

Colorado

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AIA Colorado
Special Report

Round Up Double Shot!

Multi-Family
Residential

Government
Buildings

Inside AGC Colorado
page 60



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DAY 1

Flagstone harvested from local quarry in Lyons, Colorado



DAY 9

Stone cast in face of precast sandwich panels with integral rainscreen/ drainmat, and Thermomass insulation.



DAY 27

Precast cladding erected in 22 days compared to 130 days for traditional field-installed flagstone.



Project: CSU Health and Medical Center
Owner: Colorado State University
Contractor: Adolfson & Peterson Construction
Architect: Bennett, Wagner, Grody Architects
Engineer: JVA Consulting

RMP ROCKY MOUNTAIN
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On the cover:

The Saint Paul Collection is being developed by BMC Investments and designed by 4240 Architecture with Saunders Construction delivering the work Design-Build.

Renderings by Romas Noreika, Courtesy of 4240 Architecture

Mike Branigan
President and Publisher
303-914-0574
mike@ccdmag.com

Polly Emmons
Editor and Creative Director,
Layout and Design
polly@ccdmag.com

Julie Wanzer
Reporter and Contributor

Sean O'keefe
Contributing Writer

Michelle Meunier
Brian Johnson
Paul Wedlake
Caleb Tkach
Photography

Nancy O. Branigan
Marilyn Sudbeck
Accounting and Administration

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CCD Advocate and Partner, Michael Gifford Announces Candidacy



Mike Branigan, Publisher

Dear Reader,

When AEC industry pros get involved in government, that's a good thing. Polly Lawrence, Lawrence Construction is a successful state legislator; Bob Roth, IES Commercial is an exemplary Aurora city councilman; Wheat Ridge city councilman Bud Starker, represents positive growth initiatives for his district. Now, AGC Colorado President and CEO Michael Gifford is throwing his hat in the ring for Lakewood City Council. Already known for his advocacy for our industry at the state legislature and already serving on the Board of the Metro Denver Economic Development Corporation and the Aurora Economic Development Council, Gifford is a proven leader and worthy of our financial support and volunteer efforts. A resident of Belmar, Gifford is running for a non-partisan post for Ward 3. For more information and to support his campaign, call 720-810-6631 or visit www.gifford4lakewood.com.

Message from the Editor



Polly Emmons, Editor/
Creative Director

Hello readers! Presenting useful and informative content that supports and encourages those in the highly competitive, ever changing AEC/MEP Colorado Industry is what CC&D Magazine strives to do within every issue. Helping each of you to succeed and stay informed with an added pat-on-the-back for a job well done is our mission. This edition includes a round up of government buildings, multi-family housing projects, an AIA Denver region special report, AEC Colorado industry news, and project updates, concluding with several familiar faces from industry events in Parting Shots.

As always, thanks for reading and please continue to send us your news. We're here to help you build your business.

Sincerely,

Mike Branigan, Publisher
Tel. 303-914-0574
Email: mike@ccdmag.com

Polly Emmons, Editor/Creative Director
Email: polly@ccdmag.com
news@ccdmag.com

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Stantec to Acquire RNL Design

EGlobal design firm Stantec will strengthen the coast-to-coast reach of its US Buildings practice while broadening its civic and commercial capabilities through the acquisition of RNL, a Denver-based, 134-person integrated architectural, interior and urban design firm. A recognized industry authority in transit facilities, urban design, workplace, civic, higher education, and mixed-use facilities, RNL also embraces a companywide strength in sustainable design. The company's award-winning services are provided from offices in Denver, Los Angeles, Washington DC, Abu Dhabi and Phoenix. The transaction is expected to close in late July.

Crossroads Commerce Park Named 2016 Industrial Development of the Year

Crossroads Commerce Park was named Industrial Development of the Year by the Colorado Chapter of The National Association of Industrial and Office Parks (NAIOP).

The awards are given to honor the "Best of the Best" in commercial real estate industry. After decades of evaluation and remediation, the property was reborn as a Class A industrial park offering state-of-the-art multi-tenant industrial buildings as well as build to suit operations for users. Murray & Stafford is the general contractor and Ware Malcomb is the architect for MPP. Newmark Grubb Knight Frank represent TCC in leasing and marketing.

Sakura Square Announces Selection of Preferred Developer

Sakura Square LLC and Tri-State/Denver Buddhist Temple (Temple) have chosen the Nichols Partnership/Barry Hirschfeld, Jr. team as their preferred developer for the redevelopment of Sakura Square and the Temple in downtown Denver. Sakura Square covers one square block bordered by Larimer, Lawrence, 19th and 20th Streets. **"Together we look to establish a cultural gateway that preserves and celebrates the Japanese and Japanese-American experience."**

Completed in 1972 as a result of the Denver Urban Renewal Authority's efforts to transform the city center, Sakura Square was purchased by members of the Temple (then known as Tri-State Buddhist Church) to preserve the Temple and create a mixed-use development to house Japanese-American-owned businesses and the Tamai Tower

BMC Investments Acquires Landon Park Apartments

Real estate investment and development company BMC Investments has acquired Landon Park Apartments, a 464-unit multifamily community in Aurora. 35% of the units were recently renovated. Amenities include private balconies, patios, full kitchens, a two-story clubhouse with a theatre room and billboard area, a fully equipped fitness center, a business center, two outdoor pools with picnic areas with barbeques, two all-season soccer fields and a playground.

apartment building. The Temple was built in 1947 on the site of what was the heart of Denver's Japanese community post-World War II.

Other key members of the development team include Shigeru Ban Architects, Anderson Mason Dale Architects, Tres Birds Workshop, DIG Studios, KL&A and Davis Graham & Stubbs LLP. Barry Hirschfeld, Jr., a Denver native with over 20 years of living and working in Japan will act as an overall cultural ambassador for the project including to spearhead the connection between the US and Japan.

The Denver based architectural firm of Anderson Mason Dale, led by Principal Andy Nielson will be involved in all phases of community engagement, master planning and design.

Populous Relocates

The Denver office of design firm Populous has moved to 1630 Stout Street near the Colorado Convention Center. The Denver office is home to the event operations division and architecture practices led by Senior Principal Jerry Anderson. Populous Denver has been involved in the design of numerous sports venues including the University of Colorado Champions Center training and sports medicine facility and the new Colorado State University football stadium which opens this fall.



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Retainage Funding Solutions (RFS) Now Open



Jim Fullerton, Sales and Marketing
Phone: 303-912-5324
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Retainage is often seen as an impediment to specialty contractors seeking to exit one job and mobilize for the next. Banks and financial institutions are sometimes limited in their ability to provide readily- available financing options to help sub-contractors with liquidity. Retainage Funding Solutions, is a specialty finance company that purchases sub-contractor retainage in order to provide them with working capital so they can stay focused on their business and get on to their next job.

The principals of Retainage Funding Solutions have 42 years of experience in the construction industry as well as 64 years in the finance industry. This combination of experience brings to Colorado a management team that understands the specific needs of subcontractors. RFS adds value to all parties, starting with the owners and working through the banks, bonding agencies, general contractors, sub contractors and suppliers.

For more information, contact Robert (Bob) Ekback or Jim Fullerton or visit www.retainagefunding.com



Bob Ekback, Managing Director
Phone: 303-883-1328
rekback@retianagefunding.com

Merrick Announces Biosafety & Biosecurity Consulting Advisory Board

Merrick & Company has launched a novel, independent forum to advance the issues of biosafety and biosecurity in the laboratory and the field. The Merrick Biosafety and Biosecurity Consulting Advisory Board (BS&S CAB) will benefit our clients and associates with direct access to experts in the fields of biosafety, biosecurity, threat management, public policy, developing technologies, and international issues.

The motivation for the BS&S CAB arose from emerging topics that are challenging the central dogma of biosafety and biosecurity, such as synthetic biology, gene editing, cyberbiosecurity, and threat management. Merrick clients and associates will benefit from a resource of diverse expertise, through consultative services, custom training, and publications. Further, the Board has already partnered with other notable institutions to address emerging issues, such as biorepositories, cyberbiosecurity, and developing technologies. The Board plans to leverage these partnerships in a series of biosafety and biosecurity community workshops with academic, industrial, and professional organization partners.

Manhard Upgrades Geospatial and Oil and Gas Expertise with Strategic Acquisition of Tamarack Consulting

Manhard Consulting announced its acquisition of Tamarack Consulting, LLC., a Denver-based civil engineering firm that specializes in oil and gas, Geographic Information Systems (GIS) and Colorado special districts.

The acquisition of Tamarack Consulting complements Manhard's overall civil engineering offerings, specifically expanding Manhard's oil and gas services for regulatory permitting, land survey for right-of-way acquisition and machine control, as well as water storage and transport systems.

Tamarack Consulting will now be a division of Manhard Consulting and operate out of offices in Lakewood and Greeley, Colorado. For more information on Manhard Consulting, please visit www.manhard.com.

Colorado **CONSTRUCTION & Design**

2017-2018
EDITORIAL CALENDAR

SUMMER/FALL 2017
Southern Colorado Regional
Report, Careers, K-12 and Campus
Construction, Innovations in Concrete

FALL 2017
Hotels, Hospitality,
Restaurants and Resorts

FALL/WINTER 2017
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Adolfson & Peterson Construction Celebrates Colorado's 1st LEED v4 Platinum Certification



Adolfson & Peterson Construction (AP) joined together with City of Fort Collins officials, members of the community and members of the U.S. Green Building Council to celebrate achieving LEEDv4 Platinum for the Block 32 Utilities Administration Building in Old Town Fort Collins. The building is the first in the state of Colorado, the third in the US, and the fourth in the world to be certified as LEED Platinum for new construction under the new USGBC LEED v4 standards.

Designed by RNL Design and built by AP, the Block 32 project in Old Town Fort Collins is designed to house the administrative functions of Fort Collins Utilities. It is the first phase of the City of Fort Collins' plan to redevelop their municipal services complex and create a more welcoming civic center. This new 3-story, 37,500-sf municipal office building was designed to be one of the most energy efficient buildings in the state and incorporates sustainable features, such as photovoltaic panels, an insulated enclosure and windows, the state's first perennial outdoor living wall and a rain garden.

Regents Approve New \$82.5 Million Aerospace Building at CU Boulder

The University of Colorado Boulder is set to begin construction this fall of a new 139,000-square-foot aerospace engineering building complete with an indoor flight environment for testing unmanned aerial systems and roof design with the sight lines needed to track satellites.

The \$82.5 million project was approved by the CU Board of Regents Thursday after first being conceived in 2008 as an addition to the current Engineering Center. The new building, to be constructed on the East campus, is slated for completion in July 2019 - when the

Ann and H.J. Smead Department of Aerospace Engineering Sciences will move in.

The facility will include a 200-seat auditorium, distance-learning-equipped classrooms, faculty offices and spaces for graduate students.

With approval by the CU Boulder Design Review Board already in hand, architects are now wrapping up final drawings. Bids from potential general contractors are expected to be returned in mid-September, with groundbreaking anticipated for November.

MTECH Mechanical Expanding Facilities in Conjunction with 15 Year Anniversary



MTech Mechanical, a Colorado-based mechanical contractor recently broke ground on the expansion of their main office and fabrication facility. The 35,000 SF expansion will accommodate the recent growth of the organization and provide more space for fabrication facilities, offices and an in-house service training center. The campus is located in Westminster, CO.

The expansion, which coincides with the company's 15th anniversary in 2017, provides capacity for increased fabrication areas, service training and daily support functions required to support their growing team and project commitments.

Alliance Construction Solutions to Break Record with Historic Concrete Pour

Alliance Construction Solutions, a premiere Colorado-based construction management, general contracting and design/build-assist firm, coordinated the largest continuous concrete pour in Denver's history on June 10. Alliance, along with its partners and subcontractors, poured nearly 20 million pounds of concrete at a rate of 600 cubic yards per hour to create the foundation of the new Hilton Garden Inn Denver Union Station, located at 1999 Chestnut Place in Denver's Lower Downtown (LoDo) neighborhood.

The Alliance team and partners used more than 250 crew members on site, 150 trucks, three concrete mixing plants (with two others on standby), four concrete pumps and a telebelt to pour nearly 20 million pounds of concrete over the course of a day. At a rate of approximately 600 cubic yards per hour, nearly 5,000 cubic yards of concrete was placed in total.

The 12-story, 233-room Hilton Garden Inn Denver Union Station, developed by Focus Property Group and designed by JOHNSON NATHAN STROHE, is set to open early 2019. The project includes the restoration of the Historic Hose Company No. One, one of Denver's original firehouses built in 1883, into a feature restaurant adjacent to the hotel.

In addition to Alliance, partner companies include Brundage-Bone (concrete pumping), WS Barricade (traffic control), Martin Marietta (concrete supply), Baker (concrete placement), Kumar and Associates (concrete testing), RK Mechanical (slab plumbing), Weifield Electrical (slab electrical), MTN Inc. (waterproofing), Get With It (rebar placement), and Barton Supply (rebar supply). **See page 66 for photos of this record breaking concrete pour.**

ACEC Colorado Announces 2017-18 Officers and Board Members

- Nancy Clanton, PE (Clanton & Associates, Inc. – Boulder), will serve as president;
- Craig Watts, PE, (MKK Consulting Engineers, Inc. – Greenwood Village) will serve as vice president;
- Brad Doyle, PE (Parsons – Denver) will serve as secretary/treasurer;
- Immediate Past President Elizabeth Stolfus, PE (Stolfus & Associates, Inc. – Greenwood Village) will continue board service.

Newly elected members of the ACEC Colorado Board of Directors are:

- Metro Director Travis Boone, PE (AECOM - Denver)
- West Director Jonathan Kelly, PE (Wright Water Engineers, Inc. - Glenwood Springs)
- South Director Jeff Kobriger, PE (HCDA Engineering, Inc. - Colorado Springs)
- Metro Director Brant Lahnert, PE (KL&A, Inc. - Golden)
- North Director Wayne Thompson, PE (CTL|Thompson - Fort Collins)

NAVA Real Estate Development Lakehouse

- 12-story project features rowhomes and condominiums
- Amenities, homes focus on the WELL Building Standard™
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- Designed by RNL Design with Munoz + Albin



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Adolfson & Peterson Construction Celebrates the Beam Signing at Estes Valley Community Center

The Estes Valley Recreation and Park District, has embarked on the construction of a 70,000-sf community recreation center envisioned as a multi-generational facility with something to offer, no matter what your age.

Teaming with the Estes Valley Recreation and Park District, Architect Ohlson Lavoie Collaborative (OLC) and Owner's Representative, RLH Engineering, AP will ensure their vision and goals for this facility are achieved and the town receives

a community center that they can be proud of.

The steel topping out and community beam signing took place over two days with many local attendees wanting to be part of this milestone. Attendees included AP project team, Jason Heustis, Tom Purcell, Quintin Quimby, Josh Cohen, Wade Zimmerman, Les Fernando and Char Oppermann. The Estes Valley Community Center is on schedule to open in January 2018 to the public.

