KTI, Shannon will manage all product purchases, deliveries, and inspections as materials, furnishings, art, and accessories are procured on each project.

"Interior design is an intricate business and there are an awful lot of little details that have to be managed throughout procurement and installation to have a flawless space on opening day," says McLaughlin, who earned a Bachelor of Arts in Interior Design from the Art Institute of Colorado in 2008. "My role at KTI will be to oversee the entire purchase and installation process and ensure that every piece is exactly as it should be without exception and regardless of circumstance."

"Shannon's vast product knowledge and exceptional business negotiation skills will be a tremendous asset to our clients and project partners in design and construction," exclaims KTI principal, Kimberly Timmons-Beutner. "Her determination to ensure absolute perfection in the final stages of our projects will compel all of us to raise the bar on our own very high expectations."

In 2015 KTI was recognized as one of ColoradoBiz Magazine's Top 250 Private Companies and the firm continues to gather awards and recognition industry wide. With the addition of McLaughlin to the firm's capacities, KTI prepares to deliver the next round of exceptional interiors on a wide range of projects in Colorado and beyond.

TWO GREAT COMPANIES. ONE UNSTOPPABLE TEAM.



BRYAN drahota
CONSTRUCTION INC. A BRYAN CONSTRUCTION COMPANY

COLORADO SPRINGS • DENVER
FORT COLLINS • STEAMBOAT SPRINGS
DUBAI • ISTANBUL

COMMERCIAL • FEDERAL • MULTIFAMILY
RESORT • HEALTHCARE • EDUCATION
RECREATION • INDUSTRIAL • RENOVATION

BRYANCONSTRUCTION.COM



Brownstones of Riverfront | Denver



Monroe & Newell
Engineers, Inc.
Structural Engineers
Vail • Denver

DENVER
1400 Glenarm Place
Suite 101
Denver CO 80202
TEL 303.623.4927
denver@monroe-newell.com

VAIL
PO Box 1597
70 Benchmark Road
Suite 204
Avon CO 81620
TEL 970.949.7768
avon@monroe-newell.com

monroe-newell.com



See Forever Lodge | Telluride

CREATING PLACES TO LEARN

Denver University Nelson Hall | Denver



GH Phipps Construction Announces Key Promotions in Colorado Springs



In May 23, GH Phipps Construction Companies of Greenwood Village were pleased to announce the promotion of 3 employees to key positions in their Colorado Springs office. The office, which opened in 1960, services Southern Colorado clients.

Michael Beaudoin (above left) has been promoted to Construction Operations Manager in Colorado Springs, after playing a major role in the success of GH Phipps' Special Projects group over the past several years. In his new position, Beaudoin will provide leadership and direction for the Colorado Springs office, working with the entire team to grow the company's business in Southern Colorado. He brings 25 years of experience in diverse management positions, including roles in key areas of construction, including business development, preconstruction and operations.

Dan Lane, (above center) LEED AP BD+C, ASHE, has been promoted to Business Development Manager/Colorado Springs from a position as project manager/estimator in Special Projects. Lane, who earned a bachelor's degree in civil engineering technology from Colorado State University - Pueblo, will work closely with Beaudoin and Wulf to identify and secure opportunities in Southern Colorado.

Jason Wulf (above right), LEED AP BD+C, ASHE, has been promoted to Special Projects Manager - Southern Colorado. In his new role, Wulf will report to Director of Special Projects Roger Treichler, who, with Michael Beaudoin, will support Wulf in growing GH Phipps' Special Projects group in the south. Wulf earned a bachelor's degree in construction engineering from Texas Tech University and has been active in USGBC Colorado over the years.

GE Johnson Construction Company New Hires

GE Johnson Construction Company has announced four new hires to support the company's growth and expansion in several markets. From left to right in the images below:

Jason Miranowski joins GE Johnson as a construction executive. He has expertise in the healthcare, higher education, sports/entertainment, advanced technology, corporate office and renewable energy markets. Jason will support clients, leveraging his experience to provide innovative solutions. He will also provide leadership for project teams across a variety of niches.

Paul Sweeney joins as an MEP manager. Paul will support the MEP function for various projects, leveraging his experience in the healthcare sector as well as his expansive multi-trade prefabrication expertise. Paul will service clients from an MEP perspective including system selection, value management, and quality assurance.

Laura Rinker joins as marketing director, supporting the company's vertical and geographic market expansion. Her experience includes marketing, communications, and public affairs roles for a Fortune 500 engineering and construction company, as well as project development and strategic marketing planning and implementation.

William Jones joins GE Johnson to support the project development function in the Colorado market as a project development manager. His experience in preconstruction and project management offers clients a comprehensive perspective at the conceptual stages of a project.



Kumar & Associates, Announce Associate Principal Promotions



Josh Barker, P.E. is K+A, Fort Collins Branch Office Manager and Senior Geotechnical Engineer. He has 23 years of experience and has been with the K+A since 1993. From the start of his career with the firm, he has demonstrated commitment to providing quality geotechnical engineering services to our clientele. His professional attitude and strong work ethic has helped K+A to maintain solid working relationships with the firm current client base, and establish positive working relationships with new clientele adding to the overall success of the company.

J. Wade Gilbert, P.E. is a Senior Engineer with expertise in geotechnical engineering and pavement design services for the Denver office. He has 28 years of experience and has been with the firm since 2005, and has been the project manager and lead geotechnical engineer for K+A, routine and complex geotechnical investigations and construction monitoring services related to highway and railroad bridges and embankments, deep and shallow foundations, large-mat foundations, flexible and rigid pavements, earth retaining structures, slope stabilization, and surface- and subsurface-drainage systems.

Laura Crowley is the Accounting Department Manager for all K+A offices, and has 34 years of experience, having been with the firm since 1998. She oversees day to day operations in the corporate office, which includes managing HR and all aspects of the accounting department.

Scott Hougard is the Manager of Construction Services for the Denver office. He has 23 years of experience in all aspects of construction observation and materials testing and has been with the firm since 1993. Hougard has developed strong ties to our client base, as well as developing new client relationships.

Anthony Knoppe, Alex Engle & Gregory Dent Koins Davis Partnership Architects

Anthony Knoppe, Alex Engle and Gregory Dent have joined Davis Partnership Architects as senior architect, architect intern and architect, respectively. They will assist in the development of design and construction documents for commercial, healthcare and multifamily housing projects.

Anthony Knoppe joined Davis as a senior architect in their healthcare practice group, and has 17 years of experience practicing healthcare architecture, including involvement in laboratory research work at CU Boulder, healthcare facilities across the Great Plains region and the 1.8 million sq ft Humber River Regional Hospital in Toronto.

Alex Engle joined Davis Partnership Architects as an architect intern in their commercial studio. He has several years of architectural design experience while with other local firms. He has an undergraduate and master's degree from North Dakota State University and will be working on various multifamily housing projects.

Gregory Dent is an experienced architect proficient in complicated addition and renovation projects including VA/GSA work, senior housing, Higher Ed and K-12 projects. He will join the healthcare practice group working on various SCL projects.

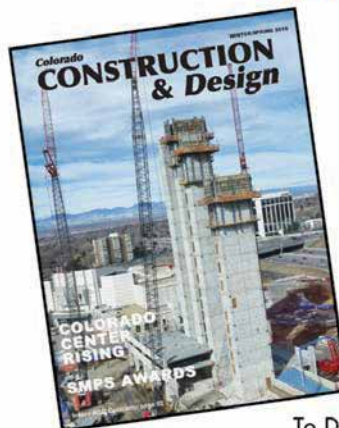


THE NEWS YOU NEED TO BUILD YOUR BUSINESS

People News • Industry Events • Educational Features
Project Updates • Architectural Renderings
Association News • Your News

Colorado
**CONSTRUCTION
& Design**

Colorado's Leading
Construction News
and Marketing Magazine



- **IN PRINT**
- **ON LINE**
- **ON TIME**

To Discuss your marketing, contact:

mike@ccdmag.com • 303-914-0574

visit: www.ccdmag.com



the UNFOUNDDOOR door

**SPECIALIZING IN ALL YOUR
PHOTO & VIDEO NEEDS**

headshots . events . construction . architecture . aerial

WWW.THEUNFOUNDDOOR.COM

617.775.9911 | ely@theunfounddoor.com

Multi-family Housing Round Up

by Sean O'Keefe



As Colorado remains an attractive lifestyle option for millennials, and pretty much every other generation of renters, the red hot multi-family housing market continues to grow. One of the challenges Denver and other front range communities face is providing enough variety in lease rates to accommodate tenants of every income level. In fact, in the case of some of the projects in this edition of the Round Up, that includes those with virtually no income at all. Here we explore a wide range of emerging housing options from close-in urban properties circling Union Station to fringe rural projects outside of Louisville and Aurora. Like their location and price point, these projects also speak to the wide range of talented designers and builders working in Colorado.

Sean O'Keefe has more than 16 years of experience writing about the design and construction industry. He provides integration communications services to architects, engineers, and contractors ranging from public relations to marketing strategy. He can be reached at sean@sokpr.com





Boulder County Housing Authority Envisions Community in Kestrel

As housing prices continue to climb at a pace that exceeds wage growth the need for more and different types of affordable housing continues to increase in Boulder County. In response, the Boulder County Housing Authority is developing Kestrel, a new multi-family housing and senior housing community on a 13-acre site in the northern fringe of Louisville.

Humphries Poli Architects of Denver was selected to master plan a new multi-generational community on a site that still retained a native-land quality, which the design strives to maintain. Accommodating residents for both the 70 active senior housing units and 108 units of affordable housing, the design integrates residents by co-mingling a mix of family-friendly two-

and-three bedroom units with senior-friendly one-bedrooms including age-in-place ground floor units. All-purpose site access for residents and emergency responders is accomplished through the incorporation of a "ring road" linking four quadrants of housing all adorned by green spaces. The pedestrian-centric way will allow the passage of cars at slow speeds while also importantly providing a common community stroll for all to share.

Milender White Construction was hired to lead general contracting services and is currently in progress, having broken ground in May of 2016. The entire site is expected to be complete in July of 2017.

Image Credit: Humphries Poli Architects

Educational | Financial
Healthcare | Industrial
Mixed Use | Office Buildings
Parking Structures
Recreational | Retail
Technical | Worship

WE BUILD: MULTI-FAMILY

For 35 years, Calcon Constructors has been enhancing the multi-family living landscape throughout Colorado. We've built our reputation on building projects that enhance the natural surroundings and become an integral part of the community. We do that while maintaining a focus on accurate cost modeling from schematic ideas through project completion.

We're proud to be nearing completion of a new transit-oriented development in Five Points. Located on the corner of Park Avenue West and Welton, this development offers easy access to a light rail stop and a refurbished park, both of which are located just one block away.



2300 Welton | 4-Story | 260,000 Square Feet | 223 Units | 205 Underground Parking Spaces | Scheduled for Completion in September 2016

Architect: Humphries Poli Architects | Developers: Century Real Estate Advisors and PacifiCap Properties Group

2270 West Bates Avenue | Englewood, CO 80110 | 303 762 1554
401A Lincoln Avenue | Steamboat Springs, CO 80487 | 970 879 1976

CALCON
CONSTRUCTORS
www.calconci.com



Terraza Del Sol Combines Affordable Housing and Community Engagement

Construction is nearing completion on a new affordable multi-family development that will provide 42-units of housing and a mixed-programming approach to community empowerment. Located in Southeast Denver's Westwood neighborhood, Terraza Del Sol is a 9% Low Income Housing Tax Credit (LIHTC) apartment development that will offer a combination of 1, 2, and 3-bedroom units with resident-income restrictions. Developed by Gorman & Co., a national specialist in urban revitalization and affordable housing, Terraza Del Sol will also provide 20,000 sq ft of level one office space that will become home to the Mi Casa Resource Center, a non-profit offering job training and other services.

Shopworks Architecture led design services and construction is currently in progress under the guidance of general contractor, Deneuve Construction with initial occupancy expected in December 2016. A key aspect of the building program was the development of a second-floor community hub featuring a fitness center, theater, kitchen, and lounge for hosting events. These spaces are directly connected to an elevated outdoor plaza and play space that includes planting beds for community gardening and seating areas surrounding a futsal (five-a-side soccer) court. The project includes many sustainable components including LED lighting, efficient heating and cooling, low flow plumbing fixtures, and effective stormwater management.

Image Credit: Shopworks Architecture





New Boulder Mixed-Use Project Will Provide Destination Living

A new live / work / be, environment planned for the corner of 30th and Pearl in Boulder will combine a mix of 244 residential units ranging from a mere 500 sq ft up to 3,000 sq ft complimented by 24,500 sq ft of retail and more than 108,000 sq ft of office space. Rêve, (French for dream) is being developed by owner/builder Southern Land Company with design services led by OZ Architecture.

The architecture and streetscape planning are vibrant with four distinct buildings flanking a car-free retail main street and pedestrian parkway. The internal paseo is bisected by Boulder Slough

reimagined as a village spring running through the site. Building massing undulates over the park while abundant glazing allows retail spaces to maintain an animated connection to pedestrian passage. Office spaces on the upper levels will boast external access through a combination of patios and roof top dining options. With a 'something for everyone' residential unit size philosophy, Rêve will provide an affordable mix of housing that connects residents to the tremendous growth and opportunity that surrounds the site. OZ anticipates the project will break ground in late 2016 with occupancy planned for early 2018.

