

Colorado

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Special Report

SITE WORK
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Inside AGC Colorado
page 60



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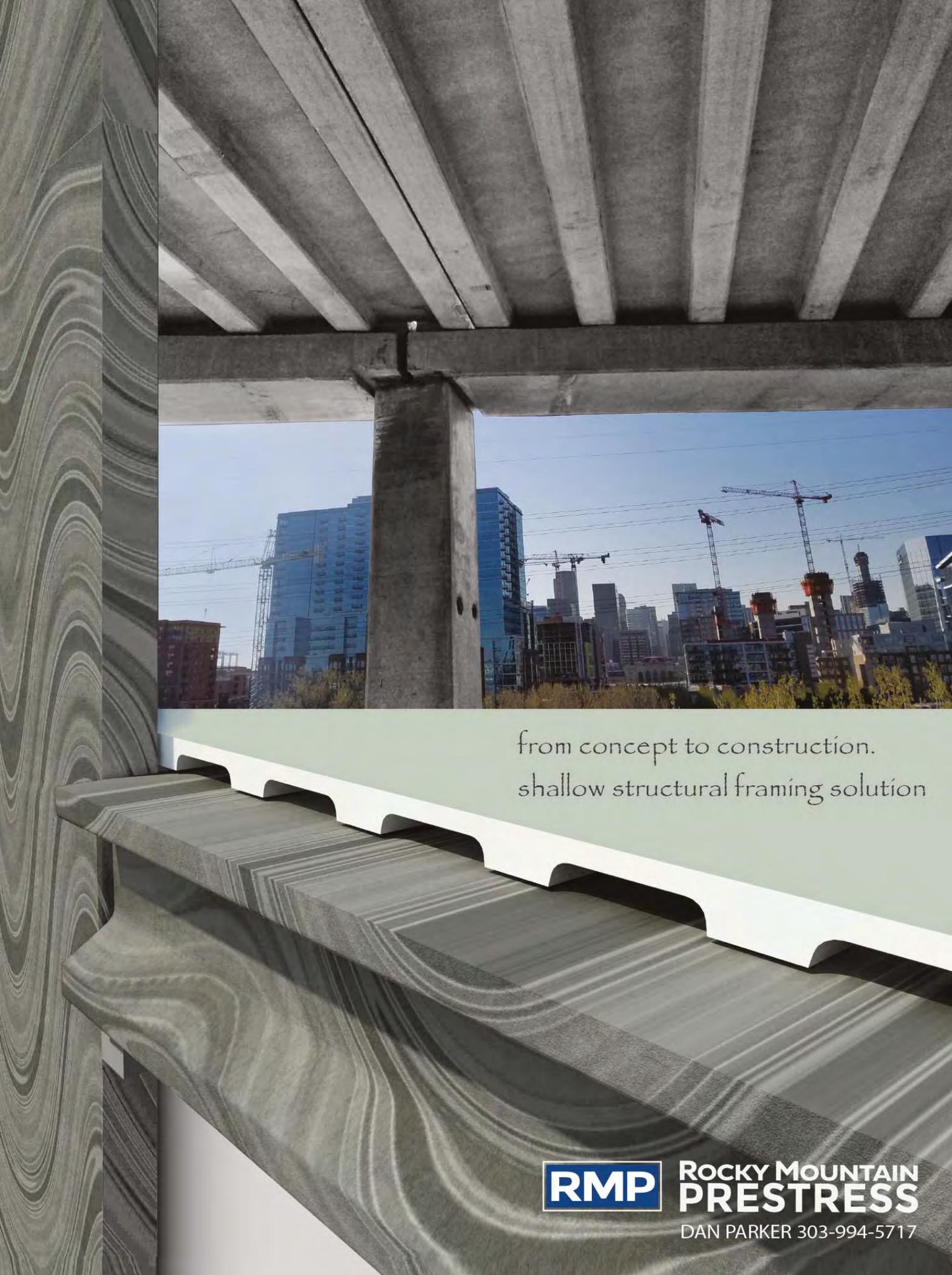
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Fiore & Sons perform site work at CSU's Aggie Village in Fort Collins with PCL Construction.
Photo courtesy of Michelle Meunier Photography

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10th Annual Déjà vu Rendezvous Shows that the Construction Industry Gives Back to the Community



Mike Branigan, Publisher

Dear Reader,

On May 19th, the 10th Anniversary Déjà vu Rendezvous drew more than 650 industry professionals to Mile High Station for an evening of fun and camaraderie. Whether you call it tithing or sheer generosity- our industry stepped up to donate more than \$240,000 to Assistive Technology Partners, University of Colorado-Denver College of Engineering and Health Sciences. Over the past 10 years, we've donated more than \$2.1 million. Here's a shout out to the Déjà vu steering committee and Chairman Marc Able. We hope you were able to attend. If not, there's always next year!

Also in this issue, we ask "who's in charge of safety at your company?" The correct answer? "Every one of us!" In this issue, Julie Wanzer talks to some of the leading area experts. Please note that the upcoming Summer edition of our magazine will highlight winners of various association safety awards.

Message from the Editor - Repetition is Key!



Polly Emmons, Editor/
Creative Director

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Sincerely,

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Heath Steel Colorado State University Ag Education Center Wins Building of the Year Award

Heath Steel announced that it has won the Chief Buildings 2016 Government Category Award for the Colorado State University Ag Education Center building. The award was presented at the 2017 Builder Loyalty trip at the Westin Playa Bonita in Panama City, Panama.

The 15,508 square foot building for the Ag Education program at CSU includes laboratory, technology, teaching, community, exhibit, shop and office space. The metal building features specialty wall panels in CSU colors, standing seam roof with snow retention, insulation package, hydroswing door, stone wainscoting and mezzanines.

The goal of the Colorado State University CoBank Center for Agricultural Education is to help fill a void in agricultural education teachers for K-12 students and community colleges across Colorado and the United States. In addition to functioning as academic space for CSU faculty, staff and students the building will also serve as a community meeting space, bringing together individuals from the agricultural industry, rural communities and local schools. The building was designed by RB&B Architects of Ft. Collins and the project General Contractor was Heath Construction. Heath Steel provided the metal building system and erection services.

D3 Technologies and initial.aec Expand Partnership to the Pacific Northwest & Rocky Mountain Regions

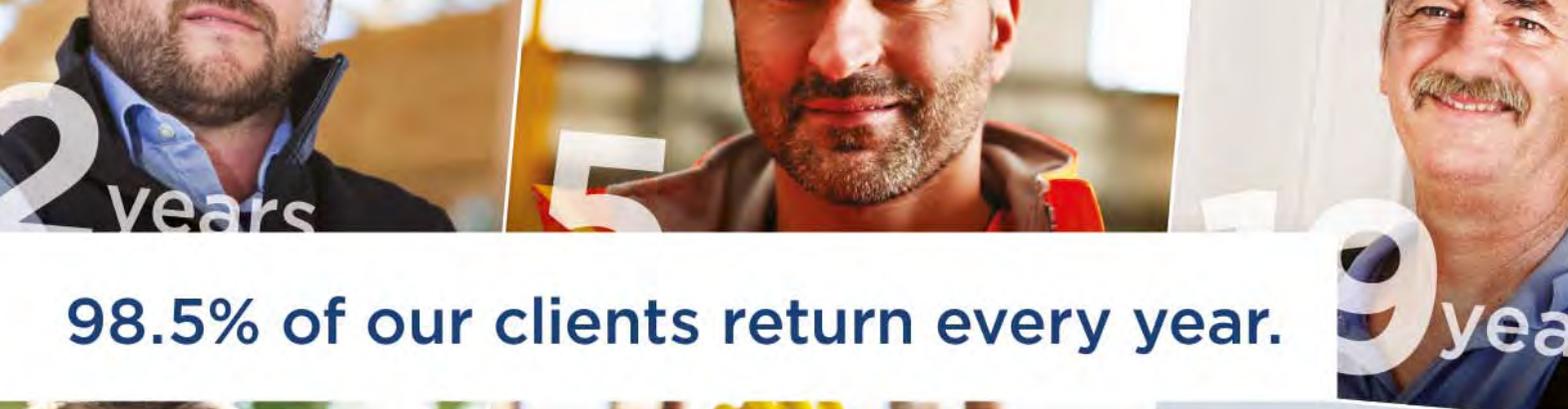
Building on a nearly decade-long partnership, D3 Technologies and initial.aec announce their continued expansion with co-locations in Washington, Oregon, Idaho, Montana and Missouri. Both D3 and initial.aec, who are Autodesk Gold Partners focused on manufacturing and the design and construction industry respectively, are excited for the new possibilities.