Cañon City Medical Office Building

Cañon City, CO will soon access quality medical care in a new addition to the Centura Health St. Thomas More Rehabilitation Building. Located adjacent to the main St. Thomas Hospital building, the two-story 30,000-square-foot addition includes the construction of examination rooms, treatment rooms, radiology services, reception areas, and a café.

It is planned to accommodate several health practices including Orthopedic Medicine, Obstetrics and Gynecology, as well as Family and Pediatric Primary Care services. Bryan Construction, Inc. was selected as the General Contractor to work alongside owner Boldt, Inc. and RTA Architects. Bryan Construction and Centura Health have completed several medical facilities together, including the recent Broadmoor Medical Office Building in Colorado Springs.

Construction on the St. Thomas More addition began in late April of 2017 and is expected to be completed in February 2018.

Hord Coplan Macht and NUNN Construction Break Ground on New Elementary School & Innovation Learning Center



Hord Coplan Macht and Nunn Construction announce the ground-breaking for a new school with Academy District 20 in Colorado Springs. The project encompasses Elementary School #20 and Innovation Learning Center and will be the first project of an 80-acre master planned school site for the District.

Elementary School #20 will house 600 pre-school through 5th grade students including a learning commons, gymnasium, cafeteria

and art, music and flex spaces. The Innovation Learning Center will provide a new home for the Online High School, the Calvert Online K-8 School, the Home School Academy and the Challenger Learning Center.

More than 100 community members joined as the team broke ground on the Elementary School and Innovation Learning Center.



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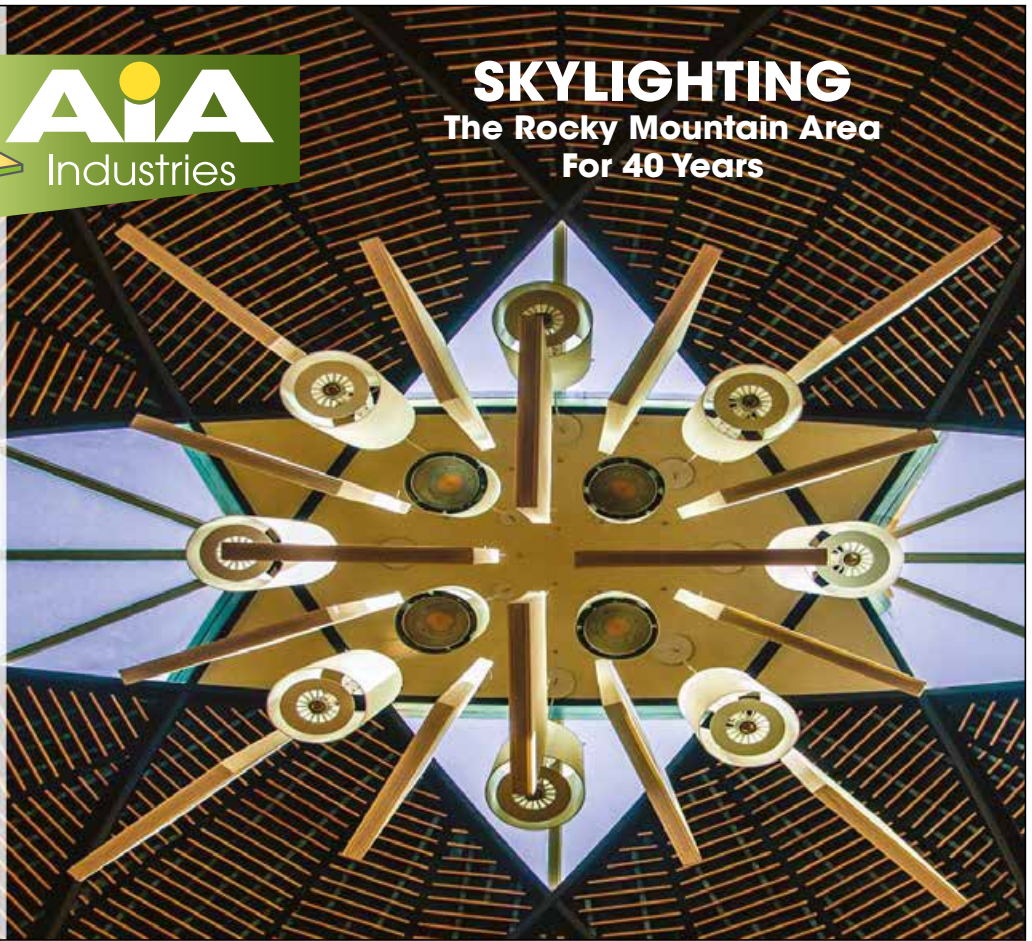
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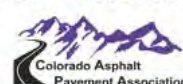
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Project *Updates*

MW Golden Constructors (MWGC) Completes Public Works Facility

MWGolden Constructors (MWGC) has completed work on the Nederland Public Works Facility. The project was constructed on a five-acre site in Arapahoe National Forest, including clearing portions of the densely vegetated lot and extensive earthwork. The new facility includes administrative offices, drive-through vehicle maintenance, shop space, bunk rooms and a conference room. Adding to the comfort of the building is in-floor radiant heat.

Palace Construction Selected as GC for Rehabilitation of Golden Spike Apartments



Palace Construction has been awarded a contract to manage the renovation of Golden Spike Apartments, a 200-unit high rise property for low-income households currently operated by Archdiocesan Housing, Inc., a subsidiary of Catholic Charities and Community Services of the Archdiocese of Denver.

Golden Spike Apartments (GSP) is located at 3000 W. Yale Avenue in Denver, Colorado.

The project is expected to start in September 2017.

Pathfinder Partners Acquires Colorado Independent Living Community for \$16 Million



Pathfinder Partners, a San Diego-based firm has announced the \$16 million acquisition of a 104-unit independent living community within the Shalom Park Senior Living Campus at 5240 Park Circle, Aurora, Colo. Pathfinder partnered with Hillcrest Development Group, LLC, a Denver-based company with experience in operating senior communities, on the acquisition.

The community, which Pathfinder will rebrand as V-Esprit, is situated on approximately 15 acres and

includes 104 units consisting of 60 apartments and 44 patio homes averaging 1,050 square feet. The property was acquired from the Shalom Park, the Colorado not-for-profit organization which owns the balance of the Shalom Park Senior Living Campus.

According to Mitch Siegler, senior managing director of Pathfinder Partners, his firm is planning a \$3 million renovation of the community.

JLL Secures \$31.8 Million in Construction Financing for Alta SoBo Station



JLL's Capital Markets experts have secured \$31.8 million in construction financing on behalf of a joint venture between Stockbridge and Wood Partners. The loan will be used for the development of Alta SoBo Station, a 187-unit, transit-oriented multifamily community located three miles from downtown Denver

in the South Broadway submarket. Chicago-based MB financial Bank, N.A., provided the four-year, floating-rate loan.

Alta SoBo Station is located a half mile from Interstate 25 and a five-minute walk from the Alameda light rail station. The building will feature community amenities such as a pool and hot tub, outdoor grilling areas, a game room, two-level fitness center and a bar area. Units will feature hardwood flooring, full-size washer and dryer, and a balcony or patio for every unit.

CFC Construction Projects in the Works



THE MINT | DENVER, CO

Owner: Forest City Stapleton

Architect: The Mulhern Group

Rendering: courtesy of The Mulhern Group

The Mint is located at the 29th Avenue Town Center in Stapleton. The two mid-rise residential buildings wrap a five-story parking structure. Residents of the 399 apartment units will enjoy two large ground floor interior courtyards plus amenities including a rooftop deck, ground floor retail and office space. The Mint is scheduled for completion later this year.



TRIVISTA ON SPEER | DENVER, CO

Owner: Legacy Partners

Residential Development

Architect: KTGy Group Inc.

Rendering: courtesy of KTGy Group Inc.

TriVista is a seven-story residential apartment building with 322 units, parking garage, and extensive amenities. Residents will enjoy a resort-style pool and spa, spin room and yoga studio, as well as a test kitchen, business center, dog wash spa, bike storage, and electric vehicle charge stations. TriVista is located on Speer Boulevard in the Golden Triangle.



ILIFF STATION | AURORA, CO

Owner: Iliff Station Holdings LLC

Architect: KTGy Group

Rendering: courtesy of KTGy Group Inc.

Iliff Station, a new TOD development in Aurora, includes a clubhouse, 17 residential buildings. The development offers 424 apartment units plus a spectacular 10,000 sf clubhouse. The project is integrated into the neighborhood with a city walkway and park creating a "spine" through the site, connecting RTD's Iliff Station and Yale Avenue. The project is scheduled for completion late 2018.

Pinkard Construction and 4240 Architecture Break Ground on CSU's Michael Smith Natural Resources Building Addition

Design-builder Pinkard Construction Company with team partner 4240 Architecture has commenced construction on the Michael Smith Natural Resources Building addition.

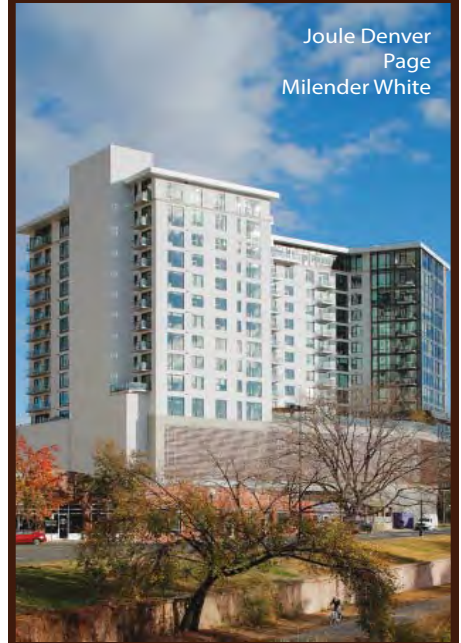
Located on CSU's main campus, the Michael Smith Natural Resources (MSNR) building addition and renovation adds four stories and approximately 42,800 gsf of new space to the south of the existing Warner College of Natural Resources building. The project will house flipped classrooms, instructional laboratories, a Student Success Center, an outdoor terrace, offices and meeting/collaboration spaces.

Total project budget is estimated at \$20.2 million with funding through donations, including a catalyst gift from the College's namesake, Ed Warner, and a naming gift from natural gas entrepreneur Michael Smith, Student Facility Fees and University Resources.

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Lantz-Boggio Architects Promotions

Congratulations to the following extraordinary team members on their recent advancements to Principal.



Christian Fussy, LEED AP responsibilities focus on Senior Living and Care projects of all scales and complexities. Christian has over 20 years of experience in the architectural profession working in all phases including programming, schematic design, design development, construction documents, and construction administration. He holds a license in Germany and in several states domestically.



Johnathan Sims, AIA is a licensed Architect with 20 years of experience in a wide range of project types. While specializing in Senior Living and Care Environments, he has built a reputation for pushing the envelope and taking design to a higher level. He is a leader in all phases of architecture, from programming through design and construction. **Jeremy Keimig, LEED AP** is a Project Manager where his responsibilities focus on



Senior Living and Care projects of all scales and complexities. He works to design, develop and execute the architectural documentation for senior residential projects. He has over 10 years of experience in the architectural profession including programming, schematic design, design development, construction documents, and construction administration.

Project One Integrated Services Promotes Six

Project One's Co-Founder, **Mike Palumbo** has been elected Board Chairman and Co-Founder, **Tristin Gleason** has been named as President of the Company. Other advancements include **Kristen Pyle's** promotion to Vice President of Contracts, Marketing and Risk, and **Steve Sciscione's** advancement to Director of Municipal/Civil and Infrastructure. **Max Anderson** and **Michael Hegarty** have also been elevated to Senior Project Managers, and **Andrew Amato** has been promoted to Project Manager.

Encore Electric Adds Meg VanderLaan as Chief Marketing Officer (CMO)



Encore Electric, Inc. (www.encoreelectric.com) announced today that **Meg VanderLaan** has joined its executive leadership team in the newly created role of Chief Marketing Officer (CMO). VanderLaan will set the marketing strategy and provide innovative leadership for all aspects of marketing and communications for the company.

JE Dunn Construction Welcomes John Moore as Senior Vice President and Regional Director of Business Development



John Moore is responsible for overseeing business development activities in JE Dunn's West Region comprised of offices in Denver, Colorado Springs, Portland and Phoenix. He received his B.S. in Engineering from Colorado State University and is a registered engineer in the State of Colorado.

MDP Engineering Group Announces New Hire and Associate Principal



Stevie Reynolds will oversee the firm's high-level marketing strategy and implementation, and will actively assist the Principal team in business development initiatives. Reynolds is an experienced Marketer for the A|E|C industry, and offers strong management experience that will support MDP Engineering throughout its continued growth. **Bryce Clark, P.E.** was recently named



Associate Principal. Clark has a B.S. from Colorado School of Mines and an M.S. in Mechanical Engineering from Georgia Tech. He joined MDP in October 2013. Clark holds licenses in eight states, has been working as an MEP Engineer in the Rocky Mountain Region for seven years.

Rick Kinning, CEO, RK Mechanical Wins Entrepreneur of the Year Award

Rick Wins in the Family Business Category at the June 22 EY Awards Gala Attended with Family and Friends.



Rick and Marcee Kinning (center) on stage with family and friends.

At the Awards Gala in Denver on June 22, 2017, EY announced the winners of its 31st annual Entrepreneur Of The Year Award for the Mountain Desert region. Recipients were selected by an independent judging panel made up of previous award winners, prominent CEOs, investors and other business leaders.

Entrepreneur Of The Year®, founded by EY, is the world's most prestigious business awards program for entrepreneurs. This award recognizes the contribution of people who inspire others with their vision, leadership and achievement.

Judges agreed that RK's CEO, Rick Kinning, fits this description, and selected him as the winner in the Family Business Category.

Rick attended the gala with his wife, Marcee, as well as his brother, Jon, his wife Aimee, and a group of family and friends.

ACEC Announces 2017 Award Winners in Multiple Categories

Committee Chairpersons of the Year Award

Gray Clark, PE (Muller Engineering Company, Inc. – Lakewood)
Derek Lindvall, PE (Atkins – Denver)

George Washington Award - Outreach and Service

William Green, PE, (RMH Group, Inc. - Lakewood)

Orley O. Philips Award - Contributions to Profession and Society

Stuart Monical, PE (ACEC Colorado past president, past ACEC National director and ACEC fellow - Highlands Ranch)

ACEC President's Award Goes to First Responders and CDOT Engineer

Major Tim Keeton, Colorado State Patrol; Captain Rob Marone, Colorado State Patrol; Captain Greg Gilbert, Loveland Fire Rescue Authority; and Larry Haas, PE, CDOT

The awards were presented during a ceremony at the ACEC Colorado Annual Meeting on May 19 at Magnolia Hotel Denver.



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Samuel Engineering Rides 150 Miles for Bike MS

This is Samuel Engineering's (SE) 5th year sponsoring a team for Bike MS. They do this to experience a great ride and help the National MS Society fund research, advocate for change and help people with MS live their best lives. MS has hit many of the SE family and they believe in this cause! It's a group effort that transcends personal accomplishment and touches the lives of the thousands of people affected by MS in our community.