Image Credit: OZ Architecture



 **HAMM**

The Hamm HD+ 90i is available as a tandem steel drum compactor with standard vibration, high frequency vibration, vibration in front and oscillation in rear, split drum configuration and as a combination steel drum front and rubber tires rear compactor. All Hamm HD+ i Series compactors come equipped with hydraulic offset to either side, a unique 3-point articulation joint and Hammtronic machine management system for better fuel economy and programmable speed control. Contact us today!


**WIRTGEN
GROUP**

 **HONNEN
EQUIPMENT**

www.Honnen.com
800-646-6636

St. Francis Supportive Housing for the Homeless Targets 2017 Completion

A new ally in Denver's fight against chronic homelessness will soon join the ranks as St. Francis Supportive Housing comes into the market offering 50-units and permanent on-site supportive services. Located on North Washington in the Capitol Hill neighborhood, the St. Francis Apartments is sited to provide a vital connection to employment opportunities, public transportation, community amenities, and other resources that help people and families in need advance in their lives.

Designed by Humphries Poli Architects, the design leverages a podium-base parking structure to elevate the living units, which are clad in a skin composed of brick, fiber cement and metal panels, lap siding, and a metal scrim. At six-stories tall, four floors of apartments on levels two through five are supported by 2,669 sq ft of thoughtful common space on the first and sixth floors for use by all residents. The large community dining and gathering area is enhanced by an outdoor deck, bike shop, flex room, computer lab, meeting space, and central laundry rooms. An on-site building manager will provide residents with a 24-hour resource and security.

The St. Francis Apartments broke ground in June of 2016 under the authority of Alliance Constriction and completion is expected in July of 2017.

Image Credit: Humphries Poli Architects





ap Adolfson
& Peterson
Construction

innovate. collaborate. outperform.



| www.a-p.com



Fort Collins, CO

BORBERT
PRODUCTS | EST. 1923

MANUFACTURER OF PREMIUM CONCRETE
PAVING STONES, SLABS & WALLS

STORMWATER MANAGEMENT SOLUTION

Borgert's FiltraPave™ is our patented Permeable Paver, with an angle cut design that captures more water to filter through and recharge groundwater, eliminating runoff and pollution.

- Save Space on Sites
- Reduce Ice
- Reduce Maintenance

Design without limitations

NEW! - WWW.BORGERTPRODUCTS.COM

5170 Kalamath Street • Denver, CO, 80221

*For more information or for a
FREE Borgert catalog call 303.783.3864*

1701 Chestnut to Add More than 500 Units to Union Station Development

Shorentein, a national developer, is currently in progress on the construction of 1709 Chestnut, a mixed-use high rise in the Union Station development area. Construction is expected to extend through the fourth quarter of 2017 and requires general contractor, Saunders Construction, to coordinate with many others building similarly-large projects in close proximity as development continues to boom in the Denver's urban core.

Designed by Shears Adkins Rockmore, the 905,000 sq ft building is composed of two high-rise towers. The taller of the two reaches 250 feet and offers panoramic views of downtown and the front range. The design reflects a modern urban sleekness that is counterbalanced by the lower 140-foot tower, whose character and scale is more in keeping with the older brick rehabilitated loft properties east of Union Station. In total, 1709 Chestnut will offer 505 apartments including studios and 1 and 2-bedroom units. Amenities will include a pool and rooftop clubroom, approximately 20,000 sq ft of street-level retail, and 500 spaces of structured parking. Offsite amenities are virtually endless as the project anchors the western end of the Union Station public transportation hub and is in walking distance to Coors Field, the Pepsi Center, and everything in between.

Image Credit: Shears Adkins Rockmore



Ashley Union Station to Provide Affordable Housing within Union Station Redevelopment

Adding affordability to the many ongoing and recently completed multi-family residential properties in the vicinity of the ongoing Union Station redevelopment, Ashley Union Station will present 107 units of mixed-income living. At a total of 130,000 sq ft, Ashley Union Station is currently in construction by I-Kota, Construction with design services led by RNL. The project is being developed by Integral, an Atlanta based developer in partnership with The Denver Housing Authority (DHA). When complete in March of 2017, the property being developed by Integral will offer a combination of 1 and 2-bedroom units. Seventy percent of the units will be income restricted to provide close-in affordable workforce housing and thirty percent will be market rate apartments making this a true reflection of Denver's downtown community.

Located on a long, narrow site at 18th and Chestnut, Ashley Union Station takes advantage of a full city-block of frontage, which needed to be built to the property line to maximize usable square footage. The design responds to the site and surroundings through the use of undulating massing carefully articulated by contemporary brick detailing and a recessed main entry. The Chestnut Place façade is capped on either end by stout, brick masonry forms; a roof deck amenity plaza with a canopy overhang; and a retail space on the corner of 18th Street.

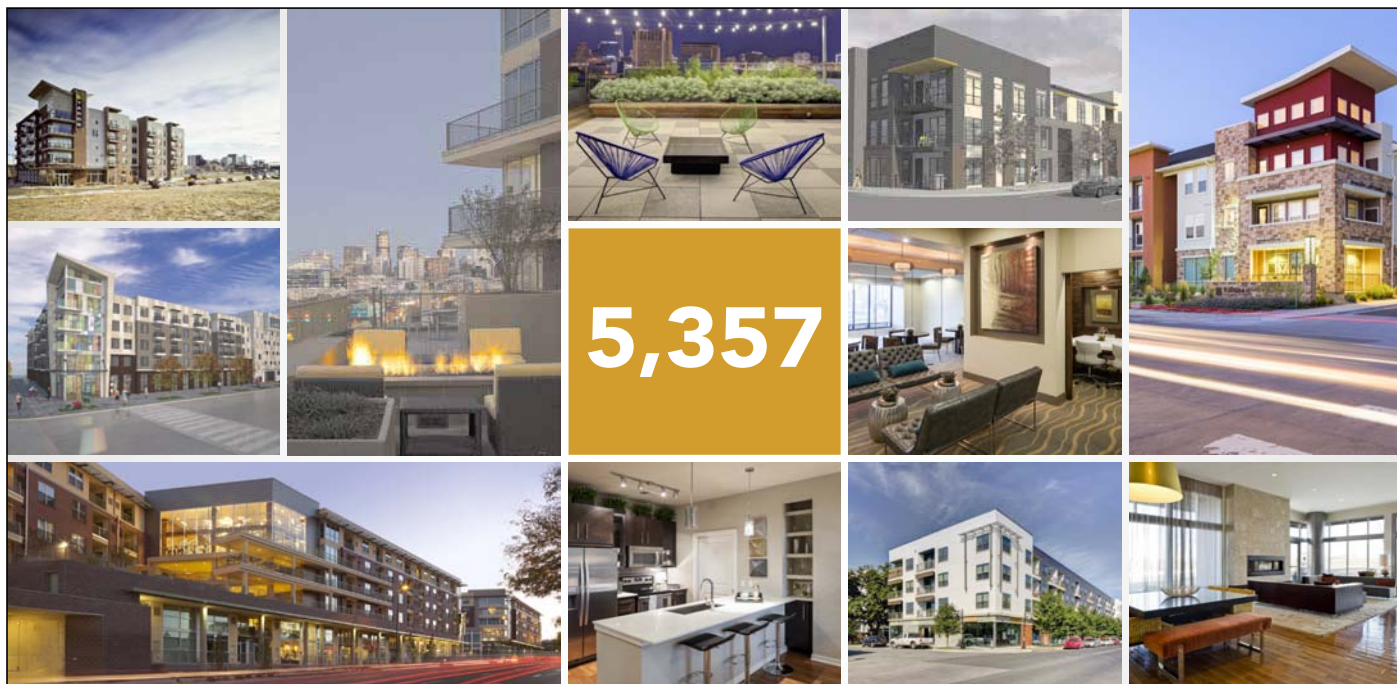
Image Credit: RNL

Shadow Ridge at Southlands II Readies for Construction Start

Denver design firm, Architectural Workshop, is nearing completion on the design of Shadow Ridge II at Southlands, a new multi-family housing project in Aurora. Commissioned by national developers, JRK Property Holdings, phase II is expected to break ground in August of 2016 and be ready for occupancy in the late summer of 2017. Phase II will extend the adjacent Shadow Ridge property north along Murphy Creek, while allowing the new tenants to benefit from the site's existing amenities including a pool and clubhouse. The new development will consist of two buildings of 25-units each, configured in 1 and 2-bedroom apartments that will be offered at market rate.

The design takes advantage of the site's excellent natural access to Murphy Creek and a local pedestrian/bike path, as well as an existing community greenspace and playground just beyond the property line. The architecture emphasizes an external connection by offering unit access through breezeways, which also serve to break up each building's massing. Units also feature extra-wide balconies and oversized windows more commonly found in urban lofts than suburban apartments. Exterior building materials and color choices reflect a subtle embrace of the site and surroundings as the stone and stucco façade shares hues in light greys and browns.

Image Credit: Architectural Workshop



Residences worked on to date. **And counting.**

WHAT CAN WE BUILD FOR YOU?



Colorado | Texas
mpconstruct.com

Government Round Up

by Sean O'Keefe

"To modernize a post-World War II era aircraft hangar to today's modern technological standards and building codes."

As the population of Colorado continues to grow, (more than 100,000 new residents joined us in 2015 alone) so too does the need for new and more efficient public infrastructure. To keep pace with growth municipal, county, state, and even federal government agencies, are undertaking smart, practical projects to enhance their facilities and streamline operations. In this edition of the Round Up, we review a great swath of projects stretching from Centennial to Cortez, and Pueblo to Fort Collins. Though they are all unique, one commonality seems to be they are all aimed at improving the functionality of government's ability to respond to community needs. Design and construction professions in collaboration at firms across the state are also represented from large multi-discipline A-E firms to small boutique practices with specialized expertise, this edition of the Round Up is all about moving Colorado forward.



Centennial Civic Center Remodel Wrapping Up

The City of Centennial is ready to take full occupancy of 25,000 sq ft of remodeled space spanning both the first and second floors of the Centennial Civic Center. Because this busy government office building had to remain operational throughout construction, a multi-phase process was used to remedy the previously inflexible, inefficient floor plan and generally brighten working conditions. Farnsworth Group was hired to deliver the project using a multi-discipline design approach by providing a combination of architectural, interior design, mechanical, electrical, and plumbing services all under one roof. To accommodate the city's fast-track design and construction schedule, Farnsworth Group had to move from schematic design to

construction documents in a mere three weeks. General Contractor, GE Johnson, led construction services, which began in January of 2016 and are expected to be wrapping up in mid-July.

Benefits of the revitalization will include interior finish modernization, improvements to the HVAC systems with Variable Air Volume (VAV) for greater occupant control and comfort, LED lighting, technology and security upgrades, and selected receptacles connected to the emergency generator to improve the functionality of the space in the event of power loss.

Image Credit: Humphries Poli Architects



The Rocky Mountain Steel
Construction Association est 1994

Industrial	Sport	Multi Family	Higher Education	Commercial
Military	Agricultural	Office Spaces	Governmental	Energy
K-12 Education	Entertainment	Institutional		
Healthcare	Residential	Hospitality		

- 55 Member companies (and counting) who can design, detail, supply, process, fabricate, paint, install and service your next steel project.
- Over 3000 skilled employees with decades of experience working throughout the Rocky Mountain Region, coast to coast and all points in between
- 500,000+ tons of successful work accomplished in 2015 by our membership
- Come get to know our members and what we can do you for next project!

www.RMSCA.org

(303) 991-2637

Adams County Human Services Center Under Construction in Westminster

Adams County is underway on a building repositioning project that will see more than 300,000 sq ft of former commercial office space transformed into a new county Human Services Center. The new facility, located in the Park 12 Hundred office complex in Westminster, will consolidate an estimated 750 employees from the County's Human Services Department, Child and Family Center, Head Start and Workforce & Business Center into a single facility. In preparation, the building is getting a much needed injection of daylight and rejuvenation in the form of a full facility makeover at the hands of DLR Group and Saunders Construction. On-site construction activities began in February of 2016 and are expected to be complete in April of 2018.

The transformation will include a complete redevelopment of the building's three levels of offices complimented by a new 4,000 sq ft addition adding a new central entryway and lobby. Interior and exterior rehabilitation efforts will allow more daylight to penetrate deeper into workspaces and create an improved thermal envelope. To accomplish this, some of the existing pre-cast panels and masonry walls will be removed and a glass curtainwall and aluminum storefronts added. These improvements will be enhanced by a new central plant mechanical system, new electrical throughout, and complete low voltage systems for communications, audio/visual, and security.

Image Credit: DLR Group



7011 TITAN ROAD LITTLETON, CO 80125
(303) 791-1333 WWW.ZIMKOR.COM

WE

COLLABORATE AS A HARDWORKING FAMILY
PERFORM WITH EXPERTISE AND CRAFTSMANSHIP
OFFER SOLUTIONS WITH A CAN-DO ATTITUDE



Nebraska Center for Virology at the
University of Nebraska-Lincoln

Measure twice.