“Through our relationship with initial.aec, we will be able to provide more for our clients, with access to state-of-the-art training facilities, local Autodesk technical specialists and dedicated customer success managers with national support,” said Kevin Schlack, owner and founder of D3 Technologies. The two firms, which have been sharing space in Denver, Colorado for the past several years, appreciate that the partnership allows them to focus on their

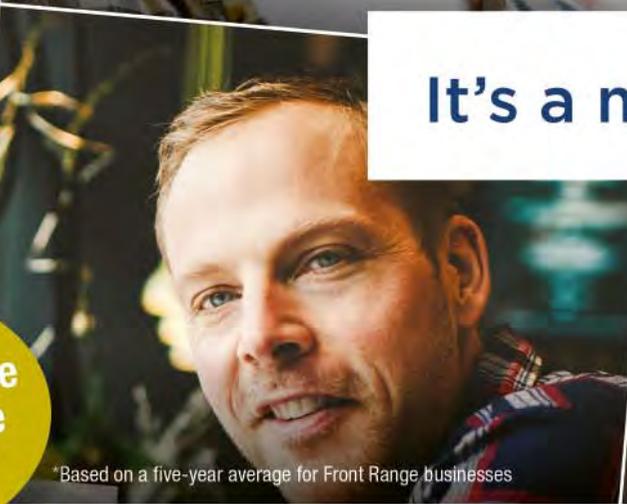
specific industries, while having access to expertise for their individual clients using multiple Autodesk product lines.

Scott Bailey, president and owner of initial.aec, noted, “We look forward to sharing our insight into architecture, engineering and construction in new areas of the country with our partner, D3 Technologies. Our unique offerings such as onsite BIM management and design technology services will be a great fit for the rapidly growing firms in these states.”

Both firms seek to become active in the various associations and industry groups, allowing them to create and grow client relationships, which have become their hallmarks. There are plans already in place to expand the available resources in each area as growth increases.



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Jansen Strawn Consulting Engineers, A Ware Malcomb Company, Expands to Larger Denver Office

Ware Malcomb, an award-winning international design firm, announced Jansen Strawn Consulting Engineers, a Ware Malcomb Company, has relocated to a larger office located at 990 S. Broadway, Suite 230 in Denver, Colorado. Ware Malcomb also maintains a second office in downtown Denver located at 1600 Champa Street, Suite 350.

Jansen Strawn joined the Ware Malcomb team in 2016. Since that time, the Jansen Strawn team has continued to serve its existing clients while Principals Chris Strawn and Tom Jansen have taken on the additional role of overseeing and expanding Ware Malcomb's civil engineering services across the firm's 22 markets in North America.

"Since joining forces with Ware Malcomb last year, we have successfully expanded our design services while increasing our market diversifications," said Chris Strawn, Principal of Jansen Strawn Consulting Engineers, a Ware Malcomb Company.

"This move to a larger office provides a platform for our employee and client base to continue to grow."

"Ware Malcomb remains committed to the expansion and seamless integration of civil engineering services into all of our markets across North America," said Ware Malcomb Chief Executive Officer Lawrence R. Armstrong. "Thanks to the talented and growing team at Jansen Strawn, we are closer than ever to this goal."

Jansen Strawn provides professional engineering services in the commercial and residential real estate development industry. Recent projects include: Meadowlark, a 70-acre single family subdivision in Parker, Colorado; Majestic Commerce Center totaling 1 million square feet in Aurora, Colorado; and Sloan's Lake Block 3, a 2.5-acre mixed use redevelopment project including townhomes, apartments, and restaurants located in Denver, Colorado.

PCL Construction Hosts Inaugural Women's Leadership Summit

PCL Construction Enterprises, Inc. hosts the inaugural PCL Women's Leadership Summit which followed Engineering News Record's Groundbreaking Women in Construction (GWIC) conference.

"GWIC is a great conference and we wanted to build upon the momentum that was created after spending over a day and a half with some of the industry's best and brightest," said Kelli Kelly, director of diversity and inclusion for PCL. "This summit was an opportunity for women of PCL to share ideas, and learn valuable takeaways from one another."

The Women's Leadership Summit allowed time for the women of PCL to gather after the GWIC conference, debrief, and discuss best practices learned. Additionally, summit attendees had the opportunity to confer on a variety of topics ranging from understanding the value of diversity to recognizing leadership values and individual strengths.

PCL's President and COO, Shaun Yancey hosted a dinner for all PCL women attending, and shared his vision for the women of PCL.

PCL Construction has been a longtime sponsor of GWIC and this year had the largest showing in the company's history of attending the event with 30 attendees representing 15 offices across the US and Canada.

Saunders Construction Headquarters has Moved

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JLL Moves Monfort Companies Closer to Home Plate

Firm Leases and Customizes Space in Historic Building to be Nearer to Coors Field.

JLL today announced the company has secured a prime location for Monfort Companies in Denver's Ballpark neighborhood across the street from Coors Field. Monfort Companies, which owns a number of Colorado-based organizations, most notably a portion of the Colorado Rockies, has leased 4,000 square feet of space on the 2nd floor of 1962 Blake Street, where Kenneth Monfort and his team will host their Denver operation.

Outside of baseball, Monfort Companies most prominently operates within the realms of real estate development, private investment, cattle and energy. Although Greeley, Colorado is a more obvious home for Kenneth Monfort and his team, "Denver is only a stone's throw from home, and happens to be where we have found many friends in the industries in which we conduct our daily work," says Monfort, "our new location allows our office to catch a few innings throughout the week, which we anticipate will be a good thing!"

1962 Blake Street is a well-lit brick and timber building, built in 1892 and previously unoccupied for several years which spurred the decision to renovate the existing interior. Keeping with modern trends, the space now features an open and collaborative design, exposed original brick structure, no walled offices and glass conference rooms. Additionally, a bar has been installed that will include iced coffee and beer on tap, designed for in-office socializing. In addition to the customized workspace, the building provides Monfort Companies with easy and direct access on and off I-25, and is walk-able to all of the fine restaurants, entertainment, public transportation and other amenities LoDo has to offer.

David Shirazi, JLL represented Monfort Companies in the transaction. NAI Shames Makovsky represented the landlord.

Atlanta-Based GreenbergFarrow Opens New Office in Denver

GreenbergFarrow, a global architecture, engineering, planning and development services firm, is opening its newest office in Denver May 2017. It is the latest expansion in GreenbergFarrow's growing footprint nationwide, marking its 16th U.S. office.

"We have been working on projects in the Denver region for years, so it was a natural next step for us to plant permanent resources here," said Associate Principal Farman Shir, who oversees GreenbergFarrow's operations across multiple offices, including Denver. "Many of our retail clients have expanded or opened new locations in the Denver area in recent years, and we expect strong growth to continue."

Among the most notable Denver-area projects GreenbergFarrow completed was Colorado's only IKEA store in Centennial, which was its second-largest store in the U.S. at the time.

Alicia Khine, program manager, will lead the Denver office and serve as a resource for clients in the central region of the U.S. "I'm eager to be a part of Denver's robust growth and help clients think through smart strategies for making a statement in a heated market," said Ms. Khine.

Alliance Construction Solutions Relocates Colorado Office

Alliance Construction Solutions (Alliance) is relocating its Colorado office at the end of May. The 35-year-old-company, having held its current Denver location for over 12 years, will move its offices to "The Northern Business Center" in Thornton, Colorado.

Firm President and CEO Brian Weinmaster offered his perspective on the move, saying, "With the growth of Alliance Construction Solutions, coupled with the larger geographical footprint of our projects, a more ergonomically friendly office space and additional square footage are required. We are excited to be relocating to 'The Northern Business Center' on 127th and Washington. The new space will allow for higher efficiency of work

flow and has a solid platform for the increased technology requirements used in today's construction industry."

The official move will take place May 25th and 26th. Alliance's new address will be 12789 Emerson St, Thornton, CO 80241.

"We are very excited to have Alliance Construction move their headquarters to Thornton," said Thornton Mayor Heidi Williams. "They are a great Colorado company known to build outstanding projects and will bring good jobs to Thornton. With the increasing development of all types we are seeing, Thornton is a perfect location for Alliance Construction because they work on so many diverse projects."

Merrick Wins ACEC National Honor Award

Merrick & Company was recognized April 25, 2017 at the American Council of Engineering Companies (ACEC) annual Engineering Excellence Awards (EEA) gala in Washington, D.C., which honors the year's most outstanding engineering accomplishments. Merrick received a National Honor Award in the Energy category for the hydrothermal processing pilot system (HPPS) project, Oil in Hours, Not Millions of Years.