Bike MS is a physical challenge for cyclists of every level, but it's so much more than just a ride. The camaraderie, passion, and memories that come from sharing this experience within the SE team will stay with them for a lifetime. Bike MS is a weekend-long and life-long opportunity to make a difference in your own life, and in the world.

Ride Details

Held on: June 24-25, 2017

Start/Finish Location: Front Range Community College Westminster

What makes this ride so special? Riders traveled through quaint towns and backroads where they enjoyed rolling terrain or tackled the mountain climbs surrounding Horsetooth Reservoir before ending at Colorado State University in Fort Collins. Each day had multiple route options, all of which were fully supported with stocked rest stops every 10-12 miles and a great lunch stop.



Samuel Engineering's own President, Everod Samuel, rides his penny-farthing bike almost 150 miles for this 2-day event.

The penny-farthing also known as a high wheel, high wheeler and ordinary, is a type of bicycle with a large front wheel and a much smaller rear wheel. It is a direct-drive bicycle, meaning the cranks and pedals are fixed directly to the hub. Instead of using gears to multiply the revolutions of the pedals, the driven wheel is enlarged to be close to the rider's inseam, to increase the maximum speed. This shifts the rider nearly on top of the wheel and makes it impossible for the rider to reach the ground while sitting on the seat.



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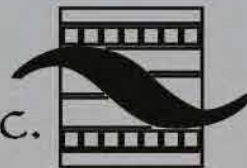


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Image credit: National Western Center, Parsons Brinkerhoff/Studio Seven G

GOVERNMENT by: Sean O'Keefe Buildings *Round Up*

Government often finds itself playing catch up, following on the heels of growth in the commercial and residential sectors with much needed facility expansions, renovations, and new construction projects to keep pace with community needs. This edition of the Round Up looks at a handful of projects ranging from municipal to county to federal government clients, all of which will provide improved community services. From justice to wastewater, national research to local culture and entertainment, government entities create a vital common infrastructure accounting for public safety, clean water, community engagement and many other indispensable civic services.



National Western Center Initiates Campus Placemaking Study with MIG

The Mayor's Office of the National Western Center recently announced the selection of firm MIG, Inc. for a Campus Placemaking Study focused on people-centered planning and design. The National Western Stock Show has been a Colorado treasure since the first 1906-show in the historic yards, evolving over generations into the National Western Complex and Denver Coliseum sites of today. Working with MIG and a team of experts, the Mayor's Office of the National Western Center will explore concepts that include a mixture of types of public spaces for a wide range of uses and strategies to re-envision the future National Western Center. This phase of the project builds on work completed during a previous master planning phase led by **Parsons Brinkerhoff**.

MIG will be responsible for refining the framework for all future campus developments, creating links between areas of focused interest like entertainment, experiential learning and research, and agribusiness. MIG will refine the current program by conducting a campus-wide public realm study including a cultural plan, campus and building design standards and guidelines. Public engagement will be extensive and the conclusion of the three-year study will result in 30% site infrastructure design for master plan phases 1 and 2 delivered in 2020.

MIG's Denver-based team includes partners: **studioINSITE**, **Matrix Design Group**, and **Communication Infrastructure Group**.



Images credit (above): National Western Center, Parsons Brinkerhoff/Studio Seven G

Northglenn Looks to Build Iconic Presence Along I-25

The City of Northglenn is proudly underway with designs for a new 47,600-sf justice center planned for a highly visible site overlooking I-25. The City's website shares that the new Police Department and Municipal Courts Justice Center will be an easily identifiable landmark building known to both residents and travelers. A design team composed of **Hoefler Wysocki Architecture**, of Leawood, Kansas and **D2C Architects**, of Denver, have been working closely with the City to review a program approved in 2014 and rethink spatial economies to enhance usability while realizing the most economical solutions in conjunction with City's \$18 million budget.

The design includes a two-story building with public access

Image credit (below): Northglenn Justice Center, D2C Architects/Hoefler Wysocki



services on the main level and secure-access on the lower level. The City has been in their existing police department building since the 1980's and they describe conditions as cramped and technologically inadequate for the demands of modern police work. The design team has been working on integrating sustainable technologies that will allow the new building to be off-the-grid-ready in the event of a power outage. The City envisions a state-of-the-art facility that will include everything the Police Department and Courts needs while adding a noteworthy architectural moment on along metro-Denver's northern edge.

FCI Constructors broke ground in late 2016 and construction completion is planned for early 2018.

GOVERNMENT Buildings Round Up

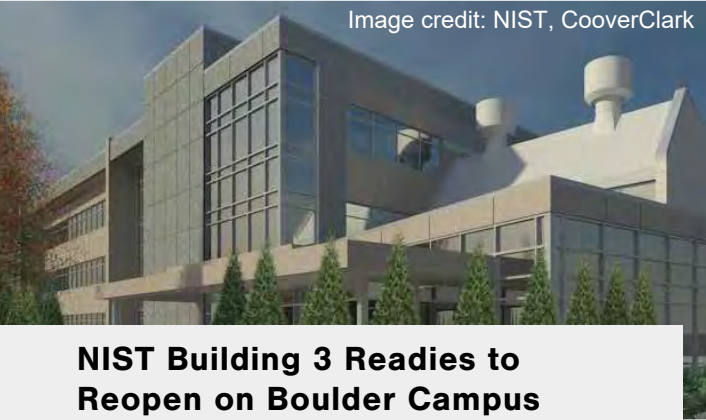


Image credit: NIST, CooverClark

NIST Building 3 Readies to Reopen on Boulder Campus

The National Institute of Standards and Technology (NIST) makes its mission to promote U.S. innovation and industrial competitiveness by advancing measurement science, standards, and technology in ways that enhance economic security and improve our way of life. Operating from both Gaithersburg, Maryland and a 208-acre campus in Boulder, NIST takes a long view of planning the future with scientific knowledge. Today a design-build team led by **Swinerton Builders** with **CooverClark** leading design services, nears completion on the renovation and expansion of Building 3 in Boulder.

With groundbreaking taking place in May of 2016, the completed building program will expand from the original 18,000 sf built in 1951 to a total of 41,000 sf when the new facility opens in September of 2017. Building 3 will serve as the headquarters for NIST's newly formed Communications Technology Laboratory, while providing comprehensive office, lab, and support spaces for approximately 105 scientists and staff. Design and construction challenges on the project revolved primarily around the ultra-high level of technological integration and the need to coordinate work activities to minimize disruptions to other campus occupants. Early, effective sitework sequencing and prioritizing footer placements allowed builders to quickly release the structural steel package and get the erection process moving quickly once construction started. Additionally, a large underground inter-duct system housing fiber optic lines supporting campus operations ran directly through the planned expansion's footprint and had to be relocated prior to construction.

The City and County of Broomfield's Wastewater Laboratory Undergoes Transformation

Construction is in progress on the expansion and rehabilitation of the City and County of Broomfield's Wastewater Laboratory facilities at the Wastewater Treatment Facility. The lab provides vital services that ensure Broomfield's treated effluent complies with the National Pollutant Discharge Elimination System (NPDES) permit requirements issued by the Colorado Department of Health and Environment. Existing facilities were constructed in 1987 and today suffer from a lack of space to accommodate staffing and technological deficiencies that have accumulated for three decades.

Designed by **SEH, Inc.** and being built by **Saunders Construction**, the rehabilitation of existing spaces and a 6,000-sf addition called for precisely controlled construction sequencing to ensure current operations remained unimpeded throughout construction. With 24/7 plant operations and laboratory analysis taking place daily, a careful dust mitigation plan has ensured lab samples are uncontaminated by construction activities. The new lab's casework and flooring package includes chemical-resistant countertops and stainless-steel spiral duct work to ensure a sterile environment.

The expansion's foundation was designed to attach to the existing building at the same point as the original utility connections, requiring significant pre-coordination with utility providers in advance of groundbreaking. Construction services began in August of 2016 and are expected to be complete in August of 2018.

Image credit: SEH, Inc.



Image credit: Saunders Construction



Image credit: Silverthorne Performing Arts Center, OZ Architecture



Lake Dillion Theater Company at Home in New Silverthorne Performing Arts Center

The finishing touches are in and with great excitement the show goes on for the Lake Dillion Theater Company (LDTC) as they take residence in their new home at the Silverthorne Performing Arts center in Silverthorne, Colorado. Opening its doors for the first time in June of 2017, the 15,730-square foot performing arts center boasts a multi-theater configuration that allows the venue to accommodate a variety of different audience capacities and more than one performance at a time.

As the only professional theater company in Summit County, the LDTC had long since outgrown their 70-seat maximum capacity theater in Dillion. The company was looking for a new venue when they discovered their mutual interest with the Town of Silverthorne, which was envisioning a new cultural epi-center as an area attraction and town amenity.

OZ Architecture joined the new partnership in a planning and design capacity and the vision for the new facilities began to take shape in the spring of 2015. The team proposed a future where Silverthorne's musical performances, theatrical offerings, lectures, celebrations, artist endeavors, and historical exhibits will define the town in equal measure with parks, trails, open space, and recreation. To that end, the new venue's state-of-the-art black box theater has the capacity to seat between 110 and 198 guests and offers creative freedom to independently configure stage, seating, and lighting for each production starting from one of four primary layouts. A smaller, more intimate theater and public performance areas are joined by rehearsal and educational spaces, reception lobby and bar, administrative offices, and several exhibition areas.

The project broke ground in May of 2016 with **Adolfson & Peterson Construction** leading the design-build delivery.

Huerfano County Judicial Center Design Plans Advance

Plans are taking shape for a new community focal point in the Town of Walsenburg, as the design for the new Huerfano County Judicial Center advances in the office of **Anderson Hallas Architects**. The original county courthouse was constructed in 1904 and features the distinctive Romanesque style common in many western public buildings of the period because of the abundance of local stone. Well beyond a hundred years-old, the building's historic charm could no longer justify the spatial and technological limitations in the county's needs. To this point the Anderson Hallas has developed a space needs assessment involving interviews with County and District Courts, Clerks, Probation and Mediation departments.

Site planning for the 18,000-sf Judicial Center locates the new building adjacent to the existing courthouse within the current right of way of 5th street through Walsenburg. This new civic intervention will enliven the downtown core by disrupting the grind. The building's placement will also facilitate a secure connection to the existing county jail. The design features a masonry and cast stone exterior in deference to the historic courthouse, which will remain and the surrounding context. The interior, however, will be present modern, safe and efficient 21st century facilities designed to serve civic interests for generations to come.

Currently in design development, the project is anticipated to seek contractor selection in the future, with a target completion sometime in 2020.

Image credit: Huerfano County Judicial Center, Anderson Hallas Architects



GOVERNMENT Buildings Round Up

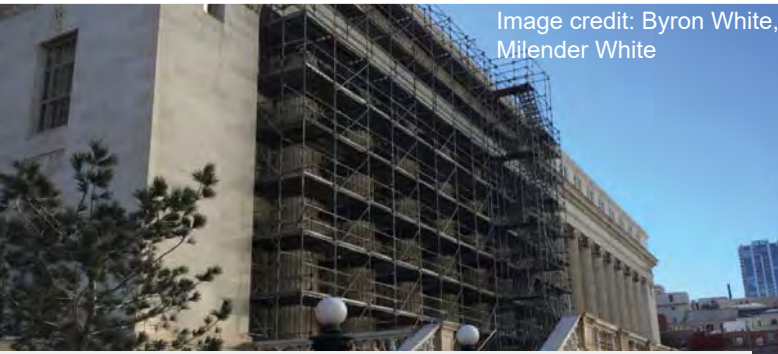


Image credit: Byron White, Milender White

Byron White U.S. Courthouse Rejuvenated After Years of Planning

After more than two years of construction and many more in planning, the Byron White U.S. Courthouse is finally nearing completion on a massive building rehabilitation project. Located at 18th and Stout in downtown Denver, the four-story, neoclassical icon in Colorado Yule Marble has housed the U.S. Tenth Circuit Court of Appeals since the building opened in 1916. Significant scopes of work on the overall rehabilitation include restoration of windows, exterior marble and terrazzo. Restoring historic marble required a careful application of techniques to prevent weathering while retaining historic material and features. Some repairs even required new hand-carved stones to match existing as closely as possible. Storm windows were moved to the interior of the building to return the exterior to its original historic character without compromising modern energy efficiency. Interior upgrades include HVAC and elevators, and replacing electrical fixtures with LED components.

Anderson Hallas Architects has been involved in the project since 2010 when they were brought on board to conduct a facility assessment and develop a Building Preservation Plan for the General Services Administration, the federal agency responsible for large government properties. Planning was enhanced in 2013, when a 3D BIM model of the interior volume was developed. This allowed designers to previsualize how to best integrate mechanical and electrical upgrades with systems that would remain in place – again enhancing building efficiency without jeopardizing historic character.

Rehabilitation began in earnest in the fall of 2015 with **Milender White + ORCA Communications** leading construction services and **Anderson Mason Dale** leading design services. Anderson Hallas has remained onboard for historic preservation consulting.

Edgewater Civic Center

The City of Edgewater, a Denver enclave west of Sloan's Lake, has secured voter approval on plans to build a new Civic Center in Walker Branch Park. The City envisions a 50,000-sf multi-purpose building programmed to account for city hall, council chambers, police department, library, gymnasium, and fitness center, along with public meeting rooms all connected by an atrium gathering space. Edgewater has implemented a two-phase delivery process that began with Owner's Representatives **NV5** carrying out a community-based design process and developing bridging documents. Those plans have been handed off to **Alliance Construction Solutions** and **Humphries Poli Architects** to complete as a true design-build project with NV5 and the bridging document architects, **D2C**, remaining independently involved to ensure the final facility aligns with the community's intentions.

The challenge for designers has been to fit a group of typically disparate civic functions into a single building being planned for a tightly constrained site. Three of the facility's largest spaces – the library, the police department and the gymnasium – all require ground-floor access due to their nature of use, adding to the challenge of creating an appropriate building plan. By placing the municipal offices and court functions and library on level one, the design balances office functions of police and courts with the more exuberant activities in library and gymnasium while maintaining a sense of connection through the building's center. The design will also make provisions for possible building expansion in the future.

The design continues to progress and ground-breaking is scheduled for the fall of 2017 with construction completion targeting a fall 2018 community opening.

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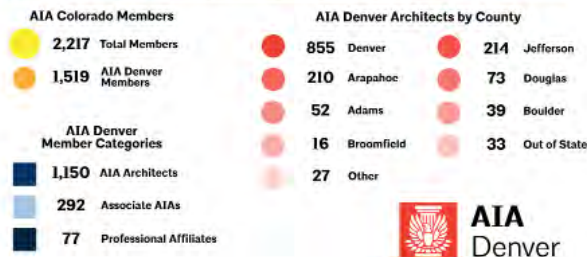
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AIA Denver Colorado Special Report



AIA Colorado is the voice of the architectural profession in Colorado. Through advocacy, leadership development, education and resources for architects, the organization is designing a better world. Our statewide network of more than 2,300 members includes architects, those working towards licensure, and allied industry professionals.