From small to large,
we are Colorado's metal
wall panel specialist. We can
help you make the cut.
The first time.
Every time.

Cut once.

Over the past 65 years, SGH, Inc. has supplied the highest quality products and expert installation services to commercial builders throughout the Midwest and now the Rockies. We are a leading distributor and installer of customized architectural products for the exterior and interior of buildings. From the initial idea to the final details, we have the resources to successfully execute projects of any size.

Our employees have an intricate knowledge of how the products work and the best way to install them, which gives them the unique expertise our customers desire. We work closely with owners, architects, and contractors to ensure that products look stunning from concept to completion.

**Design Assistance. Detailing Assistance.
Preliminary Budgets. Project Estimates.
Shop Drawings. Project Management.
Installation. Service/Maintenance.**



SGH, Inc. is a CENTRIA
Platinum Dealer

Centria. Genwall. ACM/MCM. Cembrit.

SGHinc.com • 720.370.9220

Omaha Kansas City Des Moines Denver Minneapolis Billings

D2C Architects Improving Douglas County Road and Bridge Maintenance Facility

Douglas County is in progress on the second of two phases of renovation and expansion of the Gailen D. Buck Service center in Parker, which supports the County's road and bridge maintenance program. Phase I, which bid in the fall of 2015, included a new 6,200 sq ft separate commercial truck and private vehicle wash building, a new 4,000 sq ft fueling facility supporting Douglas County and local law enforcement and emergency response personnel with gas, diesel, and DEF. The site utilities, and approximately one third of the site surface finish work was also completed in Phase I by Golden Triangle Construction. Phase II is currently in progress with a fall 2016 completion and includes a 33,000 sq ft public works crew building, a 9,400 sq ft vehicle maintenance and shop building, an 8,600 sq ft sweeper storage building, as well as the remaining site work.

Design services for this project were led by D2C Architects, a firm with a strong portfolio of similar sustainable vehicle-centric facilities for a combination of public and private commercial clients. The updated facilities will be a much needed upgrade to the existing campus that will improve workplace efficiencies, provide greater emergency response and overnight accommodations in a highly sustainable facility. The site currently supports all maintenance activity and needs for Douglas County Districts 1 and 4 as well as all of Northern Douglas County.

Image Credit: D2C Architects



Fort Collins Civic Center Build Out Nears Completion of Phase I

Construction is nearing completion on the first phase of the intended build out of the City of Fort Collins Civic Center. The first building completed on the site will be the three-story Fort Collins Utilities Administration Building - a facility that is expected to be among Colorado's most energy efficient. To achieve the desired LEED Platinum certification, design leaders RNL incorporated a series of sustainable strategies like performance-based daylighting design and an ultra-efficient building envelope with high-performance, commercial-grade fiberglass glazing system and integrated eps foam-insulated wall framing panel. With a strong desire to become a leader in the national conversation on sustainability the City of Fort Collins also decided to design the building to operate on Direct

Current (DC) power as opposed to Alternating Current (AC) power typical to buildings in the United States.

At 35,000 sq ft the new office building will be one of several new structures on the in Old Town Fort Collins site located at the NE corner of Laporte Avenue and N. Howes Streets. Adolfson & Peterson Construction has been managing construction services in a Construction Manager/General Contractor delivery and expects the new building to be ready for use in August of 2016. The same city block currently includes the Fort Collins Municipal Court facilities and is directly adjacent to the Transfort Bus System's downtown transit hub.

Image Credit: RNL



**2016-2017
EDITORIAL CALENDAR**

SUMMER/FALL 2016

K-12 and Campus Construction,
Construction Careers

FALL 2016

Hospitality-Hotels,
Restaurants & Resorts

FALL/WINTER 2016

Inside AGC Colorado
Annual Report

WINTER 2017

ABC RM, ACEC CO, AIA CO Awards
Renovation and Adaptive Reuse

WINTER/SPRING 2017

Architectural Products
Mixed use office/retail

visit www.ccdmag.com



CTL | THOMPSON



**GEOTECHNICAL
MATERIALS
ENVIRONMENTAL
STRUCTURAL**



www.cctl.com * info@cctlthompson.com

Whatever your mountain...

IS CONSTRUCTION YOUR MOUNTAIN? Mountains can symbolize the challenges that businesses like yours face. In construction and its related businesses, it's par for the course to move mountains – sometimes literally – or to incorporate them in your design. When the design or construction business is an uphill battle for you, our lawyers can assist – from project development and financing to project completion – and most everything in between.

If construction challenges are **your** mountain,
we're here to help you ascend.

Contact: Kevin Bridston, Construction Partner
303.295.8104 kbridston@hollandhart.com
555 17th Street, Suite 3200 | Denver, Colorado 80202

HOLLAND & HART LLP



Historic Hangar on Buckley Air Force Base Readies for Revitalization

The 140th Wing on Buckley Air Force Base anticipates a fall 2016 construction start on the renovation and historic preservation of Hangar 909 with design direction being led by D2C Architects and Burns & McDonnell in a Design-Bid-Build delivery scheduled for completion in 2017. The purpose of the project is to modernize a post-World War II era aircraft hangar to today's modern technological standards and building codes, while also restoring the exterior to near original condition.

The revitalized hangar will house 15 different units once renovations are complete in order to meet future mission requirements. Included in the building enhancements will be new space to house four F-16 Fighting Falcon flight simulators that also have the capacity to take on the F-35 Lightning II platform. Interior renovation work will address a combination of functional and aesthetic issues including removing lead paint and asbestos while enhancing safety and fire suppression systems among others. Exterior rehabilitation efforts will include modifying the main entrance, removing extraneous canopies, meeting ADA accessibility requirements and upgrading windows while preserving the historic exterior. Targeting a LEED Silver certification, the team is introducing a series of sustainable enhancements incorporating photovoltaics, geothermal system, an energy recovery unit, and daylighting to make the building more operationally efficient as it continues its mission well into the future.

Image Credit: D2C Architects



CDOT Region 2 Headquarters Readies for Construction

The Colorado Department of Transportation (CDOT) is preparing for a September 2016 groundbreaking for CDOT Region 2's new headquarters complex located in Pueblo, which will serve all of southeastern Colorado. Neenan Archistruction in conjunction with Humphries Poli Architects is leading the Design-Build delivery of a design that seeks to blend the building into the landscape while creating an operationally efficient work environment for a diverse set of employee needs.

By dividing the building's functions into two primary wings - administrative and maintenance - the program created a natural 'L-shaped' spine. This allows public & business functions and the vehicle maintenance bays to be both connected and independent while also creating an ideal space for a 6,000 sq ft landscaped courtyard behind the building to benefit CDOT's employees. With an eye toward 21st Century workplace concepts, the design includes an open office environment and workspaces that accommodate changing modes of working throughout the day. Beyond the standard administrative functions, the building also provides support for the Colorado State Patrol's regional Traffic Operations Center, requiring specialized and dedicated equipment.

Exterior building materials reflect the desire to integrate the building's long, lean profile into its surroundings. Precast concrete, masonry and metal panels will be perforated by glazing chosen specifically for each wing's solar exposure. Daylighting will be provided primarily by windows to the north and through light monitors in the roof.

Image Credit: Humphries Poli Architects



Historic Hangar on Buckley Air Force Base Readies for Revitalization

The Town of Avon and the Eagle River Fire Protection District are ready to move forward with plans to construct a new 24,000 sq ft joint Public Safety Facility. The new facility will be located at the intersection of Nottingham Road and Swift Gulch Road, a site that was chosen after a careful site analysis process considering a combination of factors including emergency response times throughout the coverage area.

In May of 2016, Avon voters approved the Town to issue Certificates of Participation to construct the facility with funding proposed in a 20-year debt issue, payable from existing taxes. Davis Partnership takes responsibility for architectural services while construction is being managed by Evans Chaffee Construction Group in a Construction Manager at Risk partnership. Construction is expected to get underway in August of 2016 and occupancy is anticipated for the fall of 2017. Among the key design challenges that had to be resolved was the unusual building site, which is wedge shaped, covers rocky terrain and is bounded by a flood plain on one side.

Image Credit: Davis Partnership



**Unique Daylight Options
For One-of-a-kind
Spaces
Integral Grid Patterns
Design Overlays
Energy Savings
Reduced HVAC Loads
Thermal performance**

Translucent Panels

Exterior Cladding

Vertical Operable Partitions

SBE DBE WMBE

303-989-4001

New Headquarters Building Underway for the South Adams County Fire Department



The South Adams County Fire Department (SACFD) is moving forward with plans to build a new headquarters facility, which is expected to be ready for occupancy in the spring of 2017. The new building will be located adjacent to the existing Commerce City Municipal Center off of 72nd Avenue and Quebec Street. Anderson Hallas Architects, in conjunction with owner's representative, Diversified Consulting Solutions, and the Department's leadership began working on the new facility's program plan and subsequent design in 2014 and the groundbreaking for the new building took place in June under the guidance of JHL Constructors in a design-bid-build delivery.

Image Credit: Anderson Hallas Architects

The new 13,000 sq ft building will provide much improved office space for the Department administration while also becoming a showplace for the Department's historic artifacts and community heritage. The design for the new facility endeavors to create a contemporary new identity for the Department that is distinct yet complimentary to the adjacent municipal complex. Using a combination of masonry, metal panels and glazing the design presents a modern, yet practical community resource that will include an energy-efficient geothermal heating and cooling system. The centerpiece of the design is the building's lobby that will serve as welcoming community lantern while housing an antique fire truck and other artifacts amassed over the Department's 74-year history.

Mesa Verde Cliff Dwellings Inspire a Dynamic Combined Courts Building in Montezuma County

Montezuma County takes a significant step forward with the design of a new Combined County Courts facility while also being the last county in Colorado to consolidate the district courts and county courts into a single location. The new 33,000 sq ft courthouse will feature four courtrooms and offices for the County's probation department and courts administration.

Design services are being provided by a team composed jointly of Humphries Poli Architects and Roth Sheppard Architects with the initial design direction evolving from an interpretation of one of Colorado's most famous historic sites – Mesa Verde. The overall wedge-like building form symbolizes the convergence of the plains rising to greet the mountains. The building's solid massing is detailed by a repetition of punched

windows in reference to the dwelling structures at Mesa Verde while the significant overhang along the southeastern façade is reflective of the way the community was sheltered within the upper slope of a mountain. A large Kiva near the building's main entrance will serve as the jury assembly room and takes inspiration from a traditional Pueblo Indian structure typically used for important community council assemblies and religious rites. Exterior building materials will consist of weathered steel panels on the walls and roof, multiple types of glazing and a light colored stucco finish. Construction services are being managed by Jaynes Corporation of Colorado's Durango office and the completed facility is expected to be ready for occupancy in the summer of 2017.

Image Credit: Humphries Poli / Roth Sheppard Architects





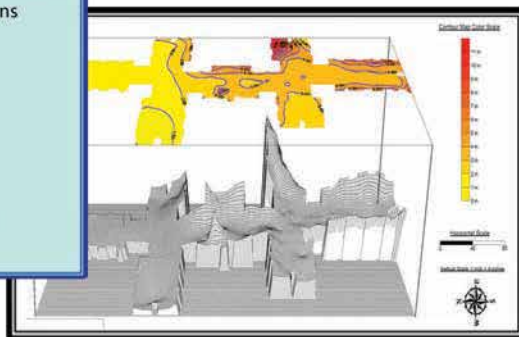
Services Include

- Geotechnical Engineering and Design
- Engineering Geology
- Excavatability Studies
- Slope Stability Analyses
- Aggregate Resource Assessment
- Failure Analysis, Claim Evaluation and Expert Witness Testimony
- Construction Materials Consulting, Design, Observation & Testing (Laboratory & Field Services)

Notable Projects

- Hanging Lake Debris Flow Project
- Yuma Municipal Airport Reconstruction
- OSHA Trench Excavation Designs
- Eastcor Retaining Walls
- New Mexico Bridges Project
- E-470 Segment IV Project
- Whole Foods Market, Frisco
- Town of Dillon Water Tank
- Broomfield Reservoir Project
- Pinery Dam Project Summary
- Telluride Regional Airport

HOW CAN CESARE SERVE YOU?



SBE RTD Code #'s 925-17, 925-55, 961-48, 961-50

SBE Code #'s 541380, 541330



MTECH

MECHANICAL



Proud Design/Build Partner at One Bellevue Station

www.mtechg.com

TOD Comes to Life at One Bellevue Station

by Julie Wanzer, LEED AP



Transit-Oriented Development (TOD) took center stage in 2006, when the City and County of Denver released its TOD Strategic Plan to help guide TOD related policies, set the ground work for external partnerships and to establish a working plan for future investment. In 2014, a second TOD Strategic Plan was released that defined TOD in Denver as “a development in an existing or planned transit community that adds to the walkable, vibrant, mixed-use environment and is oriented towards frequent, high-quality transit service that connects the community to the rest of the region.”

Bellevue Station was identified in that 2014 TOD plan as an urban center that is multi-modal with high density and a high development potential. Front Range Land and Development capitalized on that potential for Bellevue and became the master developer for the entire 51 acres. The mixed-use component of Bellevue Station contains about 40 acres that

has been subdivided into eight city blocks, identified by letters A – H surrounded by Bellevue Avenue, Niagara Street, and Union Avenue, each with its own plans for office, retail, and multi-family construction.