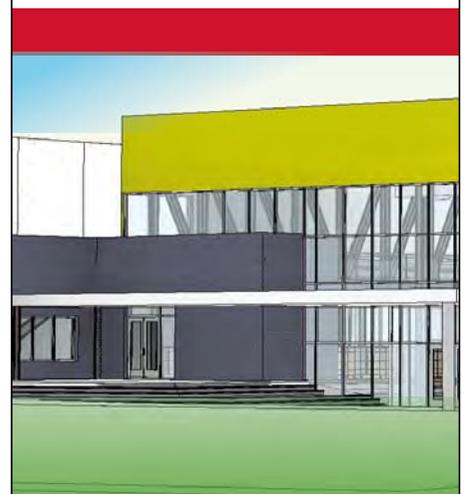
Genifuel Corporation obtained the license from Pacific Northwest National Laboratory (PNNL) for its technology to transform a mixture of 20% algae and 80% water into

bio-crude oil and natural gas. PNNL had proven their process at a lab scale, but Genifuel wanted to build a significantly larger (20 times the previous size) pilot system. Merrick provided lump sum turnkey services for this first-of-its-kind application that included engineering, hazard assessment, cost estimating, procurement, fabrication/assembly oversight, and commissioning.

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Denver Public Schools **Park Street School**

- 90,000 SF ECE-5 "Inspire" project for Stapleton neighborhood
- Stapleton Airport Redevelopment led by Forest City Stapleton
- To include ECE and K-5 classrooms, gymnasium, cafeteria and library
- Designed by Humphries Poli Architects



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Eppstein Uhen Architects (EUA) Expands into Rocky Mountain Region through Denver's BurkettDesign

Milwaukee-based Eppstein Uhen Architects (EUA) is acquiring Denver-based architecture and interior design firm BurkettDesign. BurkettDesign is known for its client projects for Vail Resorts, Comcast, Lockheed Martin, Janus Capital Group, Charter Communications, TIAA and Children's Hospital Colorado, among others. BurkettDesign will change its name to BurkettEUA, and its entire 27-person staff will join EUA.

BurkettDesign and EUA agreed to this acquisition for several reasons:

- The combination of the firms makes BurkettEUA more competitive in Colorado
- It gives EUA a broader national footprint (registration in 35 states)
- It also increases the services and expertise available to clients of both firms

- The firms have very little geographical overlap
- The firms have complementary core service expertise, providing opportunities for vertical market expansion

"We are excited about the additional leaders joining EUA," said EUA president Rich Tennesen. "The fact that five principals are investing and becoming shareholders in EUA demonstrates our mutual long-term commitment to our clients and each other."

The acquisition will have a significant impact in Colorado. EUA's expertise in healthcare, education and senior living will complement BurkettDesign's experience in high tech labs, aerospace and data centers. And EUA's expertise in healthcare meshes nicely with Colorado's exploding healthcare market (Anschutz campus, hospital systems, etc.)

Vertex Builders awarded "General Contractor of the Year" by the American Subcontractor Association of Colorado

Vertex Builders is the youngest company to ever win the award in its 40-plus year history.

Vertex Builders, Inc. has been recognized as the General Contractor of the Year, a prestigious industry award presented by the American Subcontractor Association of Colorado (ASA of Colorado). The award is presented to the general contracting company that runs an efficient jobsite; is a reliable partner, schedules efficiently and treats their trade partners fairly.

Ryan Bonner, president of Vertex Builders, a company he founded in 2014 with his friend and colleague Ted Laszlo, and includes a team of construction professionals who have delivered over \$1 billion in projects, had this to say:

"Our trade partners make up 90% of our projects and are of the utmost importance to Vertex Builders; our projects can't be built without them. We put

a lot of effort into understanding their difficulties and trying to work with them, not simply force our processes or needs on them. To win this award from the ASAC is a true honor and a highlight to everyone at Vertex Builders. Our company culture really puts subcontractors at the forefront as trade partners to form a true construction team."

Bonner continued, "We really work to assemble great teams. We believe that if we focus on our employees and finding the right people, it will make a great work environment which will facilitate great relationships with trade partners, clients, and consultants, and the result will be great projects."

"It is truly a positive experience to work with Vertex Builders. They are fair, organized, and try to build projects that facilitate an environment for success!" said Rusty Plowman, president of Delta Drywall.



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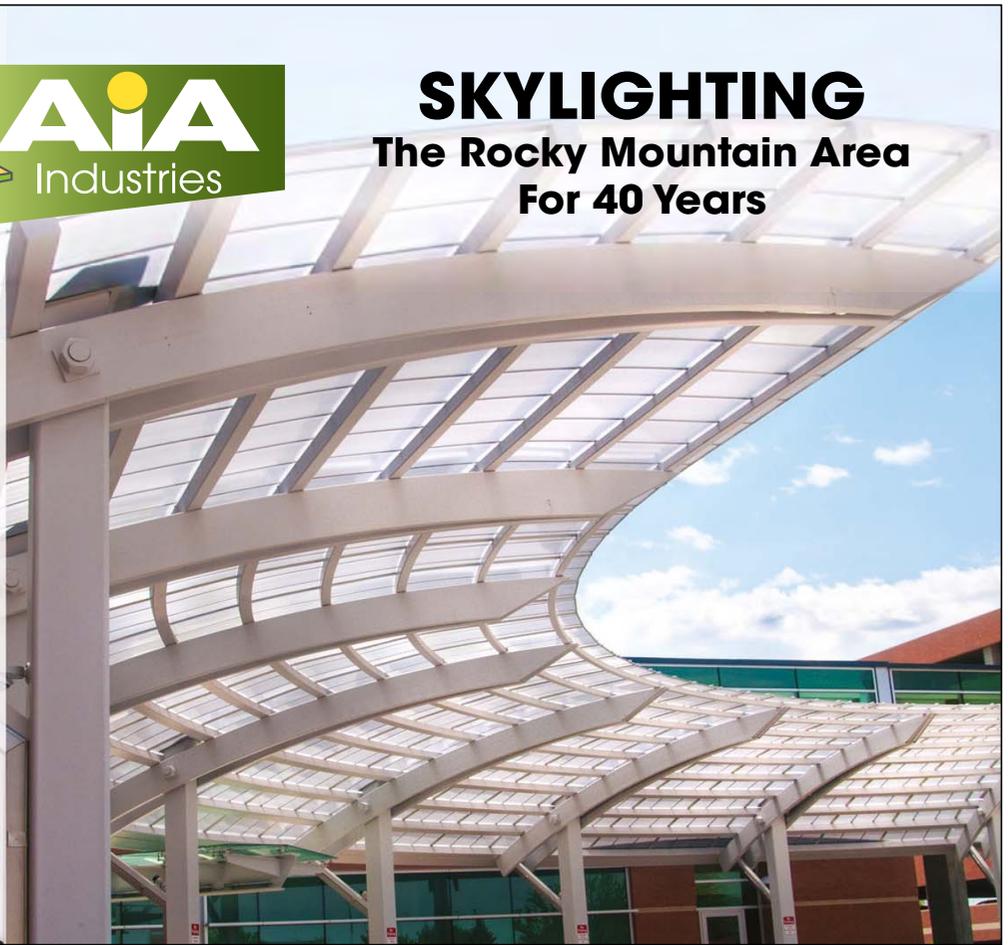
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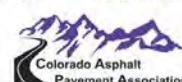
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JHL Breaks Ground On Replacement Mrachek Middle School

Mrachek Middle School was constructed in 1975 as an open classroom concept design without windows and interior walls to separate rooms. The design creates a noisy classroom environment and does not provide students with an optimal learning experience. In November 2016, Aurora voters approved a \$300 million bond program that included replacing the school. In addition to the bond funds, APS received a \$16 million grant from the Colorado Department of Education's Building Excellent Schools Today

(BEST) Program. The new school will be a two-story 130,000 square foot building with separate learning communities for each grade level. The plans were developed in consultation with a design advisory group that included parents, community members, and school staff. The new building, designed by HCM Architects/RB+B Architects and being built by JHL Constructors, will serve up to 1,000 students. The facility will open Fall 2018.

Confluence Companies Breaks Ground on Timberline Farms in Arvada

Timberline Farms in Arvada, a \$65.5 million residential development in Arvada broke ground on May 11. Timberline Farms will be located at 11700 W 58TH Ave, Arvada and will include 317 residences consisting of a variety of housing types, to appeal to a broad range of people from young families to empty nesters.