AIA Denver is comprised of members across nine counties: Arapahoe, Adams, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin and Jefferson.

Letter from the Board

By Beth Mosenthal, AIA, LEED AP BD+C at AndersonMasonDale Architects – AIA Denver Outreach Director and Brad Tomecek, AIA, Principal at Tomecek Studio Architecture – AIA Denver Board President

Denver's transition from a teenage to metropolitan city has never been more evident. Our city's diverse economy has grown by almost 6,000 jobs since 2015, according to the Downtown Denver Partnership's 2017 State of Downtown Denver. With a downtown area that continues to attract new residents and companies from industry and innovation hubs nationwide, it's hard to not take in a vista of our burgeoning city without the profile of cranes interrupting our coveted mountain views.

The 2017 State of Downtown Denver also projects that as of mid-2017 there are currently 31 projects under construction and 11 projects planned that will provide 5,341 additional residential units, 1,181 hotel rooms and 2.5 million square feet of office space to this densifying city center and surrounding neighborhoods.

Amidst rapid growth, Denver's new builds arguably show disparate responses in their integration of the public realm, multimodal transport and aesthetics. As our city continues to be shaped by a wave of new buildings that will continue to redefine our skyline and neighborhoods, which projects demonstrate potential in creating a lasting, thoughtful response to the places we live, work and play?

The following recent and slated projects arguably demonstrate thoughtful responses to placemaking, context and a desire to address Denver's continuously changing image and aspirations:



- **Single Family Residence: 5280 House, by Studio Completiva**

The 5280 House, named because the living space sits exactly one mile above sea level, is a custom-built single family residence. The owners selected a site in the Highlands for its location and views of Denver. According to Principal Yong Cho, AIA, "When it comes to new construction, homeowners want square footage as well as a configuration that maximizes light and views; as a form, the townhome lends itself to this kind of redevelopment." With its walkout basement, main



Photo: 5280 House, by Studio Compleativa

floor master and third story living space, the house is upside-down. The reverse layout – where top floor rooms are afforded the most coveted views – represents a thoughtful, unconventional construction style. Although the lot is three times larger than a typical Denver lot, the house’s footprint is quite small, at only 1,100 square feet.

• **Affordable Housing: Welton Park Apartments by Humphries Poli Architects**

Welton Park Apartments is a workforce housing development bringing 223 much-needed affordable dwelling units close to the Denver city core. The \$43 million project was led by Century Development, which received financial help from the U.S. Department of Housing and Urban Development, Colorado Housing and Finance Authority, Colorado Division of Housing and the Denver Urban Renewal Authority. Denver’s Office of Economic Development also chipped in

\$1.1 million through the city’s Inclusionary Housing Ordinance special revenue fund. Situated on the historic Welton Street, it marks the gateway to the Five Points business and entertainment district and has an important role in reflecting the area’s vibrant cultural diversity.



• **Hospitality: The Maven by Johnson Nathan Strohe**

The Maven is an eight-story, 172-room independent luxury hotel in the new Dairy Block in Lower Downtown Denver. It features an expanded, experiential lobby designed to capture the resurgence of the hotel as a social gathering space for guests and

the broader community alike. Designed as one continuous first-floor experience, the hotel’s 3,600-square-foot lobby flows into the 7,200-square-foot Kachina Southwestern Grill, Poka Lola Social Club and lobby of the adjacent building. The overall experience is intended to feel unique to Denver, to Dairy Block and to the LoDo neighborhood in which it resides.

As a three million-person city that continues to grow and thrive, Denver remains a city to watch as its architecture and interior design continues to evolve with the city’s shifting demographics, culture and urban priorities.

Two of AIA Colorado’s Knowledge Communities are focusing on Denver’s rapid population growth and evolution. Members are meeting regularly and tapping community leaders and stakeholders to discuss urban design, density and affordable housing options and viability in our thriving city.

AIA Denver Colorado Special Report



Project Name: Laurel Cherry Creek
Architecture Firm: JOHNSON NATHAN STROHE
Lead Architect: Liz McDonald, AIA, NCARB, LEED AP
Landscape Architecture Firm: Design Workshop
Contractor: Haselden Construction
Location: Cherry Creek North Denver
Expected Completion: October 2018

Located in the heart of Cherry Creek North, Laurel Cherry Creek is a luxury, mixed-use development paving the way for a new era of condominium development in Colorado. As one of the few condominium projects currently under construction in Denver, Laurel Cherry Creek is helping meet the high demand for quality, for-sale properties. The 71-home project includes seven high-end penthouses on the top two floors, a porte-cochere and spacious homes featuring large balconies with sliding glass doors that blur the line between indoor/outdoor living. Adding to the vitality of the neighborhood, the property also includes approximately 3,775 SF of ground floor retail/restaurant space along Steele Street. Perhaps its most defining feature, however, is its west-facing rooftop deck that provides unobstructed views of the Front Range and downtown Denver, fully equipped with a plunge pool, fire pit, lounge seating, dining area, outdoor kitchen and pizza oven. This amenities-rich community enhances the Cherry Creek North neighborhood while also complementing its existing character. High-quality materials are used throughout the project, including unit paving and highly finished concrete to tie this private development into the existing public hardscape that surrounds the site.



Project Name: Giambrocco Mixed Use Development
Architecture Firm: Gensler
Lead Architect: Brent Mather
Landscape Architecture Firm: Wenk & Associates
Location: River North (RiNo), Denver
Expected Completion: TBD

Gensler is designing the Giambrocco creative office building, boutique hotel and adapting an existing building into a marketplace concept at the 38th and Blake Street light rail station to become the iconic destination in RiNo. The development will appeal to artists, entrepreneurs and established firms alike by combining inside/outside spaces, shared community amenities and a blend of next-generation office/studio spaces. With public alleys, plazas and a special walking surface along a working rail spur, the site will be a continuous active-use environment boasting an exceptional number of uses and uninterrupted views of downtown Denver.



Project Name: Lowry Eating Recovery Center

Architecture Firm: Farnsworth Group, Inc.

Design Architect: Greg Straub, AIA, NCARB

Project Architect: Julie M. Sass, AIA, NCARB,
LEED AP BD+C

Landscape Architecture Firm: Farnsworth Group, Inc.

Contractor: Brinkman Construction

Location: Lowry, Denver

Expected Completion: May 2018

Through careful analysis and out-of-the-box thinking, Farnsworth Group doubled the allowable square footage on this deed restricted property in the Lowry Powerhouse Plaza. To maximize the usable area of the site, a combination of underground and at-grade parking was used, with patient areas on the upper two levels. The design balances the stringent needs of 12 occupancy and strict site constraints with patient needs to create a welcoming environment for healing and counseling; providing a distinctive, faux-wood clad entry area, and secure upper level patios. The entry's three-story curtainwall encloses a two-story atrium and a large, daylit meeting area on the top level with mountain views. The new eating disorder hospital includes approximately 67,000 SF of steel framed, warm, lit core and shell space for clinical and inpatient treatment on a 56,000 SF post-tensioned concrete deck parking podium.



Project Name: The Campus at Platte Fifteen

Architecture Firm: OZ Architecture

Architectural Team: Kelly Davis, Jacob Levy, Joe Anastasi, Nate Jenkins, Abigail Plonkey, Amanda Johnson

Landscape Architecture Firm: three sixty design

Contractor: Adolfson & Peterson

Location: 15th St. & Platte St., Denver

Expected Completion: December 2018

The Campus at Platte Fifteen is a transformative mixed-use development at the intersection of 15th and Platte Streets. Three new developments, Platte Fifteen, Riverpoint I and Riverpoint II, together form The Campus at Platte Fifteen. Located just north of Denver's downtown, the campus provides opportunity for up to 320,000 square feet of potential office space. Platte Fifteen will include boutique retail, state-of-the-art office space, and collaborative common areas, along with a fitness center, commuter bike storage, underground parking and a rooftop deck with unobstructed views of the mountains and downtown Denver. Riverpoint I and II project a uniquely connected campus with pedestrian bridge access between each building. The Riverpoint structures will offer an engaged connection to neighboring Confluence Park, as well as a rooftop deck with unobstructed city and skyline views and outdoor patios with live green screens – elements which truly blur the lines between indoor and outdoor space.

Upcoming Events

AIA Colorado provides relevant and inspiring educational experiences for members at all levels of their careers. The following events are open to AIA Colorado members and allied professionals:

AIA National SpeakUp Advocacy Event, July 19-21, The Curtis Hotel, Denver

SpeakUp is AIA's annual legislative and political advocacy leadership event. At SpeakUp, architects and design professionals from across the country develop skills to advocate for the profession and their communities. This year's event will be hosted in Denver, and will feature three days of hands-on training, workshops, role-playing and opportunities for members to interact with federal and state political and policy experts. SpeakUp is open to any AIA member, and is an excellent opportunity for those who want to make a difference by engaging in the legislative and political process.

Before the national SpeakUp event, AIA Colorado will host a Mini-SpeakUp on Tuesday, July 18. Mini-SpeakUp is a special Colorado-focused Advocacy and Action event where AIA Colorado members will have an opportunity to learn legislative and political advocacy leadership skills from AIA National staff and take part in dynamic, hands-on training.

AIA Colorado and Local Awards Gala, August 18, Grand Hyatt Denver

Join AIA Colorado in celebrating the 2017 Design and Honor Award winners. Previously held in conjunction with the Practice + Design Conference, this year's Awards Gala will be a separate, formal event to recognize winners from architectural firms from across the state. Winners are honored for their design excellence in the form of the built environment. Additional Gala details will be posted at www.aiacolorado.org/happenings.

Practice + Design Conference, September 21-23, Keystone, CO

The Practice + Design Conference is AIA Colorado's signature annual event. More than 600 members and industry professionals will gather in Keystone this year to hear from nationally and internationally recognized keynote speakers and explore the latest products, technology and services the industry has to offer – all while earning continuing education hours.

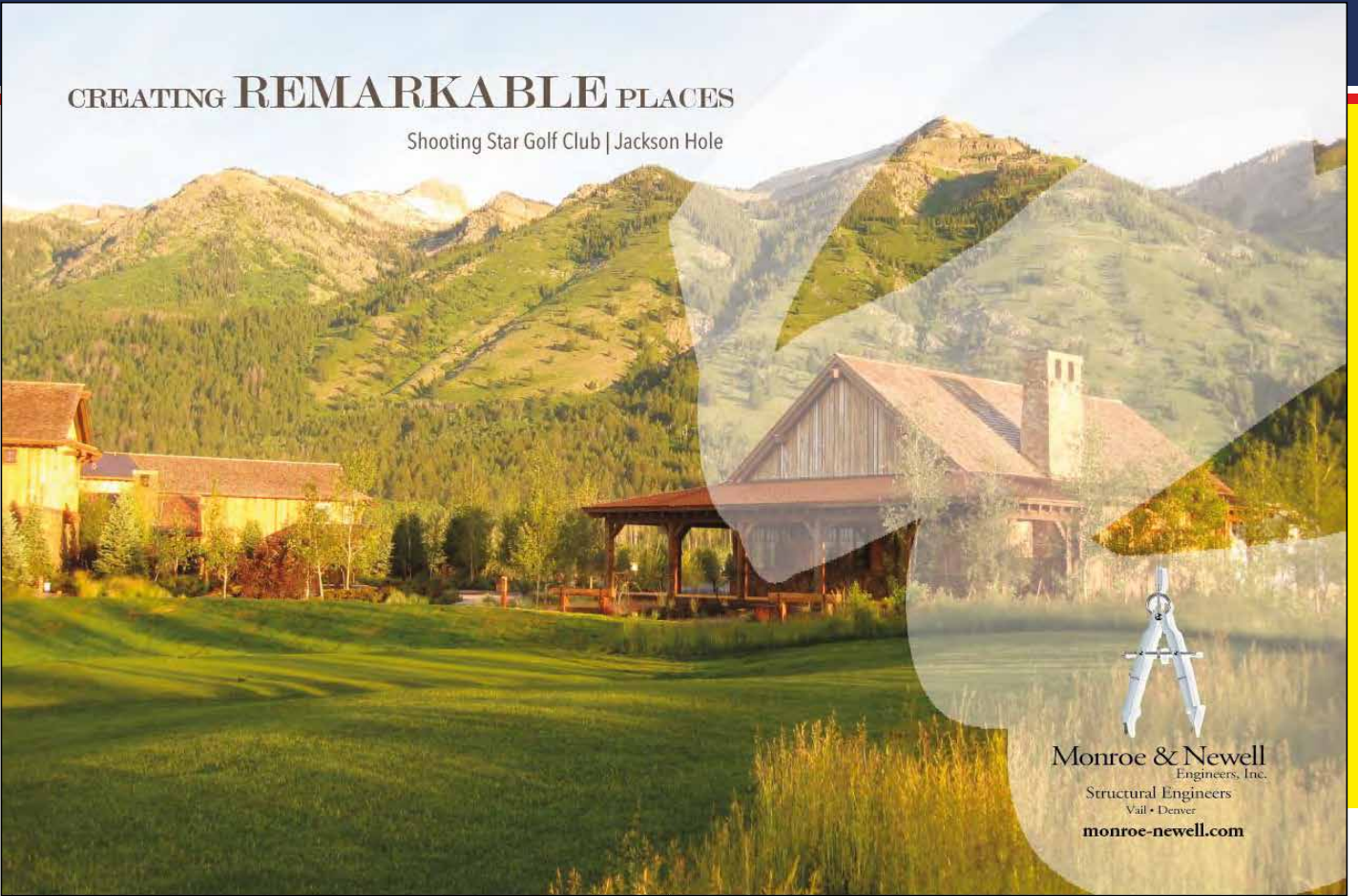
Ways to Get Involved

One of AIA's primary goals is to positively influence public policy that shapes the profession and the realm in which architects practice. We invite you to get involved in the following grassroots efforts:

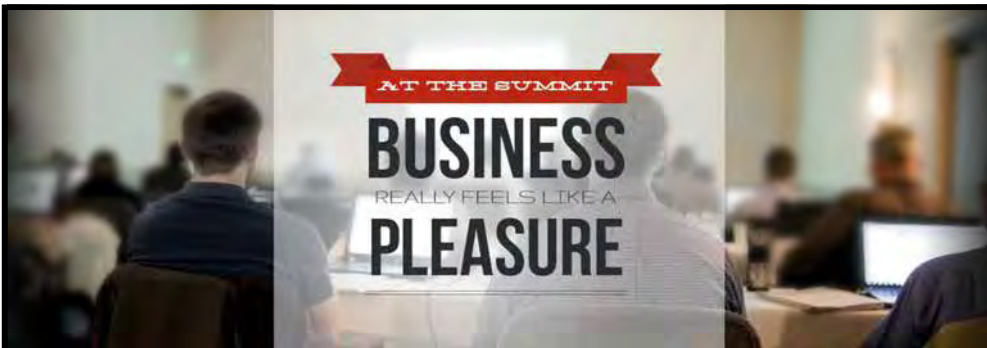
- **Join the AIA Colorado Government Affairs Committee:** This committee is primarily involved in state legislative activities and educating legislators on issues important to architects. Participating in GAC meetings is one of the best ways to impact the practice of architecture. Meetings are generally held the first Friday of every month and any AIA member is welcome to attend as a guest.
- **Join the Jumpstart Architect Committee, Next Meeting:** August 3 The Jumpstart Architect Committee is looking for prospective members. The committee's goal is to present architecture as a viable career path for children of all ages and backgrounds, and to promote diversity in the architecture profession. Contact Hannah Zippin at Hannah@aiacolorado.org and 303-446-2266 for more information.
- **Apply to Serve on Denver Boards and Commissions:** Denver Mayor Michael B. Hancock appoints approximately 700 people to serve on over 130 City and County of Denver Boards and Commissions. Appointments to boards and/or commissions are a vital part of local government and provide for direct citizen involvement in city affairs. Contact Barry Burch Jr. at Barry.Burch@denvergov.org and 720-865-9128 for more information.
- **Contact the AIA Colorado Government Affairs Manager:** Members stay up-to-date on current issues and legislation affecting the industry by subscribing to our Citizen Architect E-newsletter at www.aiacolorado.org/advocacy or by contacting Michael Winn at michael@aiacolorado.org and 303-228-3914 for more information.