Existing and Under Construction Projects for Bellevue Station

- Block A: retail and residential with MileHouse Apartments (352-units). Contractor: Holland Development. Architect: Shears Adkins Rockmore.
- Block B: retail and residential with The Den Apartments (325-units). Contractor: Holland Development. Architect: Eisen Group of Washington D.C..
- Block C: office and retail with One Bellevue Station (310,000 sq ft Class AA office space). Contractor: Weitz. Architect: Gensler.



Proposed Projects for Belleview Station

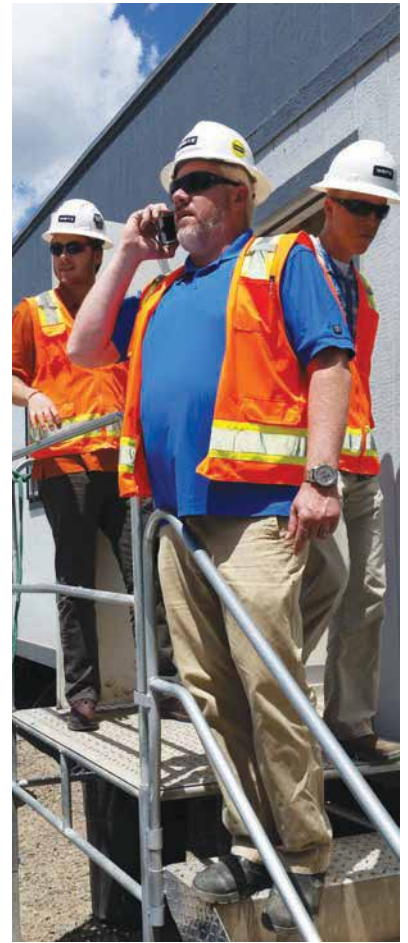
- Block D: office, mixed-use and retail
- Block E: office, mixed-use and retail
- Block F: office, mixed-use and retail
- Block G: office and hotel
- Block H: corporate office.

One Belleview Station is the latest project to break ground in May of 2015 and is a design-build effort made up of Prime West, Weitz and Gensler. This team has a long history together having worked on approximately 30 projects, with at least five of them as office high-rises. James Carey Crain, Executive Vice President at Prime West, commented, "Since our team has worked cohesively together in the past, we were able to have a better understanding and early commitment from Weitz and Gensler on the schedule and budget for this project."

Sarah Marvez, Project Architect at Gensler, added, "It was beneficial to have a partner in the room when we were designing. The collaborative process allowed us to use higher quality materials such as custom designed pre-cast panels and glass curtainwall. These custom elements create shadow, depth and pattern on the building, while staying on budget." Other team partners for One Belleview Station include GH Phipps (form work on the cores), Fortis Structural, Rocky Mountain Prestress, Mtech Mechanical, Greiner Electric, Metropolitan Glass and Kumar & Associates.

Joe Ostmeyer, Project Executive at Weitz noted that what makes this 16-story building unique is that, "One Belleview Station was the first speculative Class A office building to break ground outside of the downtown area since the downturn." Cushman & Wakefield is leading the leasing effort for the office space that contains 29,650 sq ft of rentable space per floor plate, 43 ft bay depths, 9.5 ft ceilings, floor to ceiling glass and mountain and city views.

One Belleview Station exemplifies the City and County of Denver's definition of Transit-Oriented Development with a location that provides immediate access to I-25 and a short walk to the Belleview Light Rail station. The office building also includes access to an in-building restaurant, fitness facility with showers and lockers, and convenient walkability to several other retail and residential components in Belleview Station. The LEED Gold building is slated for completion in late November of 2016.



- Geotechnical Engineering
- Engineering Geology
- Construction Observation & Materials Testing
- Environmental Sciences

MBE | DBE | SBE | SB

K+K KUMAR & ASSOCIATES, INC.

Denver (HQ) | Colorado Springs | Fort Collins | Frisco

Toll Free: (877) 318-5260 | www.kumarusa.com

Providing World-Class Woodwork at Competitive Prices

Proud to be a part of the One Belleview Station project

fondell
woodwork, inc

www.fondellwoodwork.com

“INDUSTRY SPOTLIGHT”

Earth Services & Abatement Inc.

Earth Services & Abatement have recently completed a 5-Year Contract on Eagle P3, Denver’s A Line to DIA. A first-of-its-kind design-build consortium called on Earth Services & Abatement Inc. to work on Colorado’s largest mass transit project to date.

By Stephanie Darling, Construction Writers Collaborative

When the devil is in the project details, Earth Services & Abatement Inc., (ESA), based in Denver, is ready to dig in. Literally.

“You name it, we found it,” said ESA President Kory Mitchell, referring to tainted soil, asbestos, abandoned landfills and other unsafe construction obstacles the company encountered and corrected during its five-year, \$16.7 million contract for environmental remediation and demolition services on Eagle P3, a multi-billion Denver transit project ranked as the largest such venture in recent Colorado history.

Eagle P3 is part of the Denver’s Regional Transportation’s (RTD) FasTracks, a 2004-voter approved plan to expand commuter light rail and bus transit across the Denver metro region.

ESA’s involvement in the massive endeavor included comprehensive services on 40 miles of commuter rail corridor, connecting the city to Denver International Airport (DIA) and beyond. ESA crews were onsite during the construction of three commuter lines that weave through six local

jurisdictions and across some of Denver’s oldest, most historic and industrialized sectors. Light rail cars now glide over land frequented in the 1820s by French trappers; past two operating railroads and dozens of heavy manufacturing blocks; over a creek where a lucky miner made the state’s first gold find; and near the site of Denver’s old Stapleton Airport, now a large, well planned mixed-use community.

Eagle P3 is the first major U.S. transportation project to use a public-private partnership (PPP) to finance, design, build, maintain and operate the system over 34 years. Denver Transit Partners (DTP) holds the project concession. Global engineering giant Fluor is the concession managing partner and holds a 33-percent stake in operating and maintaining the completed system.

The family-owned ESA, which began as an environmental remediation company in 1982, was selected for Eagle P3 for environmental-related services, one of the project’s most critical jobs, given the industrial rail corridor’s history, length, jurisdictions and geography.



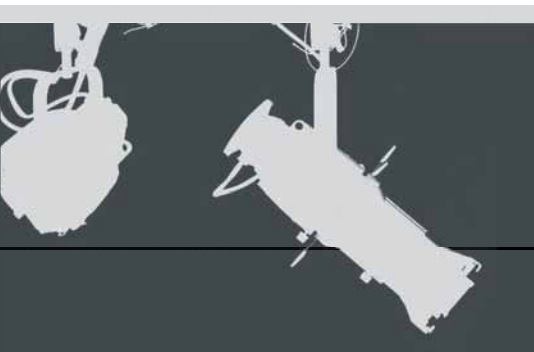
All ESA crew members complete at least 100 hours of safety training and earn full e-rail certifications – mandatory on the Eagle P3 project. The company owns its own equipment, facilities, and training division, the Midwest Training Institute.



ESA, with licenses and certifications in 35 states, is recognized as one of the top turnkey environmental remediation and demolition firms in the country. The company owns its own equipment, facilities and through the Midwest Training Institute, ESA’s training division, delivers a workforce that is skilled, certified and cross-trained to the specific requirements of each job, Mitchell said.

For example, ESA crews were fully prepared to handle all planned and unplanned challenges on the Eagle P3 job before the project started. ESA even trained its demolition workers in environmental compliance so they would know how to handle unexpected materials, such as asbestos, during demolition activities. “One of our niches is rail-related abatement and demolition. So, before even signing the contract our teams had completed at least 100 hours of safety training and all had full e-rail certifications, which was mandatory on the Eagle P3 job,” Mitchell explained. Although ESA has completed more than 8,000 jobs over the years, with contracts ranging from \$5,000 to \$20





million, the Eagle P3 project was unlike any other right from the start, Mitchell said. "Initially, we were contracted to perform soil remediation. However, as the project unfolded our scope grew to include water remediation, as well as asbestos abatement and demolition of structures in the way of the rail line," Mitchell explained.

Potential project complications included working near heavy city traffic and two 24-7 operational railroads; the relocation of 500 utilities; new bridge construction; and a myriad of federal, state and local environmental compliance requirements to meet. However, Mitchell continued, "Until digging began, no one knew for certain what the subsurface would reveal. A great deal of corridor right-of-way intersected or passed within blocks of some old and heavy industrial land uses so we expected our responsibilities for remediation and tear-down would grow."

As the project moved forward, preparing a safe work way, while staying on schedule, were project priorities in which ESA played a key role, said Matt Zoss, the project's environmental compliance manager and an employee of DTP subcontractor, Kleinfelder. "One of the biggest challenges was keeping construction crews safe and the project moving without delays while constructing through some of the most contaminated sites in Denver," said Zoss. "ESA was instrumental in getting the sites ready and safe for the general trades workers to build infrastructure."

ESA performed work on more than 70 parcels throughout the life of the project. Its crews abated asbestos and demolished many existing structures; performed remediation on some 1.5 million gallons of contaminated water; and completed soil remediation on more than 250,000 yards of material. Not surprisingly, Mitchell said, soils were polluted with asbestos, lead, petroleum and coal ash.

Old, forgotten landfills were a common discovery on a number of parcels, including an especially messy one near the downtown home stadium of the Colorado Rockies major league baseball team. "We ran into a number of old landfills, including a very large one behind Coors Field that was loaded with bottles, asbestos, lead and arsenic," Mitchell said. "I don't think people realize how many big landfills like this are scattered throughout old, large cities. They have to be completely remediated, otherwise the foundation of any structure built on them will crack and fail."

With the project's complexity and tight schedules, the fact that ESA owns a full fleet of equipment made it possible for the company to tackle its mission-critical work in record response time. "Because ESA self-performs all aspects of our contracts with our own equipment and with skilled teams, we can mobilize very quickly in response to unforeseen challenges. That's true on all our jobs and was particularly so on Eagle P3. Because there were some subsurface unknowns, we were basically on call throughout the project for unex-

pected discoveries or problems," Mitchell said. "There was no waiting when DTC needed us on short notice. We got in, got the job done, often within a few hours, and got out of the way to keep the project moving. This was a critical ability in order to maximize time and costs on such a large job," Mitchell explained.

ESA's proactive commitment to workplace safety and skills-specific professional training also came into play on the Eagle P3 project, Mitchell said. The company, which holds a current EMR rating of 0.71, developed a pre-job safety plan and monitored it daily on all job sites. Personnel completed rigorous hazardous materials training geared to meet or exceed EPA and OSHA regulations, he added. "Our portion of this project went over 250,000 man hours and we never had any lost work hours stemming from safety issues," Mitchell noted. In fact, he added, ESA's Project Manager Scott Huset and crew received the subcontractor safety award from DTC for continually "going above and beyond the safety requirements of the Eagle P3 project."

The 'A Line' commuter rail opened to rave reviews in mid-April, thanks to the A Team efforts of dozens of public and private partners. ESA was one, clearing a safe construction-way to the project's eventual success.

For more information on ESA, visit esasite.com. For photos, videos and more information on Eagle P3, visit rtd-fastracks.com and fluor.com/projects.

34 years
in business

OVER 8,000
projects completed

- 0.79 EMR safety rating
- Top 20 firms
in Asbestos Abatement by ENR

Licensed & Certified in

• **States 34**

Remediation Demolition
Asbestos Abatement

esasite.com | (303) 991-1280

THE WHOLE PACKAGE

DEMOLITION. ABATEMENT. REMEDIATION



The Author is Executive Director
at ULI Colorado

Michael Leccese

Why TOD is Such a Big Deal

Having taken a break to pursue a spot on the Olympic Stand-Up Paddleboard team, I return to the Urban Perspectives slot. This month we focus on Transit-Oriented Development (TOD), which continues to be the biggest thing in design, development and construction in our region.

Quick review: In 2004, Denver metro voters approved FasTracks, at roughly \$7 billion and 122 miles the nation's largest transit system expansion. Although FasTracks has hit cost overruns, the system is still growing to 88 miles of rail this year with the debut of five new lines (plus bus-rapid transit adding another 18 miles).

ULI has tracked this development opportunity that also results in increased mobility and more compact land use (e.g., not sprawl). In 2004, ULI Colorado estimated that half of future growth in metro Denver could be captured at 57 FasTracks stations.

The Great Recession sidetracked progress but TOD has come back strong. According to RTD, as of 2014, TOD projects added 31,000 residences, 7,600 hotel rooms, 5.2 million sq ft of retail, 8.1 million sq ft of office, and even more for government, medical, cultural and other uses. Put another way, that's equal to:

- Half the occupied homes in Lakewood.
- One-eighth of all hotel rooms in Las Vegas.
- About five really large shopping malls.
- Four Empire State Buildings.

So with transit ridership accounting for a small percentage of all trips, why is costly FasTracks so important?

1) We are building toward the future. Soon metro Denver could see four-hour rush hours. The resulting loss of mobility is not only frustrating, but will hurt economically and will prevent more companies like Arrow, Charles Schwab, DaVita, and Google from moving to or expanding in Colorado. By the way, at least three of those companies invested to locate build-to-suit headquarters near transit. It pays off. Seventy-five percent of DaVita's employees arrive by public transit.