Designed to present a unique product type and genuine neighborhood feel, Timberline Farms consists of 12 three bedroom for-rent paired homes along with 302 apartment units apportioned across 14 apartment buildings. The community clubhouse will feature a health club quality fitness center, an indoor sport court facility and pet groom room, a 75 foot swimming pool with hot tub, fire pit, and a children's pool. Timberline Farms is directly adjacent to the 133 acre Stenger-Lutz Sports Complex and walking distance to the Van Bibber Creek Trail.

The site will accommodate parking for 709 vehicles, including 277 garage spaces in standalone and tuck-under garages attached to the buildings. 207 surface



parking spaces are provided in the center of the block behind the apartment buildings to shield them from view. 225 street parking spaces are distributed throughout the site.

The architectural forms and material selections are intended to reflect and celebrate the rich agricultural heritage of the existing site and surrounding community. Traditional barn and farmhouse designs will be combined with modern architectural elements to create a fresh and functional interpretation of the classic rural vernacular. The two-story paired homes have been designed with the traditional farmhouse in mind, composed with a modern approach to details and floorplans. The units have individual front porches and front yards, and back yards that open to green space.

Alliance Construction Solutions (ACS) Colewood Apartments Tops Out

Colewood Apartments Tops Out
Alliance Construction Solutions (ACS) has made significant strides in developing the new Colewood Apartments, a 49-unit complex residing in the Berkeley neighborhood of Denver.

On April 14, the construction team, project stakeholders, and other members of the public gathered for a topping out ceremony to celebrate the completion of the building's structure. Both Brian Weinmaster, ACS President & CEO, and Reid Davis, Riverpoint Partners Founder & Principal Partner, spoke at the event to thank the team for their efforts and express their gratitude at the success of the project.

These luxury apartments will feature 49 one and two bedroom units, as well as a community room and two



levels of below-grade parking. With nearly 100% of the property area filled, the site is a true "zero lot line" project. Colewood is being developed by Riverpoint Partners, with design and planning by Craine Architecture.

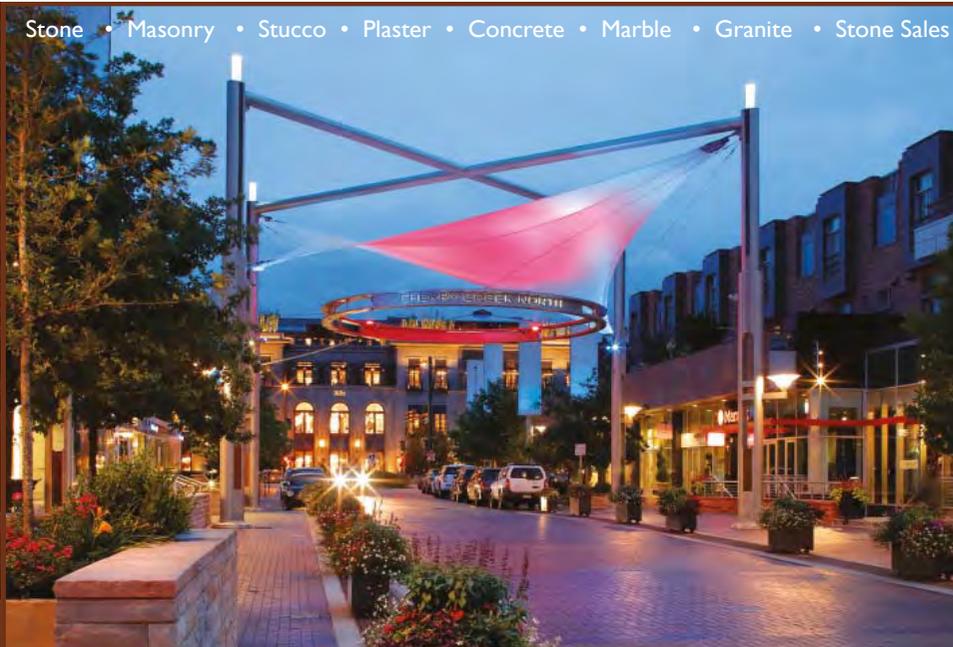
The project is expected to be completed this September.

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Project *Updates*

The Edge Veterans and Affordable Permanent Supportive Housing Opens in Loveland

Loveland Housing Authority took another step toward ending veterans' homelessness Thursday with a grand opening ceremony for The Edge, a 70-unit affordable residential community near East 15th Street and Boyd Lake Avenue.

Built to provide affordable housing to working families, veterans and survivors of the 2012 Hyde Park Fire and 2013 floods, The Edge includes five residential buildings as well as a clubhouse, community garden and playground.

More than 20 of the available 70 units at The Edge are dedicated to providing permanent supportive housing to homeless veterans. Referrals for these units come from Rocky Mountain Human Services - funded through the Veterans Administration, other governmental agencies and private partners - whose staff members work with homeless veterans and provide services to them.

The Edge veterans program operates on the Housing First permanent supportive housing model, which contributes to long-term housing stability, improved



physical and behavioral health outcomes, and reduced use of crisis services such as emergency departments, hospitals, and jails. According to a study published in March 2015 by the Journal of American Medical Association, over a 24-month period, up to 77% of participants in the study who received housing and support remained in stable housing.

The Edge was developed in partnership with Wells Fargo and Sugar Creek Capital as equity investors, purchasing the federal and state tax credits that were awarded this project by the Colorado Housing and Finance Authority (CHFA).

Pinkard Construction provided construction management/general contracting services for the \$20 million development, which includes one-, two- and three-bedroom units designed to meet Enterprise Green Communities criteria. Construction completed December 2016. OZ Architecture was the architect-of-record.

Construction Continues on Zeppelin Station in RiNo

The exterior steel framing of Zeppelin Station is complete and the project, located at 35th and Wazee, topped out the first week of May. Zeppelin Station is Dynia Architects and Zeppelin Development's first commercial collaboration outside of the TAXI campus. The 100,000 square foot building is adjacent to the

38th and Blake light-rail station and will soon have direct connectivity to the rail line via a pedestrian bridge.

Zeppelin Station is currently over halfway leased; the RiNo Arts District is one of the first tenants to be announced, re-locating their administrative headquarters in addition to opening a retail store featuring work by community artisans. White Construction Group is on track to complete Zeppelin Station this winter. Two other Dynia / Zeppelin projects, The Source Hotel and Market Hall and Flight, are scheduled for completion around that same time.



Design Architect: Dynia Architects
Architect of Record: gkkworks
Contractor: White Construction Group
Developer: Zeppelin Development

Breaking Ground on the Penrose St. Francis Medical Center Expansion

GE Johnson broke ground today on the new expansion of the Penrose St. Francis Medical Center with Centura Health, RTA Architects, and other project partners. The project will be extremely collaborative between all entities involved.

The addition to the hospital will include more than 168,000 square feet of new construction consisting of a four-story expansion and a new garden level that will feature covered parking and an emergency medical service lounge. The first floor will be home to a new emergency department and additional shell space, while the second floor will add three new operating rooms, support space, and additional shell space for

future expansion. The third floor will include a wellness garden, NICU expansion, and ante partum rooms. The fourth floor will remain an area devoted to mechanical space. The existing NICU will undergo changes as well, allowing it to remain compatible with the new model of care following the renovations. GE Johnson will also perform additional renovations, ensuring all existing and new corridors connect to one another.

Project completion is set for currently February of 2019. GE Johnson is proud to be breaking ground on such a unique project that will benefit so many individuals in the Colorado Springs area.

Earth Services & Abatement Demolishes Abandoned Sugar Factory at Ovid CO

Open-air demolition process reduces price tag by over 50%, leaving asbestos in place for mill demolition; saves farmers Coop \$4 Million.

Commerce City, CO--Earth Services & Abatement (ESA) completed the demolition of the abandoned sugar factory in Ovid, CO using an unusual method that saved the Amalgamated Sugar Coop millions.

ESA had two main challenges: get the local landfill to approve a one-time asbestos permit to accept the waste so that trucks would not have to haul the material 3 hours each way, and convince the Colorado

Department of Public Health and Environment (CDPHE) to approve a variance allowing for demolition of the mill with the asbestos still inside. Working collaboratively with CDPHE, ESA was able to do both.

"Our focus on this project was to show that safety must come first on projects of this nature. Sometimes a common sense approach in working with the State can yield results that are not only safer for the public health and the environment, but also more affordable for clients."

There are 21 abandoned sugar factories remaining in Colorado.

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Honnen Equipment Promotes Erin Bower to Director of Human Resources



Honnen Equipment is pleased to announce that **Erin Bower** was recently promoted to Director of Human Resources. Erin oversees all human resource initiatives for Honnen including recruitment, compensation, benefits, training, and employee relations.