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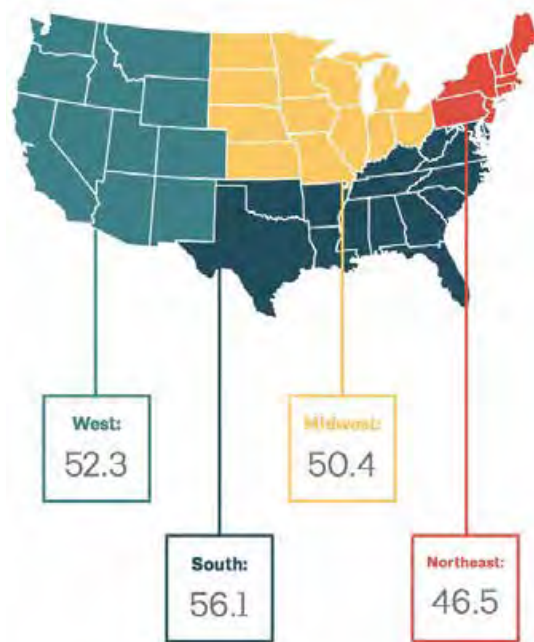


AIA Denver Colorado Special Report

Building Industry Indicators



Taken from the May 2017
AIA Architecture Billings Index (ABI)



Design services at architecture firms continue to project a healthy disposition on the construction industry as the Architecture Billings Index (ABI) recorded the fourth consecutive month of growth. As a leading economic indicator of construction activity, the ABI reflects the approximate nine to twelve-month lead time between architecture billings and construction spending. The American Institute of Architects (AIA) reported the May ABI score was 53.0, up from a score of 50.9 in the previous month. This score reflects an increase in design services (any score above 50 indicates an increase in billings). The new projects inquiry index was 62.4, up from a reading of 60.2 the previous month, while the new design contracts index increased from 53.2 to 54.8.

- **National:** Solid growth for revenue at architecture firms in May
- **Regional:** Sunbelt firms currently outpacing their Rustbelt counterparts
- **Sector:** Firms with all construction specialties seeing comparable pace of growth at present

Member Voices - What's Impacting Design in Denver Colorado?

"The Denver market has evolved to the point where land and hard costs for construction have stretched the viability of many potential projects. Navigating those constraints has become increasingly difficult, thus design is clearly affected. While development continues to show signs of strength, housing in Denver is likely the single most significant issue Denver is facing, even with the influx of new apartment construction. Office, retail and mixed-use projects are still the norm, yet many developers are showing signs of a "wait and see" strategy to consider how much the recent development will affect the future of the Denver market. The viability of for-sale condominiums have yet to be fully understood, given the recent changes to construction defects laws."

- Jesse Adkins, AIA; Principal at Shears Adkins Rockmore

"A strong economy is fueling growth in both the public and private sectors. This, coupled with Denver's unprecedented low unemployment, has made it a great place to be working. In our K-12 market, recent bond elections have procured over \$2.4 billion over the next four years; however, the recent recession has left a residual focus on cutting budgets to the bone. As architects, we continue to be in a strong position to educate clients on the long-term benefits of sustainability but we still struggle with the dilemma of first costs and O&M costs being tracked in completely separate budgets."

- Martha Bennett, FAIA; Principal at Bennett Wagner Grody Architects



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Multi-Family Residential Round Up

by: Sean O'Keefe



The forecast for multifamily in Colorado remains red hot with an estimated \$795 million of market-segment construction being completed across Colorado in 2016. Recent reporting from ConsTrack360, a global construction insight firm, indicates that \$857 million of multifamily housing will be constructed in Colorado in 2017 and continue trending up to an estimated

\$1.1 billion in 2021. This Round Up looks at a collection of multifamily projects, many featuring a mix of uses configured around public transit nodes and packed with resident amenities. From affordable- to luxury- living, and a Colorado first in resident wellness, these properties are transforming communities in transition and will soon welcome home their first residents.



Lakehouse, First Colorado Multi-family Project to Target WELL Building Standard

Developers, **NAVA Real Estate**, are working in conjunction with architects, **RNL** and **Munoz + Albin**, and Construction Manager/General Contractor, **GH Phipps**, on Lakehouse, a new for-sale multifamily residential property along the edge of Sloan's Lake in Northwest Denver. Lakehouse will be located in Block One of the St. Anthony's Hospital redevelopment and will offer 206 units of condominium-, rowhome-, and penthouse-residences ranging from 675 sf to 2,285 sf. Lakehouse carries with it the distinction of being the first multifamily residential project in Colorado to be designed to meet the international WELL Building Standard. This new building performance validation system is designed to track, measure, and quantify features of the built environment that impact human health and well-being. WELL's measured characteristics include Air, Water, Nourishment, Light, Fitness, Comfort, and Mind.



The design reflects a commitment to enhancing these building attributes through a combination of a generous amenities package and carefully selected materials. Materials represent a blend of natural and modern inspirations reflecting water, wood, stone, steel, glass, and greenspace. Amenities include a 7,000-sf wellness center, open sky pool, hot tub and mist lounge overlooking the lake. An expansive treetop sundeck is joined by indoor/outdoor lounge with fireplaces and patio that connects residents with the lake, the city, and mountains. The elevated amenity deck features an oversized raised planting garden, which will be managed by Agriburbia, and a large community kitchen for cooking lessons and farm-to-table community gatherings.

The 12-story, cast-in-place concrete structure features two levels of below-grade parking with 342 stalls, and ground-level retail space. Groundbreaking took place in the spring of 2017 and construction is expected to be completed in the fall of 2019.

Image(s) credit: RNL



Multi-Family Residential Round Up

Alto Navigates Site Challenges in Westminster's New Downtown

The new Westminster Station's first mixed-use development is targeting a December 2017 completion and will offer 70 units of affordable multi-family residential. Being developed jointly by **Adams County Housing Authority** and **Gorman & Associates**, the 154,577-sf building known as Alto was designed by architects **Shears Adkins Rockmore** and is being built by **Swinerton Builders**. Built on a one-level, concrete podium base, the five-story structure is framed in a combination of engineered lumber and steel integrated throughout the building. In addition to the parking garage, level one accounts for the lobby, leasing office, and operational space for Adam County Housing staff. Residential units beginning on level two are enhanced by 3CE a non-profit community center, break room, fitness room, pet wash, storage room, and additional parking in the podium courtyard. Floors three through five offer two-story townhomes facing the mountains to the west, and one- and two-bedroom units with uninterrupted views of downtown Denver to the south.



Image(s) credit: Alto, SA+R



Construction complexities associated with site development included working on a steeply sloped site and avoiding disruptions to overhead power lines that ran through the middle of the building footprint. Site excavation work included installing a 20' shotcrete retaining wall to shore up a neighboring property and conditioning the soils for the entire footprint of the building. A series of power lines bisected the site for the first five months of construction forcing builders to excavate the site, drill caissons and pour the concrete foundations and slab on grade while the lines remained in place. Finally, the lines were taken down and excavation and the remaining concrete work for the foundations were quickly completed.

Alexan LoHi Respects Context, Offers New Amenities

Construction nears completion on Alexan LoHi, a new 106-unit multifamily property that takes cues from the surrounding context and strives to compel a warm, neighborhood embrace. At 83,800 square feet, Alexan LoHi was designed by **JOHNSON NATHAN STROHE (JNS)** for **Trammell Crow Residential**, who led both development and construction services on the project.



Image credit: Alexan, JNS

Design direction on the project borrowed elements from JNS' hospitality experience, which focuses on context, community connection, and creating engaging common spaces. The building's brick façade is reminiscent of 50's era apartment buildings of Denver's past reflecting the materials, scale and historic design patterns of the neighborhood. Large sections of the exterior will be enlivened by artwork done by a local artist.

Originally designed with a rooftop deck, the project changed course due to view plane restrictions compelling designers to create a similar amenity by inserting an interior courtyard. Alexan LoHi will also offer 10,300 square feet of restaurant and retail space as a community activator at the street level. Trammell Crow Residential now readies for fall 2017 building occupancy.



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Image credit:
Renderings by Romas
Noreika, Courtesy of
4240 Architecture

The St. Paul Collection Rises in Cherry Creek North

The Saint Paul Collection will offer 165 top-of-the-market leased residences in two independent properties straddling St. Paul Street in Denver's Cherry Creek North. Composed of 210 St. Paul and 255 St. Paul, the collection will combine to total 348,000 sf in a pair of seven- and eight-story buildings, each capped by a rooftop amenity deck featuring pools, hot tubs, and incredible views of the surrounding cityscape and mountains beyond. Units that live large and premium finishes like stone waterfall countertops, rich wood floors, and high-end appliances are enhanced by concierge services and housekeeping to make the resident experience more in line with a five-star hotel than typical apartments.

The Saint Paul Collection is being developed by **BMC Investments** and designed by **4240 Architecture** with **Saunders Construction** delivering the work Design-Build. Construction on the properties started in the fall of 2016 and both buildings are expected to be ready for occupancy in the summer and fall of 2018. In an area known for high-end fashion, jewelry, dining, and expectations, the Saint Paul Collection is expected to reinforce a connection to the patterns, personality, and prosperity of the District.

Eaton Street Apartments, A First Step in New Downtown Westminster

A multi-faceted development team composed of **Mile High Development, Koelbel and Company** and **Longs Peak Advisors** is working to deliver a transit-oriented development property on Eaton Street at W. 89th Avenue along the U.S. 36 corridor. The Eaton Street Apartments will provide 118-units of affordable housing in an area that is currently being revitalized and anticipates near-term, economic growth. Residents will benefit from immediate proximity to the U.S. 36/ Sheridan Station served by the RTD's Bus Rapid Transit system with express service to both Denver Union Station and the Boulder Transit Center.

Configured in a combination of one-, two- and three-bedroom units, Eaton Street is being designed by **OZ Architecture** with CM/GC services being provided by **Milender White Construction**. 23,000 sf of

ground-floor retail will help activate the site and provide functional benefits to transit station users and residents alike. The five-story building is an L-shaped wrap of a public parking garage being built by the **Westminster Economic Development Authority** and will target a LEED Silver certification when complete in the summer of 2019.

The Eaton is part of a much larger area redevelopment plan that envisions a new Downtown Westminster on the site of the former Westminster Mall. The 105-acre master planned community will take advantage of the existing infrastructure and transit connectivity of the site while investing in a vibrant mix of residential, office, and commercial uses.

Image credit:
OZ Architecture





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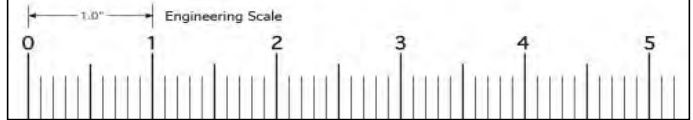
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Multi-Family Residential Round Up

Block 7 South Residences Take Shape At 9th and Colorado Campus

9th and Colorado is alive with construction activity as this long-planned campus revitalization project brings the first sets of new properties to market. Block 7 South Residences will be a 275-unit multifamily mixed-use building with retail spaces adorning the ground level. A resident amenity deck featuring a pool and sun lounge looking west over Colorado Boulevard with views of the city and mountains is joined by fitness and social spaces.

Saunders Construction broke ground in June 2016 with developers, **Continuum Partners, LLC** and the **CIM Group**, and architects, **Shears Adkins Rockmore**. The development anticipates a spring 2018 completion. At 9 stories and 320,000 sf, Block 7 South incorporates a pre-manufactured steel stud system, made in Georgia and shipped to the site in sections for a fast, efficient core-shell erection.



Image credit: South 1, SA+R

Primary among the challenges in delivering the work are the overlapping interests of other construction teams working on any of several projects being built on the campus. Continual communication and proactive problem solving both with other professional interests and the surrounding community have been imperative on a centrally-located site along one of the busiest streets in Denver. Neighborhood outreach including community meetings and door-to-door discussions to help area residents cope with construction as the campus springs to life.

Country Club Towers II & III Rise in North Washington Park

Construction nears completion on Country Club Towers II & III located just off of Speer Boulevard and Downing in Denver's north Washington Park neighborhood. With Swinerton Builders at the helm for Construction Management/General Contracting services, the 32-story dual towers were designed by Chicago-based architects SCB. The new development adds to the original Country Club Gardens apartments, a collection of single-, two-, and three- story buildings built in 1942 and the 26-story Tower I built in the mid-1980's. Project Developers, the Broe Group, have had the project in their sights for more than 20 years but waited until market conditions felt right to bring the plan to fruition.

In total the two new structures, which share a podium base, will account for 558 new studio, 1- and 2- bedroom units accompanied by 985 parking stalls configured across a seven-level garage. Using a unique sawtooth exterior configuration, County Club Towers II & III will boast panoramic view planes from every unit to make the most of high-rise living.

An especially unique feature of the project is the developer's warm embrace of Denver's dog culture. Along with the two towers, the Broe Group has also invested in repositioning one of the original 1940's buildings as a genuine doggie palace complete with boarding and day spa, doggie-dedicated retail, and concierge services for residents. Towers II & III open in the fall of 2017.



Image credit: CCT, Swinerton Builders

Image credit: Union Denver, Davis Partnership



Union Denver To Feature New Whole Foods Market in Union Station Redevelopment

At 968,130 gsf, Union Denver will be a substantial new mixed-use property joining the Denver Union Station Redevelopment in the Central Platte Valley. Designed by Davis Partnership for developer/builder Holland Partner Group, Union Denver will feature three residential towers offering a collective total of 579 units accompanied by over 60,000 sf of ground-floor retail. Reaching 13 stories tall Denver Union will offer micro, studio, urban, one- and two bedroom apartments along with a collection of penthouses on the top floors of each tower ranging from approximately 1,000 sf to 2,000 sf in size. Four lushly landscaped courtyards will

feature a pool deck and community spaces, while a large interior amenity zone will provide fitness facilities, a community kitchen and bar, and conference rooms, along with a myriad of resident lounges.