Another near-future element is self-driving cars. Experts see this era dawning within five years. But autonomous vehicles are a local transit solution. They may well replace local buses (at lower cost) but they feed into longer-distance, fixed lines such as the FasTracks network. In fact they will solve the largest obstacles to transit use, including parking and the "Last Mile" challenge to reach stations.

2) Our air quality still ain't great. Denver Post, April 29, 2015: "Denver's air is deteriorating, with increased ozone and soot, pushing the city from 26th to 13th among most-polluted cities in the nation, the American Lung Association said Wednesday in releasing a survey." Cars and trucks provide 28 percent of greenhouse gas emissions, while transit use reduces pollution 40 percent. Electric cars won't solve this unless we close all coal-fired plants.

3) TODs are fun (with social and economic backup)! I wrote that to make you feel better since #2 is a downer. Here's the fun part: Living and working in a TOD—examples include Arapahoe Village Station, Denizen at Alameda Station, Mariposa at 10th and Osage, and of course Denver Union Station—saves you money on parking. You can take lunchtime walks to local eateries, parse your water use (which is why Denver Water supports compact development), feel good about being part of a place that didn't replace a farm or wildlife habitat, and of course buy an extra round at Happy Hour.

Because they don't give DUIs on trains.

On November 9-10 at Denver Union Station and the Hyatt Regency Denver, ULI presents "TOD Marketplace: Today's Lessons, Tomorrow's Deals," exploring the development opportunities at station areas in FasTracks. The program includes a brilliant keynote from MIT, five tours, nine speaking topics, and a Great Sites Trading Floor where 45 exhibitors will make TOD deals. More than 500 will attend the real estate event of the year. Be there.

After training through the icy winter, ULI Colorado's executive director Michael Leccese sadly learned there is no Olympic SUP team. He has biked more than 185,000 miles and ridden who knows how many buses, trains and streetcars since, well, you know.

For more information on the ULI's TOD Marketplace, go to:
<http://colorado.uli.org>.



Scott Carlson, CLCS

The author is the Assistant Vice President at CCIG, a Greenwood Village-based independent insurance broker that delivers insurance solutions, benefits and risk management to more than 10,000 companies and individuals globally



Employment Practices Liability Insurance

Protecting your company from employee litigation

The construction industry has experienced some volatility over the past several years, ranging from highly cyclical demand, to contentious construction defect laws, to a local economic upturn creating competition by many other industries for workers. In the face of such challenges, many construction workers have left the industry, leading to a shortage of skilled workers and greater dependence on seasonal workers. This volatility within the workforce has created conditions in which employment practices lawsuits are among the most common risks faced by private contractors in the United States. Simply put, as an insurance exposure, these lawsuits are not covered by a contractor's general liability insurance policy and an uncovered suit can bankrupt an organization.

The labor demands placed on the construction industry have led some companies to compromise their hiring standards in an effort to keep up with project demand. Hiring less qualified and, in some cases less motivated workers into the field increases exposure across many lines of insurance coverage such as employment practices.

Employee Practices Liability Insurance (EPLI) protects companies against claims that past, current, and prospective employees of the company bring against the company, the company's directors and officers, and/or other employees. The cost for EPLI coverage is just a fraction of what companies face when judgments go against them. EPLI lawsuits comprise up to 30 percent of all civil litigation in the United States, with the median EPLI jury award exceeding \$528,000.

Employment Practices Liability Insurance helps to proactively minimize risks to your business from employment-related claims resulting from alleged or actual acts of:

- Discrimination.
- Harassment.
- Retaliation.
- Violation of the Family Medical Leave Act (FMLA).
- Wrongful discipline.
- Wrongful failure to promote.
- Wrongful termination.

- Hostile work environment.
- Wage/hour disputes.

To further lower employment practices risk, it is critical that contractors engage their trusted insurance advisor and legal counsel to review the following:

- Employee Handbook.
- Hiring/Termination procedures.
- Applications for employment.
- Internal training procedures per department.
- Safety manual/guidelines.
- Loss exposures and current Employment Practices Liability Insurance Policy.

EPL insurance is an effective risk management tool for companies of all sizes within the construction industry, but because wide variations in EPL policy language exist, it is important to review the following with your insurance advisor:

- Are the Limits of Liability adequate?
- Are Defense Expenses within the limits of liability or outside the limits of liability?
- Do you have choice of defense counsel?
- What is your retroactive date?
- Are Seasonal Employees covered?
- Are Independent Contractors covered?
- Does the retention/deductible have an annual aggregate limit?
- What is the consent to settle clause (Hammer Clause)?
- Is your insurance company an "admitted" or "non-admitted" insurance company?
- Is Wage/Hour excluded and/or is there a defense sub limit?
- Do you have 3rd party liability coverage?

While no employer is immune from employment-related lawsuits, the construction industry faces unique EPL challenges, particularly in today's complex labor market. Employment Practices Liability Insurance should be part of a comprehensive business strategy to assist your construction business in mitigating exposure to costly claims and litigation.

References

1 Human Resources Blog. 'Employment Practice Liability Jury Award Trends Hit New High - Human Resources Blog'. N.p., 2013. Web. 3 Sept. 2015.



*The Author is an associate
at Holland & Hart in Denver*

Andrea Austin

Getting to yes (or no) Faster

The Fast Act streamlines environmental and permitting review across federal agencies

Tucked into the 2015 Fixing America's Surface Transportation (FAST) Act's nearly 500 pages are new administrative provisions that transform the federal permitting process for most major infrastructure and capital projects. In passing Title XLI of the FAST Act, Congress has effectively ratified reforms already undertaken by the executive branch that promote more timely completion of federal permitting decisions on major infrastructure projects.

Title XLI of the FAST Act establishes a new interagency Federal Infrastructure Permitting Improvement Steering Council vested with authority to set tighter deadlines for permitting decisions, coordinate multi-agency reviews and processes, allocate funding and personnel to support decision-making, and resolve interagency disputes for applicable projects.

The council's purview applies to projects over \$200 million and extends to virtually all-industry sectors. "Covered projects" under Title XLI include "any activity in the United States that requires authorization or environmental review by a Federal agency involving construction of infrastructure for renewable or conventional energy production, electricity transmission, surface transportation, aviation, ports and waterways, water resource projects, broadband, pipelines, manufacturing or any other sector," provided the project is subject to National Environmental Policy Act (NEPA) review. Importantly, most transportation projects and Army Corps of Engineers' water resource development projects are exempt. Some of the most controversial and complicated infrastructure projects, including interstate gas pipelines, hydropower facilities, and nuclear plants are included in the council's jurisdiction.

The council is largely controlled by the Office of Management and Budget (OMB) and the Council on Environmental Quality (CEQ); its executive director is presidentially appointed, without Senate confirmation. The council comprises the CEQ Chairman, OMB Director, and senior representatives from virtually every department in the executive branch, as well as the independent Federal Energy Regulatory Commission and Nuclear Regulatory Commission. The Congressional Budget Office has estimated the council would be staffed with approximately 70 employees, about three times the size of current CEQ staffing levels, to accelerate project permitting review and decision-making.

The council's review process is governed by benchmark timelines, which are based on historical averages for projects in established categories; reviews cannot exceed the average time to complete an

environmental review or authorization for projects within each category. Agencies must issue decisions no more than 180 days after they have all necessary information (although, notably, there is no penalty or regulatory consequence for missed deadlines). The council's executive director must designate a "facilitating agency" for each category of covered activities to shepherd the review process.

To increase transparency and accountability, the council will establish a permitting dashboard, similar to the existing federal dashboard (<https://www.permits.performance.gov/>). Virtually every kind of permit, notice, and record issued by federal agencies in the environmental review and permitting process is expected to be included in the dashboard.

In addition to anointing a new interagency body, the FAST Act also requires state and federal permitting reviews to run concurrently, provided the federal review is not impaired and allows federal agencies to adopt state environmental reviews that meet NEPA requirements. States may also require their permitting agencies to participate in the council review process for NEPA review of a state's covered project. The FAST Act further authorizes states to form interstate compacts to create regional infrastructure development authorities.

Although the FAST Act reduces the current general statute of limitations from six years to two for initiating judicial review of a permitting decision, in practice this change is not expected to be meaningful – most challenges are already filed within two years of a decision.

Implementation of the FAST Act's infrastructure permit streamlining provisions will almost certainly build on procedural improvements already begun by the current administration. The new federal interagency council – as envisioned in the law – will have the tools and resources to reduce delays in the permitting process due to confusion or competing priorities within or among agencies. Whether a change in administrations and election year politics and their aftermath foster the desired ramp-up in the council's capabilities is an open question, however, and whether future congressional leaders will back the efficiency initiatives expressed in Title XLI with sufficient appropriations is also unknown.

Nonetheless, an accountable body that establishes firm deadlines across agencies, discourages delays, and empowers schedule-keepers to resolve disputes and push decisions forward should bring clearer sightlines to what can be a labyrinthine process. Getting a faster decision for environmental and permit reviews, up or down, can in itself be a win for large-scale infrastructure projects.



Elizabeth Stolfus, PE

The author is the President of the American Council of Engineering Companies (ACEC) of Colorado



The Work of an Engineer

Working on the world of the future

A few weeks ago I was at a luncheon with several colleagues, in which we were talking about the future of our industry. We discussed a number of new and exciting ideas, which all relate to the work we do; as engineers, we work on the world of the future – today.

As a transportation engineer, I immediately related to the conversations around the enormous shift we envision taking place in our transportation systems. I paid particular attention to the subjects of adaptive traffic-signal systems and complete streets, because I easily accept this vision of a better, more mobile future as achievable over time.

In contrast, I must stretch my imagination to contemplate person-centered buildings with individualized heating-and-cooling capabilities; or shifting communications networks from Wi-Fi to the next, higher-capacity, more reliable delivery system; or converting our communities into truly 'smart cities,' where the lines between public and private initiatives blur, because here, my dominant role is that of 'end user.' In listening to my peers from across the disciplines, it is evident that engineers naturally link vision with solutions; they drive designs toward better outcomes and brighter futures – regardless of the challenges.

As we continued the dialogue, I realized that when we speak of the world of the future, we are also talking about a world in which engineers have resolved many unintended consequences stemming from previous concepts of a better world. This historical perspective ignites our passion to effectively solve problems and evolve design solutions so they may continue to endure well into the future.

For example, today's lighting engineers are creating ways to adapt outdoor lighting to provide adequate visibility and comfort for users while simultaneously boosting healthy ecosystems to

restore and expand livability for our native plants and animals. Similarly, by looking more thoughtfully at first-mile and last-mile connections, engineers are reaching beyond historic roles of practice within the functions of our communities where, for example, health-care professionals were responsible for our health and engineers were responsible for getting us from one place to another. Instead, today's engineers are connecting transportation pathways "door to door" between our homes, schools, and workplaces to the resources we need to reach, such as health care, goods and services, and places of recreation for every mode imaginable.

As an industry, we strongly believe that our world has a bright future, in part, because engineers offer their ability to bring visions into reality and into the community conversations. As engineers, we say, "bring on the future," and we embrace opportunities to collaborate with the public, our public- and private-sector clients, and communities, and to add our talents to a diversity of ideas that can lead to truly comprehensive solutions. As Colorado's consulting engineering community, it's what we do.



The author is AIA Colorado
Government Affairs Coordinator



Michael Winn, AIA, LEED AP

Advocating for Architects

A summary of Colorado's 2016 legislative session

AIA Colorado is the voice of Colorado architects, and one of our primary goals is to influence public policy that shapes the profession and the realm in which architects practice. Our staff, committee members and member volunteers are constantly advocating at the state, local and federal levels for policy issues that affect architects and the profession.

With a divided legislature and statewide elections coming in the fall, the 2016 legislative session was marked by both an unusually large quantity of bills and relatively modest accomplishments. From January 13 through May 11, more bills were introduced in 2016 than in any year in over a decade: 468 in the House of Representatives and 217 in the Senate, including 396 bipartisan bills.

Still, many of the major issues facing our state, such as Taxpayer Bill of Rights (TABOR) refunds, the Hospital Provider Fee, construction defects litigation reform and infrastructure investments, were left largely unresolved.

For Colorado architects, the 2016 session saw the passage of House Bill 1076, which allows architects who are in good standing with the Department of Regulatory Agencies (DORA) and over 65 years old, to apply to be reclassified as retired architects and to use the term "Retired Architect". This is the only bill AIA Colorado actively supported in 2016 and it passed every vote with unanimous support.

Beyond our Retired Architect Bill, the 2016 legislative session saw only a limited number of bills that may directly impact licensure and the Architects Practice Act. This included bills to recodify Title 12 and the sunset provisions, address redundant DORA complaints and set time limits on licensing board investigations.

In addition to legislation that may directly affect our licensing act, several bills were also introduced that have the potential to impact the practice of architecture for some of our members. These include pro-business bills that eliminate duplicate reporting requirements and create training programs for skilled and semi-skilled construction industry jobs.

Other bills, which sought to ensure equal pay, require paid sick leave or establish a private-sector employee savings plan, were also introduced. As a result of the divided legislature, most of these highly partisan bills were defeated.