Erin started with Honnen in 2010 and received her SPHR designation in early 2015. She also holds a degree in Human Resource Management from Colorado State University. "Honnen is a great place to work and Erin does a great job promoting our culture and values such as empowering our employees to be honest and fair." Says Mark Honnen, President.

Denver-Based AE Design Tapped for Multiple New Projects Triggering Continued Growth, New Hires



AE Design's New strategic hires include several lighting designers with a background in architecture and interiors to allow for continued growth of the firm's overall lighting design services as well as expansion into new specialty areas. In particular, Project Manager **Patrick Durham, PE, CTS-D** (above) and Designer **Matt Eckstein** (bottom left) were hired to help evolve the firm's audiovisual ("A/V") offerings. Their music background, combined with exceptional electrical and lighting knowledge, will bring audio and lighting design expertise



to projects ranging from theatres and auditoriums to state-of-the-art corporate meeting rooms.

Josh Ward Earns NCARB Certification, Architectural Licensure



GE Johnson Construction Company congratulates Senior Integrated Construction Specialist **Josh Ward** on completing the Architectural Experience Program (AXP) and receiving his architectural licensure from the National Council

of Architectural Registration Boards. The AXP requires more than 3,740 hours of competency across six areas of emphasis, culminating in a series of exams.

Ward has five years of experience with GE Johnson in addition to seven years of experience with an architectural firm. Currently, Ward oversees the implementation of specialty Virtual Design and Construction technology, bridging the gap between design and construction.

Jim Ciesla Named Chief Executive Officer of Brinkman Construction



Jim Ciesla has been named Chief Executive Officer of Brinkman Construction. Ciesla has served as the company's President for the past six years and was one of their first employees.

This is a new role specific to Brinkman Construction. The CEO position was previously structured over both the construction and real estate groups and was held by the companies' co-founder, Paul Brinkman. Brinkman will remain in a significant leadership role as Chairman of the Board of Directors for Brinkman Construction. The structure allows for Ciesla to direct a focused vision for the strategy of the organization moving forward.

Over the years, Ciesla has been instrumental in the advancement of Brinkman Construction. In the past 12 years, they have grown from \$1 million to \$122 million in revenue.

Mortenson Announces Promotions and Staff Additions



Brian Holland

Mortenson's Denver office today announced the promotions of **Brian Holland** to director of business development and **Ken Erickson** to marketing manager, as well as the addition of **Meg Brickle** as senior business development manager. Holland has more than 20 years of construction management experience, successfully leading Mortenson's project development efforts in the sports and entertainment, manufacturing, healthcare and infrastructure markets since joining Mortenson two years ago. Erickson has nearly ten years of marketing experience in the commercial development and construction industry and will take on additional management responsibilities in his new role.



Ken Erickson



Meg Brickle

A Mortenson team member for more than seven years, Brickle joins Denver's business development group after serving in business development and design phase management roles in Mortenson's Chicago and Denver offices. She has more than 10 years of experience in the industry and is focused on growing Mortenson's healthcare and corporate markets, with an emphasis on leveraging development opportunities in tandem with Mortenson Development, Inc.

American Council of Engineering Companies of Colorado Announces New Programs Director



Sara Nakon, CAE, recently joined the American Council of Engineering Companies (ACEC) of Colorado in the new position of programs director. She is responsible for overseeing planning, development, and execution of all education activities and other events for the association.

Nakon is a Certified Association Executive (CAE) and a graduate of the American Society of Association Executives Leadership Academy. She holds a Bachelor of Science in business administration from Miami University (Oxford, Ohio).

OLC Announces Key Management Promotion - Names New Principal



Ohlson Lavoie Collaborative (OLC) is pleased to announce that **Brenda Amsberry** has been promoted to Principal. Brenda has over 25 years of experience and leads OLC's Interior Design department. Some of Brenda's recent projects include the DoubleTree Hotels in Denver and Stapleton, the Colorado Golf Club, and the Schlessman YMCA.

Beeline Purchasing LLC Announces New Colorado Representative

Beeline Purchasing LLC expands their operation into the Colorado market with their new local representative, **Dave Fowler**. Company officials are expected to meet with Colorado Construction Association officials later this month to offer partnership opportunities, as a new member benefit, to offer to their members.

Beeline officials expect to improve contractor's confidence and widen its customer base with local representation.

Concrete Knowledge at Warren Tech

Co-workers in Baker Concrete's Rocky Mountain Region joined Warren Tech students and instructors for a five-day STEM and Pre-Apprenticeship workshop in Lakewood, Colorado. Co-workers spent the first three days teaching lessons on project preconstruction and planning, building to the final two days of working with students and industry partners for an on-campus concrete project. Baker's Rocky Mountain Region set out with eyes on career preparation, granting students hands-on experience through the exploration of concrete construction.

"This experience provided a real-world application, which reinforces what we are doing in the classroom and what is done at the job site," said Warren Tech instructor Nate Olsen.

Baker co-workers Norm Holden and Jayhawk Owens kicked off the week with an introduction to Baker Concrete and an interactive outlining of the project: a ramp, sidewalk and slab extension for Warren Tech's new ACRES at Warren Tech building. The project required the hands and brains of each of student, making preconstruction, safety and pre-job planning knowledge essential. Co-workers Jenny Wohlrabe, Jeff Diehl, Moses Berrelez and Dan Martin joined Holden and Owens to teach these topics over the next two days, and on Thursday, Rocky Mountain co-workers put students to the test. Students left the classroom for the job site to form, tie reinforcing and place concrete.

"I never thought I'd have an opportunity like this," said Warren Tech student Sienna Mullins. "I got to see so much more than pouring concrete; I got to see the whole



process from planning the project to seeing the finished product."

Baker Concrete would like to thank its industry partners Brundage Bone Concrete Pumping, Martin Marietta Materials and Eco-Pan Inc. for supporting the project and helping to make it a success.

GE Johnson 50th Anniversary Food Drive Exceeds Goal Six Times Over

In celebration of its 50th year in business, GE Johnson Construction Company recently completed a two-week food drive to benefit food pantries across the Rocky Mountain and Central United States. Initially, the company had set out to gather 5,000 pounds of non-perishable food or cash donations, but ended the two week drive having collected the equivalent of 31,669 pounds of food.

The company partnered with several charitable organizations including Care and Share Food Bank for Southern Colorado, Food Bank of the Rockies, and the Regional Food Bank of Oklahoma and encouraged

all its offices and project sites to contribute to the initiative. Food was collected in Colorado, Wyoming, Oklahoma, and Montana, and the effort was bolstered by donations from countless valued clients, owners' representatives, architects, subcontractors, vendors, community members, and other partners who participated in the drive.

"We can't thank everyone who donated food or money enough," said Dan Starr, President of GE Johnson Construction Company, **"When he founded the company, Gil Johnson established a legacy of community engagement and giving openly which has been**

preserved over the years. I think this is the perfect tribute to 50 years in business."

All the food donated as part of the project will remain in the communities in which it was collected, making a direct impact in the lives of thousands.





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“Leading construction firms embrace a journey to exceed OSHA and work comp insurance requirements. They even enter into voluntary partnership agreements with OSHA and AGC to take safety to a higher level”

Michael Gifford, President/CEO
Associated General Contractors of Colorado (AGC)

CONSTRUCTION

By: Julie Wanzer, LEED AP

SAFETY

- An Oxymoron?

Construction safety is often cited as an oxymoron – defined as a figure of speech where two contradictory terms appear together. For instance, according to the Occupational Safety and Health Administration (OSHA), construction is “a high hazard industry...” where its workers take part in a myriad of dangerous activities on a daily basis, which can lead to falling from rooftops, being struck by heavy machinery, electrocutions and exposure to silica dust. On the other hand, safety on the job-site is intended to prevent injuries, improve working conditions and engage workers to build trust in the workplace.





Photo Credit: The Unfound Door -
CFC Construction's site and staff.

SAFETY CULTURE

In order to overcome this oxymoron status, **“leading construction firms embrace a journey to exceed OSHA and work comp insurance requirements. They even enter into voluntary partnership agreements with OSHA and AGC to take safety to a higher level”** commented Michael Gifford, President/CEO of AGC Colorado. Gifford organized his first OSHA Partnership in late 2004 to help leading construction firms go beyond the minimum standard. AGC Colorado started their CHASE partnership with OSHA in 1998, and it has thrived ever since, **“because the leaders in our industry know safety excellence is a predictor of employee retention and future success”** Gifford added.