Along the lower levels of the building, well-known urban grocer Whole Foods Market will take the entire Seventeenth Street frontage and incorporate non-brand standard design concepts that increase transparency and animate a vibrant pedestrian experience. Other retail spaces along 18th Street will add to the neighborhood's growing mix.

Initial occupancy of the property began in the spring of 2017 and the overall project's final completion is slated for early 2018.



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Is It Finally Time to Build Entry Level Condos for the Colorado Economy?

by **Michael Gifford**

President and CEO of the Associated General Contractors (AGC) of Colorado



One of the biggest economic issues in Colorado for the last five to ten years has been the lack of entry level housing. Why is this a big deal? The big deal is that companies that are interested in moving to Colorado desire the 25-34 year old employee demographic. And that demographic does not want to rent forever. They want entry level options for ownership. In addition, that demographic wants to be downtown or near a transit station or route. And that means entry level condos.

One of the biggest economic issues in Colorado for the last five to ten years has been the lack of entry level housing. Why is this a big deal? The big deal is that companies that are interested in moving to Colorado desire the 25-34 year old employee demographic. And that demographic does not want to rent forever. They want entry level options for ownership. In addition, that demographic wants to be downtown or near a transit station or route. And that means entry level condos.

But Denver has seen scant development of condos. Despite intense demand for all types of housing in the Denver MSA (recent study shows we are 50,000 units behind demand in CO) only 3% of housing starts in 2016 were condos. That compares to 25% in other cities similar to Denver. One reason is that it is too risky in Colorado to build condos. Yes, the dreaded construction defects (CD) litigation process is a collective self-inflicted wound on our economy.

Thankfully there have been several recent changes on the public policy front that should help. AGC worked with the CHBA, CAR, Colorado Concern, MDEDC, NAIOP and others to raise \$800,000 to educate the public on why we didn't have condos - and how important entry level housing was to our collective economic fortunes in Colorado. Here are the recent changes:

20 city ordinances reforming the CD litigation process. These ordinances were not the complete solution, as there was a question whether they would stand up in court. So... HB17-1279 - The Colorado Legislature did approve a bill in 2017 that requires a majority vote of an HOA to file a CD claim. That is better than the

former situation where only the HOA board of three or five people could file the claim. This should reduce the frequency of claims and increase the chance the developer or contractor can just fix the alleged defect.

Vaillagio v. Metro Homes - The Colorado Supreme Court recently ruled that a developer and general contractor could require their approval to file a CD claim in court, instead of arbitration. This means that developers and general contractors can direct claims to an educated arbitrator versus a sympathetic jury. Defects will get fixed at cost, not an inflated cost that drives developers to the sidelines (what we have experienced in the last 10 years).

Brookfield Senior Housing v. Brinkman Constructors - This appellate court decision brings apartments into the CD process along with condos. Until now apartments were seen as a commercial business not subject to the 2007 Homeowner Protection Act (HPA). Why does this matter? The HPA mandates an 8 year statute of limitations for owner occupied or residential units like condos (versus a shorter period negotiated by an owner and contractor). The decision has been appealed to the Colorado Supreme Court by Brinkman. AGC has submitted an Amicus Brief to the Supreme Court asking them to overturn the appellate court decision. If the decision stands, it could make apartments as risky as condos. We are hoping for a reversal!

So for condos, the outlook is a little rosier than in 2016, and with intense demand for housing in Colorado, we should see more entry level housing in our future.

Let's all stay tuned...

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JOHN DEERE

New Civic Center Station is Taking Shape as Fall Opening Approaches

by: Laurie Huff, Senior Specialist, Public Affairs, Regional Transportation District

At the southeastern end of the 16th Street Mall in Denver, an abundance of construction activity has been taking place behind the blue fencing that surrounds the site of the Regional Transportation District's Civic Center Station.

Since ground broke a year ago on the site – bounded by East 16th and Colfax avenues on the north and south, North Broadway to the west and Lincoln Street to the east – about 60 to 80 people per day have been working to advance the bus transit hub's approximately \$31 million renovation, a total that includes construction, design and associated costs. Perkins Eastman is the design architect, Short Elliott Hendrickson (SEH) Inc. is the architect of record and Mortenson Construction is the prime contractor for the project.

When the barriers are pulled away from the site this fall, the completed station will be transparent and open, with a glass-enclosed terminal building, an elevated terrace and three canopies framing views of the Capitol, the 16th Street Mall and Civic Center Park. The new Civic Center Station will be almost startling in contrast to its predecessor, a dark, three-decades-old structure that typified the Brutalist architectural style popular when the facility was built. Over the years, some people went as far as calling the old building a bunker.

Appearances aside, RTD embarked on the project because of a dire need for structural repairs and waterproofing, noted Richard Rost, RTD's facilities engineering manager. Water had leaked through the floor of the original pedestrian plaza and the bus-station ceiling below, leading decking and concrete to deteriorate. The 3 ½-foot-deep space between the plaza and ceiling held pools of water.

"We barely got 30 years out of it," Rost said. It was understood, he added, that the building needed to be replaced.



Easier long-term maintenance and repair of the station were key priorities in determining how the new structure should take shape, Rost said. All new storm water piping will be installed beneath the parking garage floor, for example, to replace aging material that had been filled with debris. Rubber pucks have been laid below the concrete slab inside the building where buses will drive, to isolate, reduce and eliminate vibration better than springs previously used for this purpose. Using a fill material called Geofoam offers a savings in weight and cost. "With everything we're doing here, we're thinking about longevity," Rost said.

Another priority for the project was to create a more welcoming environment for the approximately 15,000 daily patrons served by 18 bus routes in the old facility. About 60 percent of the original patron waiting area went unused. The new facility's footprint is half the size of the original and includes nine bus bays: three outside, beneath the new bus shelter canopies; two partially exposed; and four under the building. The old station had seven bus bays, but only six were in use.

An additional goal for the project, Rost said, is to bring people to the area for reasons other than transit. An approximately 100-by-300-square-foot parcel to the south of the station, fronting Colfax Avenue on one side, could be used for public events or possibly even developed in the future. About 60 years remain on RTD's lease of the land.



Image credit: Nate Currey/RTD





Image credit: Perkins Eastman/RTD

The situation of the site called for several design considerations, and the Perkins Eastman team assembled for the project spent a great deal of time studying them, said Peter Cavaluzzi, lead design principal. Beyond fulfilling its basic function as a transportation facility, the reimagined Civic Center Station should enhance and be an extension of the spaces around it. It needs to be a safe, inviting environment in a place that inherently bustles with activity, he added.

In short, Cavaluzzi said, "It had so many things that it had to relate to."

The canopies at the station were Cavaluzzi's idea, to frame and protect the surrounding views. In addition, he said, they resolve a lot of the geometry around the site, "with random street grids colliding."

When the station is open, it will provide opportunities for streamlined bus operations. The site will continue to serve as a turnaround point for the 16th Street MallRide shuttle buses, said Tim Lucero, general superintendent of street operations. A new feature will be the ability of fixed-route buses to exit the site onto Cheyenne Place, across Broadway, and gain direct access to East Colfax Avenue. This revision will be useful when North Broadway is closed off for events.

The project is about 55 percent complete at this point, with much of the current work pertaining to buildout of the

terminal. A lot of the mechanical and electrical work – the things that the public won't necessarily notice – are done, said Dave Espinosa, senior project manager at Mortenson. Final concrete slabs inside the terminal and three exterior staircases are being poured. By early August, aesthetic touches including the canopies will be installed, with the fabric the same as that used at Union Station and Denver International Airport.

Patrons familiar with the old station may notice a remnant of the past in three colors of granite that will be placed along a wall separating bus bays. The material was previously beneath their feet as part of the old sidewalk, much of which has been cut up and reserved for this new use.

Espinosa and Rost agree that the project is going well and been well-received by a long list of stakeholders, including the City and County of Denver, the State of Colorado, the Downtown Denver Partnership, Trammell Crow Company, Civic Center Conservancy, Callahan Management and Cushman & Wakefield. Rost attributes that fact to a lot of up-front work done with each group.

Espinosa said Mortenson is pleased about how the project is progressing. Opportunities like this one seldom come along, he said, and working on this specific urban site has presented fun challenges – and opportunities – that his team has embraced. Thousands of people who pass through the area and work in the adjoining office building have to be accommodated. The building has to remain accessible all the time.

"It's a very unique and interesting job. It's one that we're very proud to be a part of," Espinosa said. "You can do many buildings downtown, but there's only one Civic Center Station."

Major Civic Center Station renovation participants:

- Owner:** Regional Transportation District
- Design architect:** Perkins Eastman
- Architect of record:** Short Elliott Hendrickson, Inc.
- Prime contractor:** Mortenson Construction
- Demolition:** ARC/American Demolition
- Mechanical and plumbing:** Trautman & Shreve
- Electrical:** Dynalectric
- Tensile structure:** Structurflex
- Fire protection:** Arapahoe Fire Protection



Image credit: Richard Rost/RTD

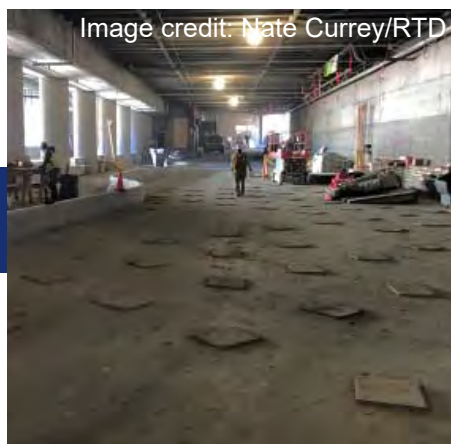


Image credit: Nate Currey/RTD

Focus on the Future *by Marilen Reimer, CAE*



Marilen Reimer, CAE

The author is Executive Director of the American Council of Engineering Companies (ACEC) of Colorado.



At our 2017 Symposium and Annual Meeting last month, ACEC Colorado focused on how firms and their staff can prepare for “Designing around Disruption”. Executive coach and leadership speaker, TC North’s presentation prepared the individual to be the future engineering leader: mindful, powerful and innovative; Gretchen Gagel with Continuum Advisory Group explained the elements of disruptive technologies that firms are coping with now; and lastly Amory Lovins with Rocky Mountain Institute gave us the 2050 view of reinventing energy futures.

Not only has technology been affecting how engineers design our communities, but the symposium brought to our attention the critical need to seriously evaluate now how we prepare for the next 10-15 years: what will our firms look like, what jobs will be eliminated and replaced with new skills yet to be determined, and how we will design for resiliency in the future. Will we be ready for “The Fourth Industrial Revolution” as outlined in Klaus Schwab’s book? As the founder and executive chairman of the World Economic Forum, Schwab shows us the impacts of the digital world on our current social, political and economic systems and in 2025.

One interesting point I took away from the book was that if we aren’t careful technology can put us in silos. This resonated with me because I read recently that IBM is going the way of Yahoo and Best Buy to bring their workforce back into the “brick and mortar” office. They reasoned that being in the same work environment will promote collaboration and innovation at a level not achieved when employees worked remotely. It can be a lot easier working in

the same spatial environment that allows easy access to great minds talking and collaborating to solve our communities’ challenges than sending a text or email. Although the internet can keep us connected, it doesn’t necessarily help us understand our fellow worker’s feelings, communication style, and coping skills. Fortunately, these skills can be taught. ACEC Colorado has successfully offered our Leadership Development Series for the last 18 years focusing on improving the interpersonal skills of member firms’ pre-supervisors, supervisors and managers.

After hearing Amory Lovins’ futurist presentation, ACEC Colorado’s Stand As Stewards initiative remains more important than ever for engineers to elevate their position as innovators who improve our quality of life. And as a leader of my organization, ACEC Colorado will have strategic discussions with member consulting engineering firms about how technology will innovate their practice and business, change how engineering is taught, and impact the profession. In closing, Klaus Schwab wrote, “course of this revolution will ultimately be determined by our ability to shape it in a way that unleashes its full potential.” By preparing ourselves now, we will be part of changing the social, political and economic systems instead of being left out as many have in previous industrial revolutions.



Dave Fowler

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Legacy of Leadership *by Cathy Rosset*

The past three months have been bittersweet for AIA Colorado. As we celebrated the graduation of our first leadership development class, we also mourned the loss of three prominent Colorado architects – each having left a lasting impact on Colorado’s built environment, the profession and the AIA community.



Denver architect **Edward White** passed away in late April at the age of 92. He and his partner Victor Hornbein at Hornbein & White Architects designed the concrete and glass lattice structure comprising the Denver Botanic Garden’s tropical conservatory. As a designer of and advocate for many prominent Colorado buildings, in 1968 AIA Colorado bestowed White with the title “Colorado’s State Preservation Officer.”



AIA
Colorado



On May 21 we lost **John (Andy) Anderson**, FAIA. As founder of what is now Anderson Mason Dale Architects, Andy will be remembered as a leader, a mentor and friend to so many within Colorado’s architectural profession and nationally. He was elevated to AIA’s College of Fellows in 1980 in recognition of his energy policy development and design, and served as AIA National President in 2001.



Karen Harris, AIA passed away suddenly June 13. A tireless advocate for licensure, fair practices and thoughtful design in her local community, Karen raised the bar on what it means to be a citizen activist and a citizen architect. She was a longtime member of AIA Colorado’s

Government Affairs Committee, the AIA Denver Urban Design Committee, and Governor Owens appointed her in 2002 to the Colorado’s State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors.

The highlights above are but tiny glimpses into the amazing lives led by each of these architects, and I



Cathy Rosset

Cathy Rosset is the Executive Vice President/CEO of The American Institute of Architects, Colorado Chapter

encourage you to seek out more of their stories. Their legacies live on today as younger generations strive to emulate their passion, skill and integrity as they make their own marks on the architectural community and Colorado’s built environment.

Christopher Kelley Leadership Development Program

Last summer, we were approached by Rachael Johnson, AIA, an architect at Davis Partnership who had recently moved back to Colorado after a brief stint in Washington, D.C. While there, she participated in the AIA DC Chapter’s Christopher Kelley Leadership Development Program (CKLDP), established to train and develop the next generation of architectural leaders seeking to learn more about architecture as a business, develop new skills and collaborate with other driven professionals eager to learn and grow. The program’s namesake, Christopher Kelley, was an ambitious and passionate architect who dedicated much of his time and talent supporting emerging professionals in the AIA community before he passed away suddenly in 2012. Rachael was so inspired by her own experience and growth as a CKLDP scholar, she was compelled to explore the program’s replication in Colorado. Her timing could not have been better, as we had been seeking to fill this void.