Even in this contentious environment, however, a few significant pieces of bipartisan legislation did pass. This included a package of construction industry workforce development bills, a multi-entity urban renewal disclosure bill, and a bill to require the Department of Labor and Employment to establish guidance for employee classifications.

The 2016 legislative session also saw a number of bills intended to address issues that, though not directly impacting architects, overlap with broadly shared objectives. These bills aimed to increase our statewide investment in education, address our crumbling infrastructure, promote small businesses, and responsibly manage natural resources. For better or worse, much of this legislation did not survive, having passed through one chamber, only to be quickly defeated in the next.

Among the surviving bills, however, there are some small but meaningful improvements in important areas. These bipartisan bills will allow small metro districts to support business development, educate citizens on the dangers of exposure to radon, expand allowable investment options for the Public School Fund, and increase lease payment caps for the Building Excellent Schools Today (BEST) program. These are modest changes, but they indicate that our elected officials, particularly those at the State Capitol, are still interested in working together to address the important issues facing Coloradans.

As the ONLY voice for architects at the Capitol, we want to give a special thanks to the AIA Colorado Legislative Subcommittee, who diligently reviewed each bill and vigorously debated the potential impacts of each bill on architects and the profession. For a full summary of the 2016 Legislative Session and to learn more about the issues of importance to Colorado architects, visit www.aiacolorado.org/advocacy/.

Colorado Construction & Design welcomes press releases, design renderings and project descriptions in the "On The Boards" section of the magazine. If you would like to see your work in an upcoming issue, submit materials to: ON THE BOARDS at news@ccdmag.com



The author is Director of Community at the United States Green Building Council (USGBC) Colorado



COLORADO

Five Tips from a GC on a Multi-Family LEED Project

The 2785 Speer apartments are one of Martines Palmeiro Construction's (MPC) largest projects in Colorado and one of Denver's largest multi-family infill projects pursuing LEED (Leadership in Energy and Environmental Design) certification. The project was honored by the Jefferson Park United Neighborhood (JPUN) for the positive impact the project is having on the neighborhood.

The apartments consist of 332 units and two 4-story towers that each wrap around a central courtyard with outdoor pools, amenity deck and green space. Each tower has two levels of underground parking.

I asked Sarah Stott, who is the marketing manager for Martines Palmeiro Construction, to share five tips to make your first – or next – LEED project a success.

1. Plan Early and Review the Site

With a nearly five-acre construction site, 2785 Speer had an enormous amount of space for construction materials and staging at the start of the project. As construction of the two towers progressed, the staging areas reduced to the perimeter of the project. For an infill project, this is typical. As you plan your construction staging areas, consider where they will be throughout the life of construction.

2. Capture the Early Opportunities

One of the critical measurements of a project pursuing LEED certification is recycling of construction materials. As an infill project, there was site preparation that included removing concrete and other site materials. Have your recycling program in place – including dumpsters and an understanding of required LEED documentation – before the first shovel hits the soil.

3. Educate the Team

Implementing practices to meet LEED requirements without an understanding of the background and intent may reduce team adoption and success. Include an orientation for all team members – including foreman, sub-consultants and installers – about successful approaches to LEED construction as a part of your project kick-off. When team members understand that their individual actions impact the overall success of the project, they are much more likely to view LEED as a collaborative effort.

4. Changes to Equipment Specs: Consider the Domino Effects

Equipment specification changes are unavoidable in large projects. It's important to look "upstream and downstream" to ensure that the equipment changes do not impact other systems. For example, pay special attention to plumbing fixtures and insure the lower flow fixtures do not have a negative effect on water heaters.

5. Collaborate and Coordinate

In LEED construction, we rely heavily on all team members: designers, trades and inspectors. Develop a relationship built on trust and open communication to enhance collaboration and problem-solving. The commissioning agent should be considered your ally in ensuring the project's intent is realized in the final project.

It takes a village to create a village like 2785 Speer. Mindful of these five tips, you can achieve success in your next LEED project.

The following tables provide an overview of the LEED Certified multi-family projects in Colorado.

Certification Count		
Certification Level	Total	Total (2015 & 2016)
Certified	6	4
Silver	87	34
Gold	25	9
Platinum	17	4
Grand Total	135	51

Project Count by City (2015 & 2016)		
City	Total	Total Sq. Footage
Boulder	10	240,942
Broomfield	13	311,561
Denver	15	3,195,659
Fort Collins	12	569,290
Lakewood	1	144,566
Grand Total	51	4,462,018



Z.J. Czupor

The author is the special projects coordinator, RTD FasTracks Program



Westminster Station Garage (image courtesy of RTD): The 350-space garage at the Westminster Station will open July 25 and will serve patrons using the new B commuter rail line.

In cities which have robust transit systems, there is a movement afoot (pun intended) to build walkable urban communities, known as transit-oriented development, or TOD.

From emerging auto-centric cities like Denver, Seattle, Portland, Los Angeles, Phoenix, Dallas, Houston and Atlanta, TOD is happening at lightning speed. Developers, in conjunction with and support from local jurisdictions, are building properties with mixed use in mind, meaning high-density communities-within-communities that feature a mix of luxury apartments, townhomes and affordable housing, retail, office, hotels, cafes, breweries and more for people who want to live, work and play in the urban core and near employment centers.



Olde Town Transit Hub (image courtesy of City of Arvada)
The Olde Town Arvada Station will be the most prominent station along the new G Line.

Transit-Oriented Development

The next frontier for how people live, work and play in the Denver metro region

According to a Caltrans Transportation study on the Travel Characteristics of Transit-Oriented Development in California, "Residents living near transit stations are around five times more likely to commute by transit as the average resident worker in the same city."

Meanwhile, the Denver metropolitan region continues to be one of the hottest TOD markets in the country. As the Regional Transportation District's (RTD) FasTracks program builds out 122 miles of rail service and 18 miles of bus rapid transit, 57 new transit stations will be opening where TOD has either already occurred, is entering another expansion phase, or has the potential for development as stations are constructed.

The multiple TODs along RTD's transit lines have been planned and designed to create walkable and sustainable communities, which also help to reduce an individual's transportation costs and improve overall health with increased multi-modal activity, like bicycling or walking.

According to Bill Sirois, RTD's senior manager for TOD and planning, "RTD is proactively supporting TOD development around transit stations with the help of jurisdictional and private partnerships."

He said RTD is working with jurisdictions on planning and development of TODs and its shining example is the redevelopment of Denver Union Station, which has become the centerpiece of RTD's eight-county transit system.

Since opening of Union Station in 2014, more than \$2 billion in public and private investment has resulted in new hotels, office buildings, retail space, medical and educational facilities and civic uses sprouting around the historic building. The area has also boomed in construction with luxury apartments, grocery stores and more, all within walking distance of Union Station, the terminus of RTD's new commuter rail line, the University of Colorado A Line, to Denver International Airport.

One area along the University of Colorado A Line with great potential for TOD is around the new 38th & Blake station and nearby RiNo, or River North, along Brighton Boule-

vard. This section's master plan calls for preserving RiNo's industrial character, while enhancing its role as an arts and entertainment district.

Another key TOD under consideration is at I-25 and Broadway, where RTD has one of its major light rail and bus stations. Nearby is the former Gates Rubber Company plant which was demolished to make way for a master planned TOD development. This 41-acre site has the potential to be one of the premier transit-oriented developments in the region.

Sirois adds that interest is accelerating for TODs along the University of Colorado A Line, as well as the new G Line—a commuter rail service which will connect Union Station with Arvada—and the new B Line that will serve Westminster.

"Arvada and Westminster have made significant investments, both in acquiring property and in funding structured parking. This has allowed RTD to accelerate TOD at the Olde Town Arvada (G Line) and Westminster (B Line) stations. Arvada is already seeing its efforts pay off as new apartments are completed, a new hotel is under construction and new retail is springing up in Olde Town," he said.

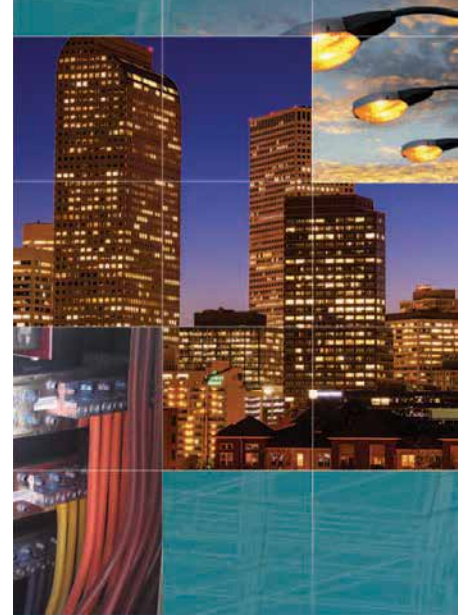
RTD will open more new rail lines this year than any other major city in the U.S. Six to eight years ago, Sirois said, developers created a list of what they valued when it came to transit access. "I think TODs have moved up the list from a 'nice-to-have' to a 'need-to-have.'"

The FasTracks program is an integral investment in the region's future where currently 2.8 million people live. That number is expected to grow to 4.2 million by 2035. As RTD's multi-billion dollar investment in transit continues, TODs will offer more mobility choices to people of all ages, incomes and abilities, revitalize older downtowns and declining neighborhoods, and provide opportunities to build more affordable housing.

Remarkably, the conversations and construction happening among cities, developers and public-private partnerships around new transit stations could ultimately lead to healthier communities and a higher quality of life.

MILLIONS OF
COMMITMENTS.
HUNDREDS
OF CLIENTS.
IN COLORADO
SINCE 1951.

ONE TRUSTED NAME.



Dynaletric Colorado is a trusted electrical pre-construction, construction and design/build resource for Colorado companies. As a wholly-owned subsidiary of **EMCOR** – one of the nation's leading electrical contractors – we have a depth of experience others simply cannot match.

How can we help you?

call 303.233.4488

email dyna-co@emcorgroup.com

visit dyna-co.com



Dynaletric

Colorado

An EMCOR Company

DYNALECTRIC PROVIDES CRITICAL SYSTEMS FOR:
HEALTHCARE | COMMERCIAL | HOSPITALITY
GOVERNMENT | TECHNOLOGY | EDUCATION
TRANSPORTATION



Author Michael Gifford is President and CEO of the Associated General Contractors (AGC) of Colorado



President's Letter

AGC, CCA & HCC Taking Workforce Development to the Next Level

New Construction Orientation Program through Emily Griffith Technical College takes shape

When I turn on late night TV, there is always this show called "Finding Bigfoot." Well they never seem to "find" igfoot. So I submit they should change the name of the show to "Looking for Bigfoot."

Turning to construction, it can seem like finding additional craft employees is a little like looking for the elusive mythical beast. Well maybe not that hard, but darn close! How hard? Colorado added 11,500 construction employees in the last year, a 7.5% growth rate. So where will the next 11,500 construction employees come from?

AGC and CCA have developed a Colorado Construction Orientation Program with Emily Griffith Technical College. The class will run monthly in the evenings, starting September 2016, so currently underemployed individuals can take a look and see if a career in construction is a good fit for them. How will these individuals know about the opportunity that awaits them? AGC, CCA and HCC have teamed up to secure a \$1 million outreach and recruitment grant through the WORK ACT (AGC and CCA wrote this bill in 2015 to create the funding opportunity).

We will be using two recruiters (plus a hefty dose of social media and other communications efforts) to attract underemployed individuals and graduating high school seniors to the class. We will be telling them about the great wages they can make, the great benefits, the lack of school loans in a four-year apprenticeship program, and the rapid upward mobility to supervision roles with the baby-boomer silver tsunami of retirements.

What's in the class? An industry advisory board made up of ops directors from AGC, CCA, HCC and union GC's and specialty contractors designed a curriculum mix of safety, introduction to the trades, and hands on construction basics to give attendees a taste of the career that is available to them in construction.

To get involved as a sponsor or instructor contact Bryan Cook, AGC Chapter Operations Director at 303-388-2422 or bryan@agccolorado.org



AGC Breakfast with the Board and GC Showcase

With AIA, ACEC & SMPS

July 20, 2016 at 7:30am

Denver Marriott City Centre

400+ attendance with the leaders of the Construction & Design Industry

Top 25 GC Showcase with Project Managers that Buy Out Project Teams

Don't miss this blockbuster event!