Construction safety cannot just reside in top management, though. In order to be more effective, Mark Latimer, President/CEO of the Associated Builders and Contractors (ABC) Rocky Mountain Chapter, observed that construction employees, themselves, need to make a commitment to safety practices and standards on a daily basis. This sentiment is resounded by Bradley J. Gassman, Safety and Environmental Director for the Associated General Contractors (AGC) of Colorado, who noted that the “best of the best” companies for safety, are the ones where **“...employees think outside the box, keep up on the latest tools and equipment available to increase safety, and that collaborate with other professionals and organizations in the industry to develop workable and effective safety programs.”** Mr. Gassman added, **“Employees need to believe and buy-in as well. Good programs with employee buy-in create that safety culture.”**

CONSTANT CHANGE

Another oxymoron related to construction safety is that the greatest challenge to maintaining an effective safety culture is that construction conditions are constantly changing. Liz Couture, Executive Director of the Colorado Safety Association (CSA), whose members include over 40% of construction-related firms, commented, **“The beauty and challenge of construction safety is that construction sites change daily and therefore, safety**

The FACTS on FALLS

OSHA.gov/stopfalls



Falls are the leading cause of **death** among construction workers

350 construction workers suffered a **fatal fall** in 2015

More than **1 in 3** fatal falls in construction in 2015 were just **15 feet** or less

Almost **1 in 4** fatal falls were from ladders

BLS data 2015

National Safety Stand-Down:

May 8 – 12, 2017

OSHA commemorated National Safety Stand-Down week May 8th-12th in order to prevent falls in construction. The number one cause of death for construction employees remains falls from elevation, which account for 350 of the 937 construction fatalities recorded in 2015, per the Bureau of Labor Statistics. OSHA emphasizes that these deaths are preventable and seeks to raise fall hazard awareness across the country in an effort to stop fall fatalities and injuries. Several Colorado construction firms are hosting their own Safety Stand-Downs to train more professionals regarding fall safety on the job-site.

must be analyzed on a daily basis."

Construction safety regulations are also in constant flux. The sheer amount of regulations coming out and being able to stay current on each of them creates a level of uncertainty in the market, according to Mr. Latimer. In addition, **OSHA penalties for non-compliance create concern among construction firms "...because it can greatly affect their bottom line and affect future work opportunities,"** commented Mr. Gassman. OSHA's maximum penalties, which were last adjusted in 1990, increased by 78% in August of 2016, to \$12,675 per violation for "Serious Other-Than-Serious Posting Requirements" and \$126,749 per violation for "Willful or Repeated" violations.

CONTINUOUS TRAINING

This state of constant change in construction calls for continuous safety training, to ensure all employees receive the necessary knowledge and tools to remain safe on the job-site. As opposed to even ten years ago, construction firms now have access to many outlets for safety training, from local associations to hiring dedicated safety professionals for in-house training.

For example, CSA offers safety training depending on one's experience level. Their Safety Builder Construction Orientation is geared towards new and temporary workers, and includes a pre- and post-test to gauge safety knowledge retention. For the intermediate to advanced levels, the Certified Occupational Safety Specialist (COSS) course is a nationally recognized program that helps individuals understand and monitor OSHA regulations, and build internal safety and health programs at their firms.

Construction firms can help construction safety overcome its oxymoron status through the development of a safety culture, by monitoring and enforcing OSHA regulations, and by offering continuous safety training to all employees. Safety starts at the top, but must be embraced by all levels of employees centered around an engaging employee safety program where they feel empowered to find solutions to safety hazards on a daily basis. 



Photo credit: Michelle Meunier - Colorado Towers

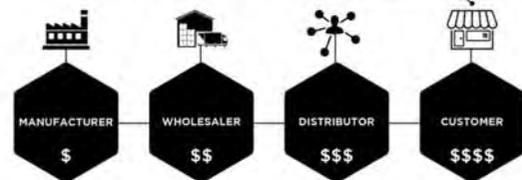


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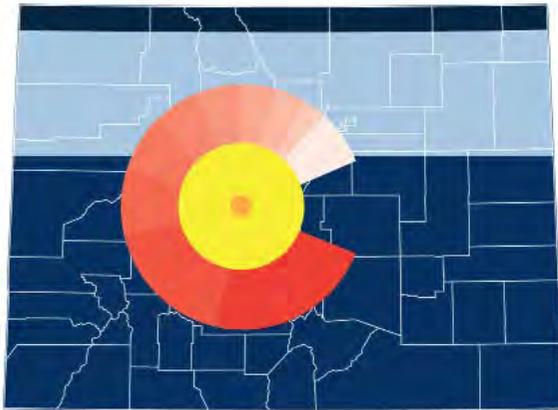
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AIA Western Colorado Special Report



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 nearly 2,500 members includes architects, those working towards licensure, and allied industry professionals.

AIA Colorado North represents members across nine counties in Northern Colorado, including Boulder, Larimer, Logan, Morgan, Phillips, Sedgwick, Washington, Weld and Yuma.



Letter from the Board

By Kyle H. Webb, AIA, NCARB – Principal at KH Webb Architects, PC; AIA Colorado West Board President

For years, state lawmakers have struggled to find a solution to Colorado's affordable housing crisis. Our considerable population growth and the explosion of the tourism industry have created more jobs that have not been matched with

housing projects to accommodate this influx in new workers.

This challenge is faced by many communities throughout the state, but even more so in the small mountain towns of Western Colorado where multiple factors contribute to an even more dramatic situation.

Specifically, in Eagle County, the plight is intensified by the combination of limited labor supply and the physical constraints of a mountain valley. This problem tends to focus on entry level housing, although the economic impact affects residents from all economic strata as well as short term guests.

Recently however, Colorado's construction defects legislation has moved forward with the passage of House Bill 1279 which requires that a majority of homeowners in a condo complex first give their blessing to taking a legal action against the developer for an

alleged defect in workmanship. HB 1279 was signed by Governor Hickenlooper on May 18 and went into effect immediately.

While there is confidence this legislation is a positive step towards change, it is still necessary to address the various aspects of the housing problems here in Western Colorado and develop local solutions to improve our communities – which is where AIA Colorado architects are uniquely equipped to make an impact.

Currently, we are working in collaboration with The Vail Symposium to assemble a forum on how to create a balanced community by developing more equitable housing opportunities.

Scheduled for August 2-3, 2017 at the Antlers at Vail, the NIMBY Jamboree: Creating a Healthy Community through Workforce Housing will be a day and a half investigation, seeking answers on how to create a better balance of



Photo: Telluride Transfer - CCY Architects

housing opportunities for Eagle County with a special focus on the Upper Valley as the economic generator.

The first day of the program will be broken up into sessions addressing the various potential solutions to attaining more affordable housing, each followed by moderated breaks to engage participants. Additionally, a field trip to visit housing options will be led by participating project teams.

The second day's sessions will be organized as a town hall to present findings of the first day and foster further questions. This format will provide local residents and others an opportunity to ask the experts questions that pertain to their unique situations. Moreover, this two-way conversation will provide planners and developers with direct feedback on what the end users of affordable housing in the Valley are looking for and what they expect in the next five years.

AIA Colorado - North Infill Taskforce participants currently include:

- Laurie Best – Senior Planner, Town of Breckenridge
- Tom Glass – Founder, Western Land Group, Inc.
- Michael Hazard, AIA – Michael Hazard Associates
- Elise Howard – Director, Eagle County Habitat for Humanity
- Jill Klosterman – Executive Director, Eagle County Housing and Development Authority
- Scott Kratz – Director, 11th Street Bridge Park Project, Washington, DC
- Steve Lindstrom – Chairman of the Board, Vail Local Housing Authority (VLHA)
- Bobby Lipnick
- David O’Neil – CEO & Founder of Brynn Grey Partners; Developer of Peak One and Wellington Communities
- Chris Romer – President & CEO, Vail Valley Partnership
- George Ruther – Community Development Department

Director, Town of Vail

- Kristen Williams – Vice President of Mountain Community Affairs, Vail Resorts
- Jen Wright – Owner, Wright and Company

Following a day and a half of discussion, we hope to develop a series of actionable steps to address the issue of workforce and affordable housing in Eagle County.

For those looking to get more involved, I encourage you to attend the NIMBY Jamboree this summer and share your thoughts, feedback and solutions. Collaboration across the industry is essential to ending the housing crisis and ensuring our unparalleled quality of life in Western Colorado.

To learn more about the NIMBY Jamboree and other efforts related to workforce and affordable housing, please contact Michael Winn, AIA at michael@aiacolorado.org.