AIA Colorado’s inaugural CKLDP class celebrated completion in May of this year. Congratulations to:

Kurt Basford, AIA
Dan Bohean
Jennie LeNoue
Jesse Garland
Alex Garrison, AIA
Lynsey Grace, AIA
Steve Greco, AIA
Stephan Hall, AIA
Ana-Marie Drughi, Assoc. AIA
Hannah-Hunt Moeller, Assoc. AIA

Steve Greco, AIA
Stephan Hall, AIA
Afsaneh Makool
Max McCloskey, AIA
Jenna Michieli, AIA
Abby Noble, Assoc. AIA
Meg Schubert Allen, AIA


The year-long program consists of nine monthly half-day sessions attended by a competitively selected group of sixteen emerging professionals – defined as individuals who have earned degrees in architecture and are within ten years (before or after) their first licenses. Individuals may nominate themselves or be nominated by their firms. Prospective participants go through a selective application process and must demonstrate proven career success, community involvement and full support from their firm.

Curriculum focuses on core professional skills such as: entrepreneurship, firm management, teamwork and collaboration, negotiation, client development, community leadership, understanding industry trends and developing one's future within the practice. Selected scholars commit to identifying, planning and participating in each of the nine sessions.

Applications for the 2017-2018 class are due July 13. For more information see www.aiacolorado.org/ckldp.

We're Hiring: Three record-level months of postings on AIA Colorado's online job board indicate the need for continuing professional and leadership development. As I browse through our current postings, I see a variety of openings including entry-level, administrators, draftspersons, project managers, project architects, architects, job captains and a "Project Designer/Visionary." Quite a few are seeking candidates with 5-10 years of experience – a hard level to fill given the loss of recent architecture school graduates to other careers during the Great Recession.

While most firms are seeking software savvy individuals with proficiency in AutoCAD, Revit, SketchUp and the Adobe Suite, I also see calls for quality control, collaboration, effective communication, knowledge of code requirements, design, documentation, construction administration and construction practices. Some speak to the need to work directly with clients, attend community meetings and collaborate with stakeholders.

Understanding what firms seek from their current and future talent to support their longevity, growth and prosperity – as well as what construction teams need from their architects to produce successful projects – will key in our approach to cultivating the next generations of architects and firm principals. As we forecast the next 12-24 months, AIA will be exploring opportunities to expand content beyond the leadership deep-dive format offered through CKLDP to offer education on similar relevant topics to a broader audience. Please join us in shaping Colorado's future leaders. 

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Three Reasons Why You Should Get a LEED Green Associate Credential *by Patti Mason*



Patti Mason

Patti Mason is the regional director of the U.S. Green Building Council Mountain West

The green building industry is full of passionate people working hard to make the world a better, healthier place. People spend the better part of their day indoors at home, school or work, so it makes sense that we focus our energy on making those spaces as healthy and sustainable as possible.



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The backbone of the green building industry is represented by the technical experts on the front lines—the architects, engineers, interior designers, construction project managers, energy managers and many, many others who plan, construct, maintain and operate buildings. But those experts can't do it by themselves—our industry goes much deeper. There are administrators, executives, marketing professionals, sales associates, designers and others, all working together to help transform the built environment.

You've probably heard of LEED Accredited Professionals, or LEED APs. LEED AP credentials are perfect for technical experts with advanced knowledge in green building and LEED rating systems, including Building Design and Construction, Operations and Maintenance, and Interior Design and Construction.

But there is another credential—called LEED Green Associate—that is ideal for those of us who support the work of LEED APs and other green building professionals in our jobs, or are just interested in being an advocate for green buildings. The LEED Green Associate offers a robust and up-to-date understanding of the latest green building principles and best practices. You don't need previous LEED project experience to be eligible, and it's completely computer-based, so you can take the online course from the comfort of your home.

Wondering whether you should get your LEED Green Associate credential? Here are three reasons why you should.

1.) Green building is a big business - and it's growing:

The U.S. Green Building Council's (USGBC) 2015 Green Building Economic Impact Study found that the green building industry contributes more than \$134.3 billion in

labor income to working Americans. By 2018, the study finds, green construction will account for more than 3.3 million U.S. jobs—more than one-third of the entire U.S. construction sector—and generate \$190.3 billion in labor earnings. In Colorado alone, green construction will contribute \$23.92 billion to the state GDP, and account for 281,000 local jobs. The LEED Green Associate credential is a great way to get involved with the growing industry of green building.

2.) You'll grow your sustainability network: We all know that growing your professional network is a critical skill for anyone looking for a job. The LEED Green Associate credential will introduce you to the USGBC family—thousands of like-minded advocates for healthier, more environmentally friendly buildings. And anyone can do it—the LEED Green Associate is for anyone, in any profession, who feels passionate about promoting environmental, social and economic stability by starting at the physical places where we live, work, learn and play.

3.) You'll be speaking green: Green building has a language all its own. Building loads, demand response, life-cycle impacts and more—you'll immerse yourself in green building subject matter and gain proficiency across a range of topics. More importantly, you'll be speaking a language that is becoming the new normal, especially as technology arises and business leaders become more innovative and high-tech.

Interested in becoming a LEED Green Associate? USGBC Colorado is hosting a training in August! Starting August 15, you can take the online course to become a Green Associate, right from the comfort of your own home! Check out usgbc.org/event/leed-green-associate-exam-prep-course-6 for more information.

You can learn more about USGBC credentialing, visit usgbc.org/credentials. Come help us create better buildings!

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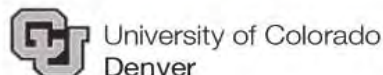
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Casualty Losses on Multi-family and Commercial Properties Under Contract *by Jordan Bunch*



Jordan Bunch

Associate - Boulder CO
Holland & Hart

On May 8, 2017, the Denver area was pummeled by a severe hail storm that is estimated to have caused over a billion dollars in damage. In the weeks that followed, property owners were forced to navigate the terrain between insurance claims, adjusters, and contractors. While this process may be frustrating and confusing for any property owner, it is particularly problematic for the owners of multi-family and commercial properties that are currently under contract for sale.

Most purchase and sale contracts require the seller to deliver the property to the buyer at closing in substantially the same condition that it was in at the time that the parties entered into the purchase and sale contract, subject to a casualty loss provision that allocates the risk of loss between the parties. Ideally, the seller will have the opportunity to make an insurance claim and have the repairs completed prior to closing. However, a number of factors may complicate this approach. If the repairs are extensive, the seller may simply not have time to repair the damage prior to the closing date. Furthermore, the buyer may prefer to make the repairs itself after closing. In such an event, the parties will need to look for creative solutions to keep the deal together.

One option is for the parties to allow the seller to keep the insurance proceeds and then either reduce the purchase price by the amount of the damage or escrow a portion of the sales proceeds for the repairs. This solution provides monetary certainty and avoids extending the relationship between the buyer and the seller past closing, but it carries the risk that there may be additional property damage that has not yet been discovered. A second option is for the seller to make an insurance claim and then assign the insurance proceeds to the buyer. A third option is for the seller to simply assign the right to make an insurance claim to

the buyer. The specific terms of the seller's insurance policy will dictate whether these are viable options. Policies may contain non-assignability provisions which may prohibit one or both types of assignment. Moreover, even if allowed by the policy, sellers should be cautious before assigning the right to make a claim against their insurance policy. As it is still the seller's policy, this claim may affect the seller's future premiums and ability to obtain insurance.

In addition to the cost of repair, these casualty events can present a number of post-closing complications for a buyer. For example, in commercial properties, extensive damage may trigger a tenant's right to terminate its lease. In multi-family properties, depending on the extent of the damages, tenants may need to be relocated during the repairs. This relocation may implicate the Department of Housing and Urban Development's Uniform Relocation Act for federally funded projects or programs. Additionally, cities and counties may have specific regulations related to such relocation and buyers would be well advised to research those regulations prior to closing. A buyer may also be faced with a loss of rental income either because tenants need to be relocated during repairs or because certain units need to remain vacant for an extended period of time in order to be fully repaired. Due to the fact that the event occurred prior to closing, the buyer may not be able to recover this loss through their business interruption insurance.

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In our Parched, Flood-Prone State, Water gets You Coming or Going *by Michael Leccese*



Michael Leccese
Executive Director, ULI Colorado

Colorado's population may hit 10 million by 2050, double from 2008. But rain and snow are not keeping up. Whether you are a climate believer or not, these projections signal trouble for growth (or perhaps for survival) in a state with competing agricultural demands and Byzantine water-rights laws.

As I personally learned in September 2013, when it rains it pours. A tropical-like storm brought a year's worth of moisture in a few days, causing catastrophic loss of life and property in Boulder, Estes Park, Loveland, and the Eastern Plains communities.

So what can we do about it? Jim Lochhead, CEO/Manager of Denver Water, believes we cannot sustain our urban population of the next 50 years by planning and building as we did in the last 50. Adding more

sprawling communities (already a less-popular consumer choice than 20 years ago) may strain our supply to the max. According to Denver Water, the typical single-family home uses exactly 50 percent more water than the average apartment. In single-family areas, half of that goes to outdoor irrigation for lawns and landscaping that may be ill-adapted to our climate.

The trend toward compact communities is rising at just the right time. But does conserving water for the future mean that we all must live in high-density neighborhoods with no yards? Not so fast. Sterling Ranch, a 3,400-acre subdivision (with an eventual 12,000 homes) near Chatfield Reservoir in Douglas County, is marketing "water-wise" homes and promises to provide a green suburban landscape through "water harvesting," literally capturing runoff in cisterns and re-injecting the



Fully opening in 2019, Denver Water's new operations complex in west Denver will feature leading-edge concepts around the management of all water sources, and feature educational components about water and its efficient use for the public. Mortenson serves as the general contractor on the project.

RNL Design is the architect for the project. Trammell Crow serves as the project's owner representative, implementing design and construction plans, as well as managing all designers and contractors for Denver Water.

Project size: 35 acres - 600 employees in administration building - Est cost: \$195 million

water into the ground table. (Don't try this at home: it's illegal without dispensation from the Statehouse.)

The other side of water is what happens when it runs off during storms or wet periods. As a nation, we've spent generations devising pipe-and-tunnel systems to whisk water away from places that may be bone dry 99 percent of the time. I'm no civil engineer, but some who are believe this system is dated and often not working.


For example, Combined Sewer Overflows (CSOs, and if you must ask...) are prone to fail during surges. The result can be parking lot runoff and worse pollutants flowing untreated into waterways where we drink and recreate. Conventional systems have not spared Colorado from flood damage either.

In May, ULI released Harvesting the Value of Water (download free at uli.org), a report with international case studies, that examines the potential for "green infrastructure" to substitute for the traditional hard-engineered approach. In its simplest form, this means replacing underground storm sewer pipes with undulating planted swales. Benefits: slow the flow of

stormwater; provide wildlife habitat by planting such "bioswales" with native species; and (hope you are still awake), it's cheaper. Big cities like Philadelphia and New York have committed to this approach.

The ULI report states, "New York City evaluated two stormwater management strategies and found that a green infrastructure plan, including green roofs, stream restoration, and bioswales, would save \$1.5 billion compared to a gray infrastructure plan composed of tunnels, pumps, and storm drains."

Stormwater systems are expensive to build (which can also inhibit growth) and expensive to fix. Denver's controversial million Park Hill to the Platte stormwater proposal faces ballooning costs that have reached \$300 million. This is a good time to be examining the benefits of compact development and green infrastructure.

The always-hydrated Michael Leccese is executive director of Urban Land Institute (ULI) Colorado, the 1,300-member District Council of the global ULI. On September 7, 2017, ULI Colorado is hosting an event examining the future of water resources and urban development at the new Confluence tower where Cherry Creek meets the Platte (<http://colorado.uli.org>). 



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Contractors and 'Joint Employer' Nightmares *by Eric Gabrielsen*



Eric Gabrielsen

Eric Gabrielsen is a CCIG Insurance Adviser. Reach him at EricG@thinkccig.com or 720-212-2027

The Labor Department has taken a new, more business-friendly stance on whether companies should be viewed as "joint employers" of workers hired by subcontractors while on a job for a general contractor.

While President Obama was still in office, the agency last year issued guidelines that broadly interpreted the meaning of "joint employment," where two or more employers share responsibility for ensuring that workers are paid the minimum wage and overtime. The government aggressively investigated violations and recouped millions of dollars in back wages for workers.

The Labor Department has now retracted the Obama-era standard.

Does this mean that GCs can now relax? That they'll no longer be held accountable when their subcontractors, for whatever reason, run into trouble with the Fair Labor Standards Act?

Probably not.

Seth Harris, former deputy secretary of the Labor Department, said that withdrawing the standards alone likely won't carry much weight because they didn't have the force of law in the first place. **"Rescinding (the standard) has no effect on the law of joint employment,"** Harris told the Los Angeles Times. **"If anything, it makes it harder for employers, because they don't know clearly what standards they should apply."**

Beyond OT violations, FLSA claims can arise in a number of ways including failure to record all hours actually worked, failure to compensate for meal breaks where the employee is not completely relieved of all

duties to enjoy uninterrupted time for the meal, and failure to pay for travel from shop to work-site and back.

No GC, of course, ever intends to hire a subcontractor who decides not to pay their workers overtime or skips out on payroll altogether. Unfortunately, subs sometimes do just that and the consequences can quickly wipe out a GC's profits.

The issue becomes a problem for GCs when they step in for errant subs.

Frustrated GCs have been known to take on the day-to-day management of a sub's workers when they see shoddy workmanship or when a project falls behind schedule.

The GC will issue direct orders to the sub's workers, ordering them to appear on the site at a certain hour and spelling out directions on how to complete the job.


All of those responses, while they might seem reasonable, leave the GC exposed to FLSA claims.

A case in Louisiana illustrates the issue. Four employees of a subcontractor sued both the subcontractor and the GC for alleged wage and OT violations. A motion to dismiss the claims was denied and the suit proceeded against the GC because the supervisor at the GC exercised direct control over the workers and exercised direct control over their work.

None of the workers was directly employed by the GC, but the GC is considered a "joint employer" and was thus considered liable.

So, what can a GC do to minimize their exposure to the employment practices of subcontractors? A few things. Among them, they can:

- Require subcontractors to sign and acknowledge their responsibilities under FLSA.
- Include indemnity provisions in the event of FLSA violations.
- Ensure that workers' compensation insurance is in place for the subcontractor and that all workers on the jobsite are covered under the policy. Ask the sub for their work comp certification or "cert."

But if you're a GC, perhaps the most important thing to do may be the most difficult: avoiding direct supervision of the sub's workers. 

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AGC Delivers Major Networking Results Presidents Letter *by Michael Gifford*



Michael Gifford

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



AGC members continually tell us that the number one reason they are part of AGC is for networking. AGC has delivered by making the industry leaders and their preconstruction/project manager teams available to the industry in an easy to do business format. Here's the latest...

500 Members Will Network with Top 23 General Contractors in Colorado

500 AGC members will network with the pre-construction and project manager teams from 23 of the top general contractors in Colorado – at the July 19 AGC Breakfast with the Board and GC Showcase. AIA and ACEC are partners with AGC

for the event. Members will hear from Steve Jones at Dodge Data and Analytics on risk management tactics, and from Fullenwider Development on the plans for the Panasonic Enterprise Solutions 300-acre Smart City.