Register at 303-388-2422

New Members

General Contractors

Bristlecone Construction Corp.
Zack Smith - 720.449.3909

Martines Palmeiro Construction, LLC
Tony Lajimodiere - 303.926.4949

Specialty Contractors

ACT Underground dba Badger Daylighting
Brian Lyster - 303.655.1475

MV Power Solutions
Kyle Mauck - 720.287.2305

SUNTEC Concrete
Matthew Rogers - 602.997.0937

Professional Associates

Aflac - Krista Price
303.400.1424

Beltzer, LLC - Buck Beltzer
720.277.2113

DispatchHealth - Jeff Messer
303.500.1518

Travelers Haven - Drew McGeein
720.833.5333

AGC Event Calendar

July 20

Breakfast with the Board & GC Showcase
Marriott City Center - Denver

July 28

Mountain Area Summer Reception
River's Restaurant - Glenwood Springs

August 8

Lakewood Golf Tournament
Lakewood Country Club

September 16

Clay Shoot hosted by FLF
Kiowa Creek Sporting Club

September 21

Colorado Construction Career Days
Adams County Fairgrounds

October 10

Curt F. Dale Roles & Relationships Seminar
AGC

AGC Event Calendar

October 28

Industry Gala & ACE Awards Banquet
Hyatt Regency Denver Convention Center

November 10

A3LC +20 Networking Event
Stoney's Bar & Grill, Denver

November 16

Breakfast with the Board
Loveland

December 14

Breakfast with the Board: Annual Meeting and Associate/Supplier Showcase
Denver

Please check our website for updated and added events throughout the year!
www.agccolorado.org

Interested in sponsoring an event?
Contact Polly Mize at (303) 388-2422
or email polly@agccolorado.org

Annual Sporting Clay Shooting Event

Friday | September 16, 2016

KIOWA CREEK SPORTING CLUB

46700 E. County Road 30 | Bennett, CO 80102

PROCEEDS FROM THE 2015 CLAY SHOOT SUPPORTED:

AGC Construction Career Days

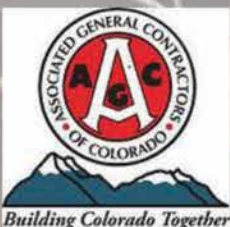
Scholarship Funds at
University of Colorado and
Colorado State University

www.BuildColorado.com

CSU CM Cares Program

Complete Graduating Class
of 24 Students at
Master's Apprentice

PRESENTED BY:



Register online at
www.agccolorado.org
or call 303-388-2422



A3LC: Building Trust & Transparency Across the A/E/C Community

The A3LC (AIA/AGC/ACEC Liaison Committee) continues to provide architects, contractors and engineers alike, a forum for open and honest discussion regarding the latest trends and issues in the industry. Opening each meeting with their mission statement, "As stewards of the building community, we promote trust through collaboration and shared knowledge to create value for all," reminds the on-average thirty attendees to each monthly meeting that entertaining all points of view benefits the group as a whole.

For 2016, each monthly meeting has a theme/topic for discussion to help direct the conversation and provide a platform for sharing best practices in the A/E/C industry. The group discussion topic for the May 17th meeting focused on setting owner expectations, facilitated by Kevin O'Connell from Rocky Mountain Prestress. A3LC invited two Owner's Representatives to sit in on the discussion including Bruce Fong from SCL Health and Deb Obermiller from Project One Healthcare.

Mr. Fong emphasized that on projects, most owners are more concerned with the long-term investment (30 – 50 years) of a project, whereas user-groups are considering more immediate remedies for the building. This can create discrepancies among the team that filter down to the A/E/C project members. To mitigate these issues,

Mr. Fong recommended a more pro-active approach when possible from the AE design team and general contractor to "manage up" and work directly with the Owner.

Don Grody, from Bennett Wagner Grody Architects, reiterated this point by focusing on the importance of clarifying expectations with Owners. He described this as a three-legged stool of a project that includes expectations of quality, budget and schedule. Mr. Grody mentioned maintaining quality through enhanced communication, doing a better job as an industry with forecasting to stay on budget and in relation to schedule, placing a greater emphasis on planning among all trades. Akasha Hueseman from GE Johnson commented, "To bring the major trades on early with the general contractor and architect can be more work upfront, but not more work overall. It saves re-work on the back-end."

Other issues discussed included how to prepare an Owner for bad news and how to educate first-time Owners about the building process from permitting to ribbon-cutting. This lively discussion re-emphasized the importance of trust and transparency, which ties back into A3LC's mission to promote shared knowledge and create greater value for the A/E/C sector.

AGC Awarded \$1M Grant for Workforce Development and Skilled Training Program

The Associated General Contractors of Colorado (AGC), in association with the Colorado Contractors Association (CCA), and the Hispanic Contractors of Colorado (HCC), was recently awarded a \$1 million grant under the WORK Act Grant program. The Colorado Department of Labor and Employment issued a formal Request for Proposal back in February of 2016 with the scope focusing on skilled worker outreach, recruitment and training programs. Of the six recipients, the AGC team was awarded the largest portion of the grant. This initiative originated from House Bill 15-1276, with the goal to close the information gap from the lack of public awareness of skilled trades and programs available to train workers in skilled trades.

During the first cycle of the grant, from April 1, 2016 to June 30, 2017, AGC, CCA and HCC will partner with the Emily Griffith Technology College to offer a 30-day pre-apprenticeship program. A minimum of 15 individuals will enroll with no tuition required in the first pre-apprenticeship class, which begins the second week of September 2016.

Each training program will run for four weeks and hold classes four days per week. In addition, on every third Thursday of the training program, a job fair will take place, matching local contractors with potential skilled workers to ensure the opportunity for job placement for graduates of the program.

The pre-apprenticeship training program targets 18-34 year-old males and females who are under-employed or unemployed. The teaching modules will provide a gateway into the construction industry with introductions to the various trades from plumbing to masonry to carpentry and other skilled trades. Bryan Cook, Chapter Operations Director at AGC, noted, "The program will provide a career pathway to the construction industry complete with training on the

communication, technical and safety skills required to work on a job-site. With a solid foundation in construction, our goal is to allow people to find jobs immediately upon graduation."

Graduates of the pre-apprenticeship training program will have completed a ten-hour OSHA training, received exposure to BIM (Building Information Modeling), the ability to read basic construction drawings, an understanding of the various building techniques, as well as time management, work ethics and other communication/management skills in order to work successfully in the construction industry.

In order to promote enrollment in this pre-apprenticeship program and sustain growth in workforce development, the grant will allow AGC to hire two full-time recruiting specialists. Bilingual applicants in both English and Spanish are encouraged to apply, as well as individuals interested in promoting commercial building and civil/highway projects in need of skilled workers.

An array of marketing tactics is also planned to inform the greater public of this skilled worker training opportunity. These include, but are not limited to, announcements on BuildColorado.com, social media campaigns, radio station promotions, highway billboards, bus tails, ads in local trade magazines and advertising at sporting events in the Denver Metro area.

Michael Gifford, President and CEO of AGC, comments, "This million-dollar grant program allows the AGC, CCA and HCC to take a more active role in addressing the skilled worker gap and labor shortages currently present in the construction industry." Through hands-on training, this program can connect working-age adults with local contractors who are in need of and ready to hire skilled workers to support the construction growth in Colorado.

38th Annual Lakewood Golf Outing

MONDAY • AUGUST 8, 2016

Lakewood Country Club

6800 W. 10th Avenue

Lakewood CO 80214

Join us for the longest running golf tournament
at Lakewood Country Club – one of the premier,
private urban golf courses in the state of Colorado.
This signature event sells out quickly, so register early!

Presented By:



Register online at www.agccolorado.org or call 303-388-2422

AGC Breakfast with the Board & GC Showcase Event



JULY 20, 2016

7:30am - 10:30am

Marriott City Center

Meet the Pre-Construction Teams from
20 of the Top GC's in the State

Co-presented by:



Premier Event Sponsor



Event Sponsors





COLORADO

CONSTRUCTION CAREER DAYS

Wednesday, September 21, 2016

8:30am - 1:00pm

Adams County Fairgrounds



Construction Career Days Wants You!

Without your support, this event would not be possible.

We are looking for volunteers! We need your help to make Colorado Construction Career Days a success. Get your company involved in developing our future construction industry workforce. We must continue to prepare a strong, well-trained workforce to prevent future shortages of skilled workers.

For more information visit

www.coloradoconstructioncareerdays.com

THANK YOU
to our **CHAPTER**
SPONSORS

14ER Level

WEMBER

FOOTHILLS Level

apex design

realtime

ROCKIES Level

AEROTEK

MIA Studios

TOKY

MOSS PHOTOGRAPHY

CIP INFORMATION
SERVICE

vernon
advertising promotions
Get Your Brand On

IN-KIND Sponsors

Colorado Construction & Design
Ken's Reproductions
Colorado Real Estate Journal
Building Dialogue
Brad Nicol Photography
Engineering News Record
The Unfound Door
Red Hound Studios



SMPS UPCOMING A/E/C MARKETING EVENTS

KEEPING IT FRESH: CONTENT DIFFERENTIATION AND REMIXING YOUR BRAND: Denver Educational Luncheon Program

August 25, 2016 | 11:30 am - 1:30 pm | Palace Construction | 7 S. Galapago Street
Denver

Join SMPS Colorado for a discussion with Jason Frazier of Colorado State University about the recurring reinvention of your content and brand. Learn how your brand is built upon a story and how your content is the narrative of that story. See

examples of other companies who have executed this methodology well... and some who have not. A Q&A session with the presenter and the Education Committee will follow the discussion.

ADDITIONAL UPCOMING SMPS EVENTS

ACEC COLORADO ANNUAL GOLF TOURNAMENT SCHOLARSHIP FUNDRAISER

August 1, 2016 | 7:00 am - 2:00 pm | Fossil Trace Golf Course | 3050 Illinois Street
Golden

HOUSING: Denver Luncheon Program

August 10, 2016 | 11:30 am - 1:00 pm | Denver Athletic Club | 1325 Glenarm Place
Denver

BUILD SUCCESS

TO ADVOCATE FOR, EDUCATE, AND CONNECT
LEADERS IN THE ROCKY MOUNTAIN A/E/C INDUSTRY

REGISTER NOW AT
WWW.SMPSCOLORADO.ORG

Color Prices So Low You'll Think You're Paying for B&W



Pigment ink for
dark blacks, vivid color &
moisture/fade resistance.



Print up to 30 D size
pages per min.



The Fastest
Large-Format
Monochrome & Color
Printer Ever

50% OFF YOUR 1ST ORDER!



Finally! Color you can't afford to resist!
Pricing from \$0.75 - \$0.25 per Square Foot



**KEN'S
REPRODUCTIONS**

Digital • Printing • Services
www.kensrepro.com

2220 Curtis Street Denver, CO 80205
Ph: 303.297.9191 F: 303.297.8885

7304 S. Alton Way, 3H Centennial, CO 80112
Ph: 720.493.9904 F: 720.493.9917



HP PageWide XL 8000 Printer

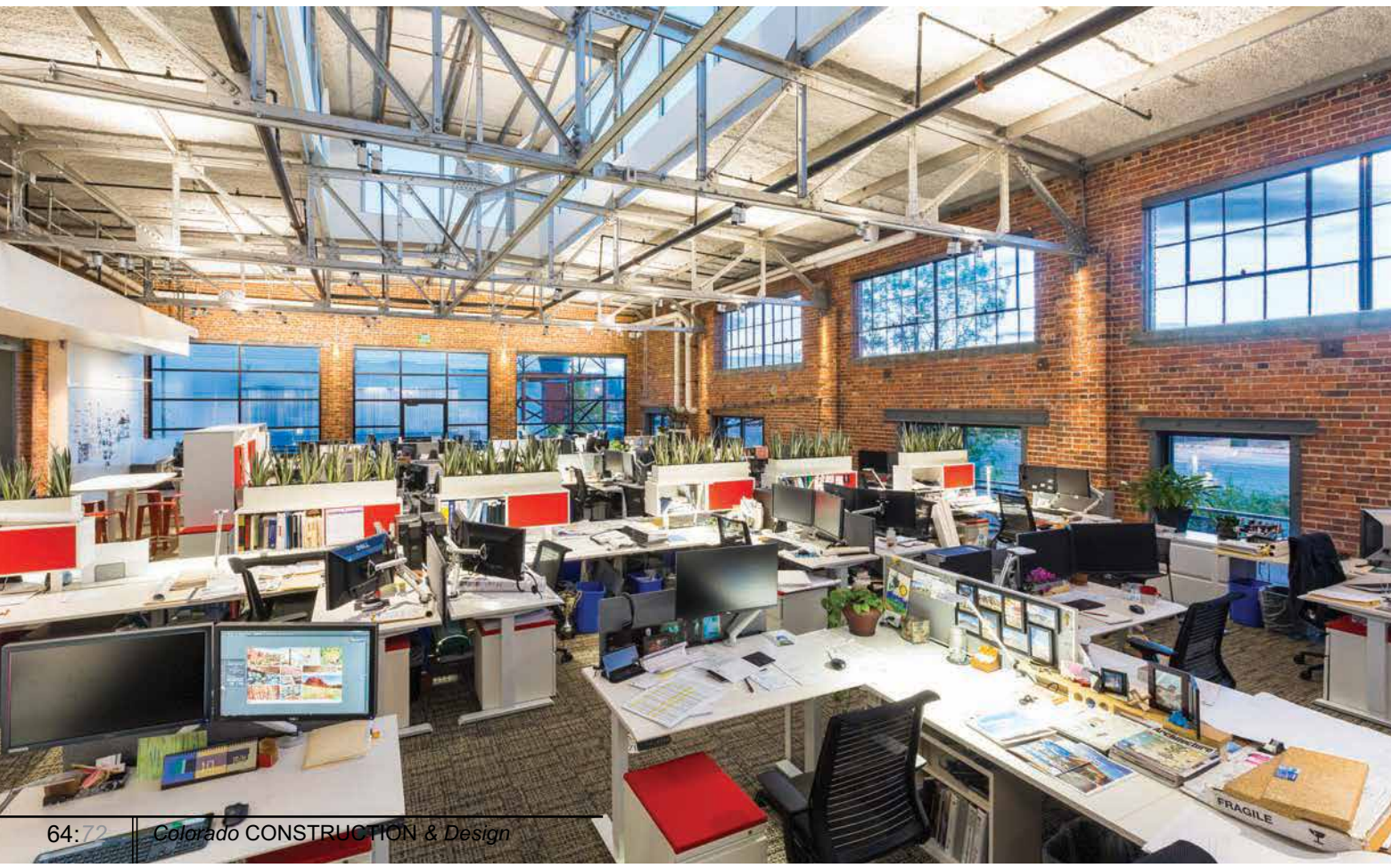




THE BINDERY ON BLAKE

Originally built in 1927, The Bindery on Blake is located in the up-and-coming RiNo neighborhood of downtown Denver. The venerable building originally served as a metal foundry, and then as a commercial printing plant, and is now repurposed as a hub for creative, 21st century office space. The original brick building with riveted steel trusses, large open bays and abundant natural light offers a beautiful background for the studio of nearly 150 architects,

interior designers and landscape architects. Occupying the two westernmost bays of the building, Davis Partnership Architects designed the space to serve as a model for collaborative and sustainable office environments. Davis is proud to be pursuing LEED Gold certification under the new, more restrictive LEED version 4, and this project is slated to become one of the first office renovations in a historic building to achieve this level under the new standard.