Project Name: Snowmass Fire Station 71
Architecture Firm: Charles Cunniffe Architects (CCA)
Lead Architect: Ryan Hoffner
Associate Designer: Grant Bankston
Location: Snowmass
Expected Completion: Fall 2018

Originally built in the 1970s, the Snowmass Wildcat Fire Protection District's fire station has faced serious operational and safety issues with the facility's outdated mechanical and structural systems. CCA was hired in 2014 to assess the situation and has worked closely with the fire department and town officials to evaluate several sites with design studies. The design of the new 30,000 square foot, two-story facility will provide for the needs of the fire department with seven new apparatus bays, eight on-duty crew quarters, six resident firefighter apartments, administrative offices, a training/community room, numerous specialized support spaces, and a state of the art training tower. To minimize the environmental footprint of the new station, the asphalt and steel collected during deconstruction will be recycled locally while 100% of the site clearing material will be mulched. Additionally, the new station will also include a 14.7 kW photo voltaic system and a solar thermal hot water system that will pre-heat the entire domestic hot water needs for the station.



Project Name: Telluride Transfer
Architecture Firm: CCY Architects
Lead Architect: Maura Trumble, AIA
Location: Telluride
Project Architect/Manager: Todd Kennedy, AIA
Expected Completion: Spring 2019

Telluride Transfer is a 59,600-sq. ft. mixed-use project including commercial, affordable housing and free market housing located in historic Telluride. It is anchored by the rehabilitation of the Transfer Warehouse, a 120-year-old, collapsing stone structure that will be repurposed as a community arts facility. Given the town's national historic landmark status, the project has gone through arduous public approvals. The result is a development that looks forward yet respects the historical context of Telluride. The project will be broken up into five distinct buildings – two larger mixed-use buildings and three “alley houses” set among pedestrian alleys to allow for easy movement throughout the area.



Project Name: Ski and Snowboard Club Vail Building
Architecture Firm: KH Webb Architects, PC
Lead Architects: Kyle Webb, AIA
Location: Vail
General Contractor: Viele Construction
Expected Completion: TBD

The primary purpose of this 55,000 square foot redevelopment at the base of Vail Mountain is to upgrade the SSCV facilities to better serve the Club's athletes. The current Club facility is woefully inadequate and extremely under-sized. The expansion is not intended to facilitate future growth of the Club, but rather for the building to "catch up" to the Club's current needs. The building will also feature two residential penthouse condominiums on the upper levels, which will serve as the "economic engine" to fund this re-development project.



Project Name: Stein Building Addition Architecture
Firm: Rowland + Broughton
Location: Aspen
Lead Architect: Dana Ellis, Associate AIA, LEED AP
Contractor: Heath/Saunders
Expected Completion: Summer 2018

The addition is part of the Stein Building, a historic two-story mixed-use building that was constructed in 1888 by Frank La Fave, an early Aspen settler and is Aspen's second-oldest commercial building. The building originally housed a restaurant on the ground floor, and Stein Ericksen, the legendary Olympic medalist, ran a ski shop there in the 1970s, hence the Stein Building name. The lower level of the building was remodeled by Aspen architect and visionary Fritz Benedict in 1953. In designing the new addition for the Stein Building, R+B wanted the space to have a sense of its own and not replicate the historical elements of the commercial building. The team crafted a stunning 'jewel box' modern exhibition space that uses form and materiality to both juxtapose and harmonize with its surrounding context. The project gained unanimous approval from the City of Aspen's Historical Preservation Commission and is poised to be a striking piece of architecture for Aspen's downtown.

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:

2017 Design & Honor Award Nominations Open Through July 7

AIA Colorado is now accepting submissions for the 2017 Design & Honor Awards which recognize design excellence and achievements in the design industry. Winners of these prestigious awards receive state and local recognition. Learn more by visiting the 'Awards' section at www.aiacolorado.org/happenings.



Practice + Design Conference, Sept. 21-23, Keystone, CO

The Practice + Design Conference is AIA Colorado's signature annual event. Members and industry professionals will gather in Keystone this year to hear from nationally 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

AIA Colorado is the voice of Colorado architects, and one of our primary goals is to influence public policy that shapes the profession and the realm in which architects practice. 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. Joining the GAC is one of the best ways to impact the practice of architecture.
- **Contribute to ARCsdC and ARCpac:** The architecture profession is significantly influenced by elected officials and the actions they take. The Architects of Colorado Political Action Committee (ARCpac) and Architects of Colorado Small Donor Committee (ARCsdC) empower architects to play an active role in the election process and raise funds for that purpose. To contribute to ARCpac or ARCsdC visit www.aiacolorado.org/advocacy.
- **Contact your State and Federal Representatives:** Nearly all elected officials, at both the state and national level, host regular town hall meetings or are accessible by phone or email. Visit their website and sign up for their newsletters to learn more about their interests and to speak directly with them about the current issues affecting our industry.
- **Contact the AIA Colorado Government Affairs Manager:** 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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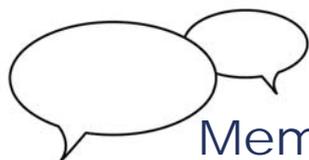
Design Contracts



Architecture firm billings increased for the third consecutive month in April. However, the Architecture Billings index (ABI) score of 50.9 for the month indicates that fewer firms reported billings growth this month than in March. Firms indicated that plenty of work remains in the pipeline, though, as inquiries into new projects and the value of new design contracts both increased again in April.

- **National:** Architecture firm billings increase for third consecutive month
- **Regional:** Business conditions strengthen in all regions of country
- **Sector:** Billings remain strong at firms with an institutional specialization

Taken from the April 2017 AIA Architecture Billings Index (ABI) - <https://www.aia.org/pages/89761-abi-april-2017-firm-billings-grow-at-slower->



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

"Housing remains an ever-present challenge for Western Colorado. In places of extreme demand with limited supply like the Roaring Fork Valley, housing is neither affordable nor attainable for most residents. Our land use policies were created in the 1970's to slow the proliferation of resort condominiums in Aspen and Pitkin County. Favoring open space over residents, these land use policies have driven people further and further down-valley due to the resultant high cost of housing while perpetuating the unintended consequences of traffic and sprawl. As architects and designers, we are well equipped to advocate for housing while innovatively addressing the environment and quality of life... tipping the scales towards a more inclusive vision of housing based on community needs rather than the outdated fears of growth."

- Chris Touchette, AIA; Principal at CCY Architects in Basalt

"We are seeing a big change when it comes to the rules that guide our local development. With a younger demographic coming in to the area, it's necessary to adjust for their inclination towards more modern design elements like lower sloped roofs. In the coming years, you're likely to see a lot more modern design here Mountain Village and eventually Telluride."