Top 23 GC Showcase Companies

Adolfson & Peterson Construction
Calcon Constructors, Inc.
Doran Construction
Fransen Pittman General Contractors
GE Johnson Construction Company
GH Phipps Construction Companies
Golden Triangle Construction, Inc.
Haselden Construction, LLC
Hensel Phelps
Howell Construction
Hyder Construction, Inc.
JE Dunn Construction

JHL Constructors, Inc.
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Next AGC Breakfast with the Board in Partnership with AIA and ACEC

September 20, 2017 CSU Stadium*

*Check out CSU's new state of the art stadium. Hear about the CSU AGC Student Chapter, new proposed sports development in Windsor, and other Northern Colorado development

Associated General Contractors of Colorado (AGC) Hosts 30th Annual Safety & Environmental Awards

The Associated General Contractors of Colorado (AGC/C) hosted its 30th annual Safety & Environmental Awards on May 17th, at the Lakewood Country Club with over 200 members and guests in attendance. Three different categories of awards were presented to local contractors and specialty contractors, commemorating their commitment to construction safety and environmental practices.

“AGC/C is proud to honor its members who strive to consistently improve their safety programs and remain up-to-date on the latest environmental impacts of their construction projects,” commented Michael Gifford, President and CEO of AGC/C.

The first awards category recognized firms in the Colorado Stormwater Excellence Program (CSEP), which is the first regulatory agency-recognized, self-policing stormwater compliance management program in the nation. Companies are ranked as either Participating or Qualifying, based on performance data. Hyder Construction, Inc., Swinerton Builders and The Beck Group received participation plaques. Fiore and Sons, Inc., Fransen Pittman General Contractors, GH Phipps Construction Companies, Golden Triangle Construction, Inc., Haselden Construction, LLC, Milender White Construction Co., and Waner Construction Co, Inc. were honored as Qualified Companies.

The Construction Health and Safety Excellence (CHASE) awards recognized firms at the Red, White and Blue levels based on the

intricacy and longevity of their safety and health programs, training plans, employee engagement and continuous improvement techniques. David Nelson, the Englewood Area Director for OSHA, handed out these awards and represented OSHA's partnership with AGC/C. Fransen Pittman General Contractors received a Red-level placard. ADK Electric Corp., Calcon Constructors, Inc., GH Phipps Construction Companies, Glacier Construction Co, Inc., Greiner Electric, MTech Mechanical, and Q3 Contracting were honored at the White-level. Belair Sitework Services, Encore Electric, Fiore and Sons, Inc., Haselden Construction, LLC, Hyder Construction, Inc., Kenny Electric Services, Inc., Kiewit Building Group, PCL Construction Services, Inc., Saunders Construction, Inc., Swinerton Builders, The Beck Group, and The Weitz Company, LLC received Blue-level recognition.

The third category included the National AGC Safety Awards (NASA) program, where AGC members can evaluate their safety record as compared to other national AGC members. AGC/C member average incident of days away from work is 0.25, and is consistently below the AGC of America average incident rates, which include .42 for Building, .43 for Associate/Specialty and .25 for Utility Infrastructure.

The Building Contractor members recognized for achieving zero or 25% below division lost workday incidence rate in 2016 included: Calcon Constructors, Inc., Central Mechanical, Inc., Fransen Pittman General Contractors, Greiner Electric, LLC, Haselden Construction, LLC,

Hensel Phelps, Hyder Construction, Inc., Kiewit, Restoration Specialists, Inc., Saunders Construction, Inc., and Starker Construction Co.

The following AGC of Colorado Specialty Contractor members were recognized for achieving zero or 25% below division lost workday incident rate in 2016: Accent Electrical Services, Encore Electric, Inc., LPR Construction Company, RK Mechanical, and U.S. Engineering Company. The Specialty Contractor member recognized for achieving zero lost workday incidences rate in 2016 was Glacier Construction Company, Inc.



Colorado Stormwater Excellence Program; (from L to R) Michael Gifford, AGC; Antonio Ocampo, Golden Triangle Construction; Duane West, Golden Triangle Construction; Michael Gurule, Haselden Construction; Nathan Moore, CO Department of Public Health & Environment



OSHA Partnership Award; David Nelson, OSHA Area Director; Neal Roark, Swinerton Builders; Michael Gifford, AGC



Excellent Safety Record 2016; Ka'Wanta Ortiz, Hensel Phelps



A3LC Conduits of Change

By: Julie Wanzer, LEED AP

The liaison committee consisting of members from AGC, AIA, and ACEC, collectively known as A3LC, spent the first half of 2017 meeting monthly, covering a variety of industry “hot buttons.” As new industry members joined the monthly A3LC discussions, while others took a temporary hiatus, and new processes emerged to capture and disseminate A3LC best practices, the group was reminded of how change is ever-present not only within the committee itself, but within the industry as a whole.

Gretchen Gagel from Continuum Advisory Group best summed up this trend in her presentation to

A3LC entitled, “Understanding Your Client’s Business Imperative”, by saying,

“Change is a constant, change is the norm.”

In an industry historically known for being slow to change, A3LC is serving as a conduit for change to the AEC industry by facilitating open discussions regarding evolving industry needs and how to best meet those needs.

February 2017 - “Owner’s Representatives – Roles and Responsibilities”

Nathan Martin from RNL Design and Jacque Adams from Trammel Crow Company joined A3LC members, Charles Rountree, Jacobs Engineering Group and Debra Obermiller, Deb Obermiller Consulting, to discuss that despite the fact that Colorado has had Owner’s

Rep’s on projects for the past 15 years, their roles on projects still remains unclear. Jacque Adams, in her role as an Owner’s Rep for a Denver Water project commented, **“My role is the pusher – to keep projects moving along and to be the eyes and ears for the owner.”**

Best practices included:

- Develop an understanding of the interest level and degree of involvement of the owner from the outset
- Opt for 100% transparency of contracts so that everyone can understand potential contract-driven motivations

March 2017 - “Understanding Your Client’s Business Imperative”

A3LC hosted Gretchen Gagel and Nate Scott from Continuum Advisory Group, who focused on the research from owner

studies on how to “make owners better owners.” The studies indicated an “ever-accelerating speed of change” within the industry, where owners are now facing more pressure related to shareholder returns, which affects project delivery times and budgets. The need for more adaptable, nimble organizations became imperative, while remembering that **“We are a people business selling relationships”** per Gretchen Gagel.

April 2017 – “What Does Partnership Mean”

April’s team building discussion was led by A3LC member, Don Grody from Bennett Wagner Grody Architects. With the notion that partnership means leadership, Don led the A3LC group in a review of Peter Lencioni’s book “The Five Dysfunctions of a Team – A Leadership Fable.” In his introduction Lencioni asserts that **“It is teamwork that remains the ultimate competitive advantage, both because it is so powerful and so rare.”** A leader’s primary role is often to assemble and manage successful teams.

The A3LC discussed at length Lencioni’s Five Dysfunctions that he believes exist in most teams. In ascending order they are as follows:

1. Absence of Trust – Invulnerability
2. Fear of Conflict – Artificial Harmony
3. Lack of Commitment – Ambiguity

4. Avoidance of Accountability – Low Standards
5. Inattention to Results – Status and Ego

As stated in Lencioni’s summary, a great leader can help **“... members of a functional team overcome the natural tendencies that make trust, conflict, commitment, accountability, and a focus on results so elusive.”** In our design and construction industry, we strive to work in high performing teams, where everyone is a leader in theory and practice.

May 2017 – “Target Value Design”

A3LC member, Jim Pagano from Saunders Construction, and Steve Kovach from PCL Construction opened up the floodgates by asking **“How do you define value on projects?”** Josh Ward from GE Johnson aptly pointed out that, **“Values are often misaligned on projects, such that the contractor values budget and schedule, the architect cares about design and aesthetics and the owners’ values are programmatic.”** Scheduling emerged as a primary focus such that most schedules start with Schematic Design without any time allotted for true value design processes to take hold.

Best practices discussed:

- Ensure the Target Value Design is a pro-active report based on the owner’s goals and objectives
- Establish a well-defined

estimating contingency from the beginning

- Manage the initial program and work together to minimize re-design

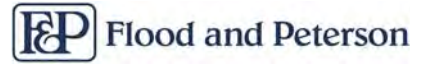
Change does not take place in a vacuum and requires all project team members to embrace these best practices discussed at A3LC meetings. Facilitating change allows A3LC to continue its mission **“As stewards of the building community [to] promote trust through collaboration and shared knowledge to create value for all.”**



A3LC Owner’s Round Table: Higher Education

A3LC allowed for the seeds of change to be planted within the industry at their Owner’s Round Table Higher Education event on May 25, 2017. Mike Bowker from Colorado School of Mines, Dr. Keith Molenaar and Bill Ward from University of Colorado, Boulder, and Mike Rush from Colorado State University shared their insights about various construction delivery methods. Pain points the AEC industry could help “cure” include: early identification of project risks, breaking down communication barriers for greater team integration, and better definition of owner versus GC contingency. 

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Kiowa Creek Sporting Club

46700 E. County Road 30; Bennett, CO 80102

Friday - September 15, 2017

Presented by:



Event Schedule:

Check-In Begins:	7:30am
Shoot Begins:	8:30am
Lunch	Immediately Following Shoot
Raffle Drawing	1:00pm

Included in Registration:

- Pancake Breakfast
- Shell Bag
- 100 Shells
- Protective Eye Wear
- Earplugs
- Lunch Buffet
- Raffle Ticket
- Beverages

Proceeds from the 2016 Clay Shoot Event Supported :

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June 10, 2017 | New Hilton Garden Inn - Denver Union Station

Hilton Garden Inn - Record Breaking Concrete Pour



Alliance Construction Solutions to Break Record with Historic Concrete Pour - 20 Million Pounds of Concrete Poured for New Hilton Garden Inn Denver Union Station

SEAC tour - Drake Williams Steel

June 23, 2017 | Drake-Williams Steel Fabrication Facility - Aurora



The SEAC (Structural Engineers Association of Colorado) Education Committee and Drake-Williams Steel hosted the Steel Fabrication Facility Tour of Drake-Williams location in Aurora on June 23rd. Over thirty people attended the event with the goal to familiarize engineers with the fabrication process for structural steel.

At a lunch presentation which shared the secrets of steel fabrication industry, the technology utilized at the Drake-Williams facility, material cost history, lateral systems cost comparison, and the BIM/detailing/shop order process. It was followed by the tour of the facility which included all phases of production; from raw material inventory, through initial processing and various fabrication processes, to loading and delivery.

June 10, 2017 | RK 2017 Company Picnic at Elitch Gardens - Denver

RK Mechanical Company Picnic



Rick Kinning, Chairman | CEO, and Jon Kinning, COO | EVP, continue the proud tradition of presenting a Rolex watch to RK employees who have been with the company for 20 years. Pictured left to right are: Spencer Monroe, Tim Sterling, Pete Balderston, Rick Kinning, Rob Marceau, Rob Lee, Pete Molina, Brian Holden, Jason Garcia, Omar Mendez and Jon Kinning (also a recipient of a watch this day).



(Above) The RK family enjoying themselves at the picnic. Over 3,000 RK employees and their immediate family members attended the event.



(Left) Rick L. Kinning, Chairman | CEO, gives the deserving recipients advice on how to properly care for their new Rolex watches.

ABC Rocky Mountain Chapter Announce STEP Award Winners

Associated Builders and Contractors Rocky Mountain Chapter awarded many member companies with Safety Training and Evaluation Process (STEP) awards for meeting specified standards in various areas of construction safety. These companies were presented with their awards at the Safety and Education Awards Banquet held on Thursday, May 18 at the History Colorado Center in Denver.

STEP awards are granted by ABC National based on applications, and they are given at five different levels: bronze, silver, gold, platinum, and diamond. These categories are based on each company's safety program performance in twenty Key Components; the qualifications combine OSHA required safety data with self-assessment requirements to give a comprehensive view of the company's safety program.

To qualify for the prestigious Diamond Level STEP award, candidates must meet ALL of these requirements: TRIR at or below 50 percent of the BLS NAICS code average in each of previous three years, ERM at below 0.7 beginning Jan.1 of the application year, no lives lost or catastrophic incidents, company-wide, during the application year, no lives lost or catastrophic incidents, company-wide, during the last three years resulting in an OSHA Citation and a minimum 20 key comments score.

Diamond Level STEP Winners

- Bergelectric Corporation
- Heating & Plumbing Engineers, Inc.
- Hensel Phelps
- Interstate Electrical Contractors, Inc.
- LPR Construction Co.
- RK Mechanical, Inc.
- TIC – The Industrial Company

- FCI Constructors, Inc.
- Kenny Electric
- LEI Companies, Inc.
- McClone Construction Co.
- Mortenson Construction
- MTech Mechanical
- Phase 2 Company
- Power Design Inc
- Shaw Construction
- Spacecon Specialty Contractors, LLC

Platinum Level STEP Winners

- Adolfson & Peterson Construction
- Casey Industrial
- Encore Electric, Inc.
- Interstates Companies
- Kuck Mechanical Contractors
- Mays Concrete, Inc.
- Milender White Construction Co.
- The Northern Group
- Waner Construction

Silver Level STEP Winners

- ADK Electric Corp.
- Copper Spring Solutions LLC
- Diamond Drilling & Sawing Co., Inc.
- DS Constructors, LLC
- Fiore & Sons, Inc.
- Greiner Electric LLC
- ICI
- Merit Electric, Inc.
- Parkway Electric & Communications, LLC.
- Pinkard Construction
- Piper Electric Co., Inc.
- Sun Construction and Facility Services, Inc.
- White Construction Group

Gold Level STEP Winners

- BT Construction, Inc.
- Colorado Barricade
- dcb Construction Company, Inc.
- Design Mechanical
- Douglass Colony Group
- Duro Electric Company
- EC Electric, Inc.



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SMPS UPCOMING A/E/C MARKETING EVENTS

SOUTH METRO AREA ECONOMIC DEVELOPMENT: Denver Luncheon Program

July 19, 2017 | 11:30 am - 1:00 pm | Denver Athletic Club | 1325 Glenarm Place Denver

This luncheon will include several speakers from various regions south of the Denver Metro area. They

will discuss upcoming opportunities in their area and how to better to business with them. See you there!

ADDITIONAL UPCOMING SMPS EVENTS



FINANCE FOR MARKETERS: Education Event

July 27, 2017 | 11:30 am - 1:00 pm | Palace Construction | 7 Galapago Street | Denver



REFINE/REDEFINE

August 19, 2017 | 5:30 pm - 8:00 pm | Macy's, Cherry Creek Shopping Center | 15 South Steele Street | Denver



USGBC COLORADO 2017 CREI FORUM

August 15, 2017 | 7:30 am to 9:30 am | CSU Denver Center | 475 17th Street, 2nd Floor Denver

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