*“A model for collaborative
and sustainable office
environments”*

Colorado Construction Scene

Photos by Paul Wedlake & Mike Branigan



The Dairy Block along Wazee St. between 18th and 19th Streets in Denver will include 260,000 sq ft of office space along with retail and hospitality. General Contractor: Saunders Construction; Architects: Shears Adkins Rockmore and JG Johnson Architects



Pivot Denver, 17th and Wewatta Streets, will include 580 apartment units and a 56,000 sq ft Whole Foods Market. Architect: Davis Partnership Architects; General Contractor: Holland Construction



Union Tower West, 1801 Wewatta Street, will house boutique Hotel Indigo and a mixed-use office space. Architect: John Portman & Associates; General Contractor: Hensel Phelps



The Confluence, located near the convergence of the South Platte River and Cherry Creek will include 288 luxury apartments with 8600 sq ft of retail space. General Contractor: Clark Construction; Architect: GDA Architects



Business rewritten

Increasing Market Value

303.349.0179

julie@increasingmarketvalue.com

www.businessrewritten.com

Contact Business Rewritten for:

- Business and technical writing
- Proposal/Interview preparation
- Business development strategy
- Corporate communications
- Website and social media management
- Marketing personnel training

TENNIS ANYONE?

Join with other area architects, engineers, developers and construction professionals for fun, social tennis with the construction and design tennis group. All levels. Weather permitting, the construction and design tennis networking group meets from 3:30-6 p.m. on the fourth Fridays each month this summer and fall. Courts, beverages and tennis balls provided.

DATES:

July 22, Aug 26, Sept 23, Oct. 28

PLACE

Gates Tennis Center, 3300 E. Bayaud, Denver

To RSVP Contact:

Mike Branigan: 303-914-0574 • mike@ccdmag.com

Michael Hicks: 303-226-1623 • michaelh@powersproducts.com

Colorado
**CONSTRUCTION
& Design**



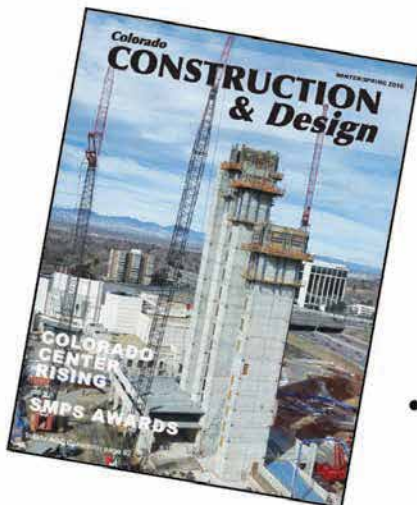
STRESSCON

Architectural and Structural Precast Concrete
An EnCore Company



WE'RE HERE TO HELP YOU BUILD YOUR BUSINESS

People News • Industry Events • Educational Features • Project Updates
Architectural Renderings • Association News • Your News



• IN PRINT

• ON LINE

• ON TIME

Colorado
**CONSTRUCTION
& Design**

Colorado's Construction News
And Marketing Magazine

To discuss your marketing, contact:
mike@ccdmag.com • **303-914-0574**

visit: www.ccdmag.com

SMPS Luncheon at the Denver Athletic Club, June 8th, 2016 with a focus on economic development of Metro Denver North



Michele Decker of 4240 Architecture with Maggie Bolden, President of SMPS Colorado



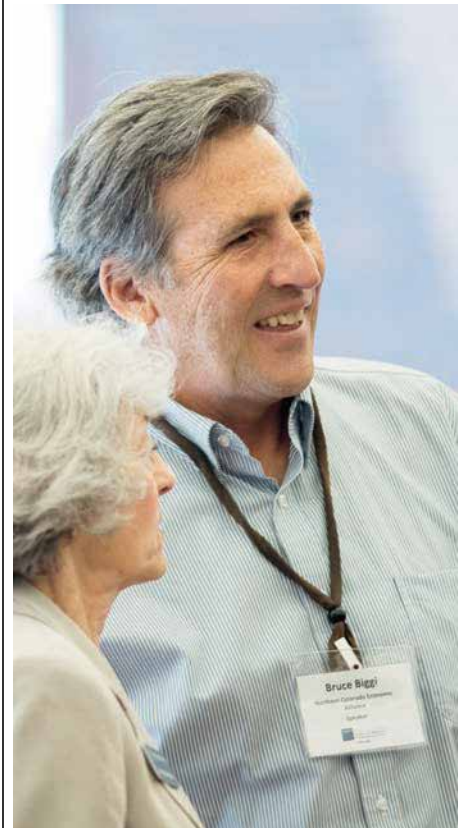
Shelley Hartnett of The Stresscon Corporation



Nicole Hammer from WSP Parsons Brinckerhoff



Julie Jacoby from The City of Thornton was one of the guest speakers



Bruce Biggi of the Northern Colorado Economic Alliance was also a guest speaker

Swanson Rink Office Olympics Fundraiser on June 16th benefits the Volunteers of America's Bannock Youth Center (BYC).



Conor Ryan putts for the competition, as spectators look on



Whiting Turner Team: Patrick Neu, Alonso Chavez, Kendrick McBride, Clark Thornhill, Connor Stahly, Trae Field, and Heath Sims



OZ Architecture Team: Frank Mataipule, Rebecca Greek, Daniel Flora, Tiffany Schick, Rachel Eggeling, Nick Graham, Kathy Kim, Annette Corona



Swanson Rink Team: Delaine Novak, Daniel Bunker, Yuki Guffey, Nichole James, Amber Roberts, Stephanie Aldrich, Brook Zion, Kisa Hanlon, Sam Leuck

SMPS Luncheon at Denver Athletic Club, May 26th, 2016



Amelia Basista with Illumination Systems, Ely Hemnes The Unfound Door, Kayla Willis MEP of Engineering



Maggie Bolden, President of SMPS Colorado



Councilwoman Robin Kniech speaks to the group



Lesha Shkolnik of Dynalectric talks to Maggie Bolden

YAAG AIA June 3rd 2016, at Gensler. AIA Colorado presented awards and honors at its Young Architects Awards Gala (YAAG). The annual event gives young architects and students the opportunity to showcase their work and gain recognition for their accomplishments



Josh Wilson, Greg Bell, Andrea Rogers, and Heather Miller of initial.aec enjoy the outside hospitality



YAAG MCs: Christopher Kleingartner of HDR, and Abby Noble of HDR



YAAG Judges: Brent Mather of Gensler, Renee del Gaudio, AIA – Renee del Gaudio Architecture, Stephen Dynia, FAIA of Dynia Architects, and Adam Harding, AIA of Roth Sheppard Architects



Randall Hatley and Scott Wightman of Gensler

Advertiser Index

31	Adolfson & Peterson (AP)
61	AGC of Colorado
21	AIA Industries
31	Borgert Products
23	Bryan Drahota Construction
67	Business Rewritten
27	Calcon
05	CCIG
45	Cesare, Inc.
17	Colorado Barricade
67	Colorado Construction & Design Magazine
67	Construction Tennis Network
19	Contractors Health Trust
41	CTL Thompson
07	Douglass Colony
57	Dynalectric
14	Emich Chevrolet
49	Earth Services & Abatement
43	FDG
71	Fiore & Sons
47	Fondell Architectural Woodworking
15	Gallegos Corp
11	GH Phipps
71	Ground Engineering
41	Holland & Hart
29	Honnen Equipment
18	HPE
63	Ken's Reproductions
47	Kumar + Associates
23	Monroe & Newell
33	MPC Construction
45	MTech Mechanical
09	Palace Construction
02	Rio Grande Co.
36	RMSCA
03	Rocky Mountain Prestress
38	SGH, Inc
63	SMPS Colorado
25	The Unfound Door
11	University of Colorado-Denver
72	Wagner
37	Zimkor
13	Zimmerman Metals

To advertise in **Colorado Construction & Design** contact **Mike Branigan**, Publisher at (303) 914-0574 or mike@ccdmag.com

Coming Soon
CC&D Summer/Fall 2016
School, Campus Construction & Careers

CC&D Fall 2016
Hotels, Hospitality, Resorts

To reserve ad space
Email mike@ccdmag.com
Visit www.ccdmag.com

Together We Can Move Mountains

Single services to full site
work packages

Site Management - Demolition
Earthwork - Site Utilities
Environmental - Land Development
Commercial - Landfill - Recycling

Now offering Complete Civil
Contracting Services



"SAFELY BUILDING A BETTER WORLD"



Civil site services are often written off as a simple, commodity based component of a construction project. In contrast, these services literally serve as the foundation to your project and deserve extensive attention. Fiore combines 5 decades of experience with well-coordinated, high quality, efficient, timely, and environmentally conscious civil services to ensure that your project is built on a rock solid base.



Our INNOVATIVE SOLUTIONS, STRATEGIC PROBLEM SOLVING, and WIDE SCOPE OF SERVICES can be delivered fully managed, as a combined package or stand alone to meet the needs of the client and always come with our partnership commitment to deliver more than what you paid for.

Don't build your next project on the cheapest dirt and infrastructure you can buy - your entire project literally depends on it!

730 W. 62nd Avenue Denver CO 80216
Phone: 303.429.8893 / Fax: 303.429.3035

www.fioreandsons.com



OVER 30 YEARS OF GETTING DIRTY **GROUND** ENGINEERING



- Geotechnical Engineering
- Construction Materials Testing and Inspection
- Laboratory Services
- Retaining Wall Design
- Pavement Engineering/Management
- Steel Inspection and Weld Testing
- Environmental Assessment
- Building Inspection Services
- Specialty Services – geothermal, vibration/movement instrumentation, GPR-ground penetrating radar (rebar locating/pavement thickness), cross-hole sonic logging, sonic echo, falling weight deflection

(303) 289-1989 • www.groundeng.com

ENGLEWOOD | COMMERCE CITY | LOVELAND | GRANBY | GYPSUM



STAY IN THE BLACK. CHOOSE CAT YELLOW.

**LEASE A NEW CAT® MINI EXCAVATOR TODAY FOR JUST
\$300 PER MONTH
WITH ZERO DOWN.**

+ WE'LL EVEN THROW IN AN EQUIPMENT PROTECTION PLAN.*

BUILT FOR IT.™

Give us a call:
1-877-654-1237

Visit us on the web:
www.wagnerequipment.com

Drop us an email:
wagner.info@wagnerequipment.com

*Offer valid from July 1, 2016 to September 30, 2016 on select new models of machines manufactured by Caterpillar Inc. Building Construction Products Division. Offer available only at participating Cat dealers. Flexible payment terms available. Offer is available to customers in the USA and Canada only and cannot be combined with any other offers. Financing and published rate are subject to credit approval through Cat Financial. Offer subject to machine availability. Machines sold in Canada by authorized dealers are priced in Canadian dollars and the price may take into account the exchange rate of Canadian dollars to U.S. dollars. Models shown here do not necessarily reflect the exact model and configuration to which the promotion applies. Payments are based on a finance lease with 60 monthly payments and \$0 down. Payments do not include taxes, freight, set-up, delivery, document fees, inspections, additional options, or attachments. Final machine prices are subject to change. The Equipment Protection Plan (EPP) applies to select models and is provided through Cat Financial for use at participating Cat dealers. Offer may change without prior notice and additional terms and conditions may apply. Contact your Cat dealer for details. Model and configuration used for promotional lease payment calculation: 300.9D Mini Excavator with cab with canopy, pattern changer, straight blade, expandable undercarriage and 10" bucket.

© 2016 Caterpillar. All Rights Reserved. CAT, CATERPILLAR, BUILT FOR IT, their respective logos, "Caterpillar Yellow," the "Power Edge" trade dress, as well as corporate and product identity used herein, are trademarks of Caterpillar and may not be used without permission.



WAGNER