- Luke Trujillo, AIA; Principal at TruLinea Architects in Mountain Village



MICHELLE MEUNIER
PHOTOGRAPHY



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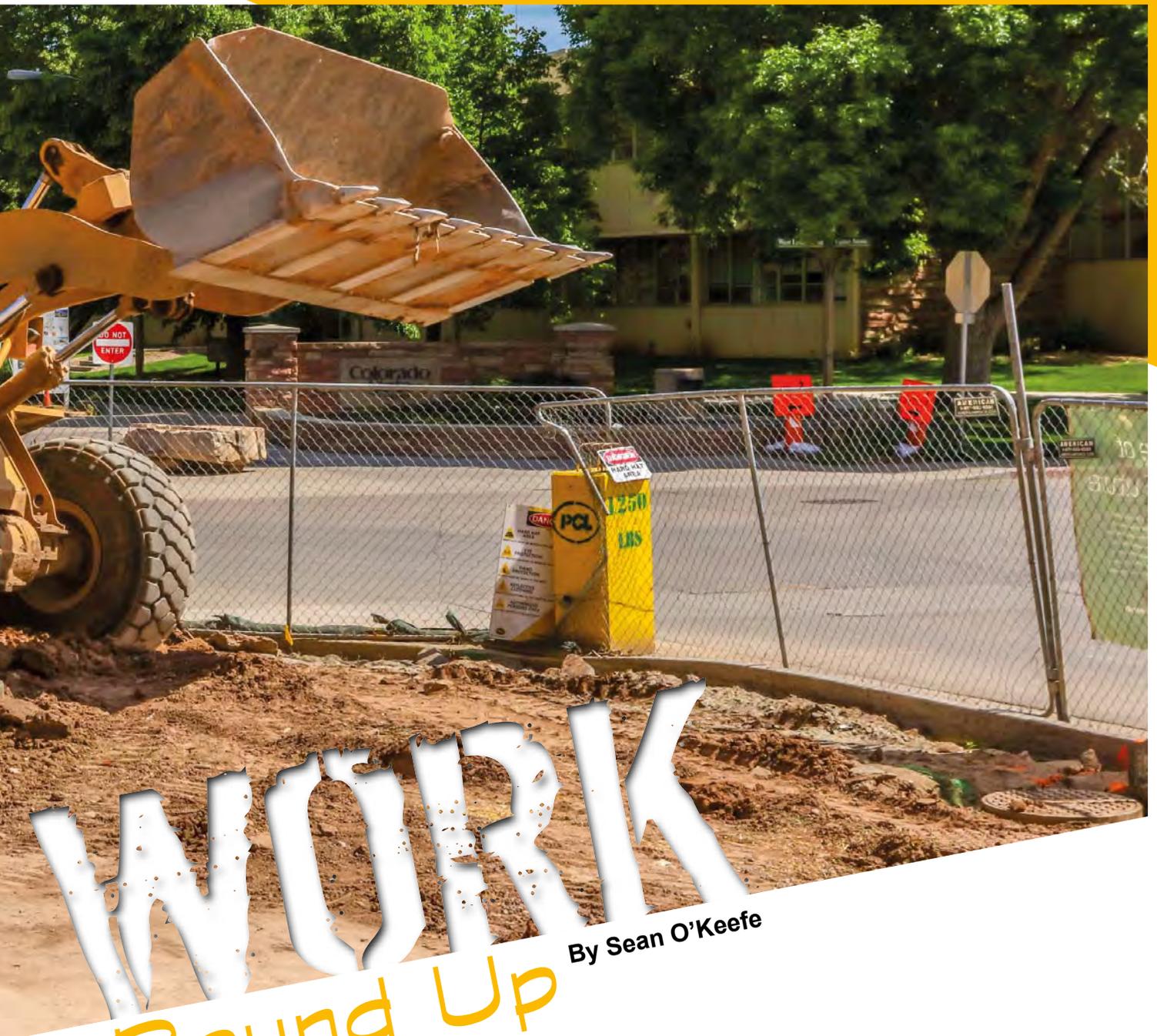
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MEDIA KIT 2017
AD RATES
EDITORIAL CALENDAR





By Sean O'Keefe

For many, the thrill of working in construction and design lies in a combination of the challenges and opportunities that present themselves with each new project. While the opportunities are limitless, fortunately most of the challenges are a bit more predictable. Often enough both the challenges and opportunities begin with the site itself. Site work covers a lot of ground in Colorado's construction and design industry from managing water drainage

and retention to environmental remediation of land or structures, utility connections, roadway improvements, even creeping into zoning and other regulatory issues. This edition of the Round Up sheds light on a handful of challenges and the firms who helped solve them, as they precipitate Colorado's next round of great new places on sites of every sort.



Credit: Pinkard Construction

Commerce City Recreation Center and Roadway Enhancements Completed in Tandem

Construction is underway for a multi-faceted community improvement project in Commerce City, driven by a new 108,000 sf recreation center and an extensive site development / roadway infrastructure package to accompany the new building. 25.5 acres of farmland are being converted to accommodate the new facility, which will feature a natatorium and full fitness spaces, while providing parking for 356 vehicles. **Pinkard Construction** is working with architects **Sink Combs Dethlefs** in a CM/GC delivery on the recreation center portion of the project.

Simultaneously, the project also involves a series of roadway improvements. Highway 2 will be widened at the bridge over the O'Brian Canal and from the

I-76 bridge to E. 110th Avenue. Just under a mile of new roadway will also connect E. 112th Avenue and Potomac Street. A new multi-use path and landscaping along the improved route is also included. Along with roads and the community path, infrastructure improvements include new water main and irrigation main lines, new gas main lines, converting overhead power lines to underground, adding underground 100-pair CenturyLink pair-bonded copper Internet cable, Comcast conduit, and new storm drainage. **Fellsberg-Holt-Ullevig** is providing road and infrastructure design, Flatiron Constructors is constructing the roadwork; and **CH2M** is the city's representative. Construction began in September of 2016 and is on schedule to complete in spring of 2018.



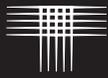
Credit: JE Dunn

Greeley Residents to Gain New Health Care Services

Site development services are in progress on a greenfield site located at the intersection of Highway 34 and 71st Avenue in Greeley, where the UHealth is building a new 53-bed inpatient hospital and a 3-story, 112,500-sf outpatient medical center. **UHealth** broke ground on the new development in April 2017 and expects construction to continue through the fall of 2018 in an aggressive, fast-track schedule. The hospital includes acute care and intensive care beds, operating and endoscopy rooms, an emergency department, imaging and other clinical support departments, along with a central utility plant and surface parking. The outpatient medical center includes primary and

specialty clinics, diagnostics, ancillary, pharmacy, endoscopy, and oncology. **JE Dunn** is delivering the project, which was designed by **BSA LifeStructures**.

57,000 cubic yards of earth were moved to balance the site with storm water being drained to two retention ponds on the southeast corner of the site. Underground irrigation lines as large as 48" supporting the City of Greeley and area agriculture required precise elevation controls at crossings. Site improvements for the 22-acre parcel include upgrading the intersection of Highway 34 and 71st Avenue with new asphalt paving, sidewalk and curb and gutter. The new facilities will also require infrastructure upgrades including electrical, gas, and City of Greeley sanitary sewer lines.



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Zeppelin Station Emerging in RiNo Readies for Fall Opening

Credit: Dynia/gkkworks

Another innovative Zeppelin development is preparing to emerge along the Brighton Boulevard corridor known affectionately as RiNo (River North District). Site development services are underway for Zeppelin Station, a new market place eatery and office facility located at the first stop along the new northbound commuter rail line when trains leave Union Station. To make way for the new construction, an existing building was abated and demolished and a shotcrete shoring system was engaged along the north and west property lines to prevent future soil collapse on the site.

Zeppelin Station will deliver 20,000 sf of open-concept boutique-market hall space similar to predecessor development, The Source. Level one will feature artisanal

foodstuffs, experiential dining and beverage concepts for lunch beyond the daily grind, and cocktails into the evening. The market hall will be joined by 70,000 sf of creative office space on three floors. Adding to the multimodal connectivity of the station, the site is close to two pedestrian bridges and what will soon be the city's first elevated bicycle track along Brighton Boulevard. **White Construction Group** is leading general contracting services and is on schedule to complete the project in the fall of 2017. A design team led by **gkkworks** and **Dynia Architects** includes civil engineering firm **Wilson and Company**, landscape architect **Wenk Associates**, **KL&A, Inc** for structural, mechanical engineers **Moen Engineering Consultants** and **MV Consulting** for electrical.



Credit: Dynia/gkkworks

Summit Sky Ranch Rethinks Luxurious Mountain Living

Owners/Builders Maryland Creek Ranch are leading the way on the development of a new single family home community in Silverthorne, Colorado. Summit Sky Ranch, as the community will be known, seeks to present a new model of mountain home ownership. The 416-acre site was rezoned in 2015 to create a family-oriented neighborhood that connects residents to the outdoors through amenities. Maryland Creek Ranch worked with local officials and a multi-faceted consultant team (**Craine Architecture** and **BHH**

Partners Architects – architecture; **Norris Design** – landscape architecture and planning; and **Tetra Tech** – civil engineering) to have to property rezoned.

Under the new zoning, the development now anticipates 240 single-family homes designed around the idea of efficient, environmentally respectful footprints. With some new homes as small as 1,570 sf, site planning and home designs seek to integrate the homes within the scale of the landscape rather than dominating it as custom homes often do. Summit Sky Ranch will also efficiently use the larger community property, providing five miles of outdoor trails, a community center with pool and hot tub, and private lake access. 82 homes have already been sold and construction has been underway since 2016.



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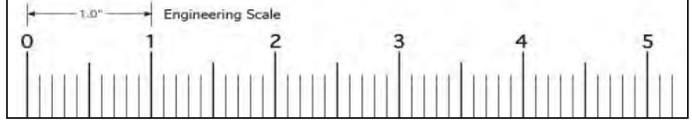
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Credit: Van Meter Williams Pollack

ArtWay North Grows from the A Line's 40th and Colorado Station (ULC – Christi)

Denver-based community real-estate developers, Urban Land Conservancy, and international developers, Integral Group Inc. are moving forward with the development of a 9.4-acre, mixed-use project located next to the 40th and Colorado station on the A Line in Denver. To be known collectively as ArtWay North, this equitable, mixed-used Transit Oriented Development will provide up to 350 multifamily residential units and approximately 50,000 sf of retail space and office space. Major site development challenges include connectivity to the new station in an area that has been largely industrial and lacks sufficient pedestrian and bicycle accessibility for a light rail line. Site work also required the reconfiguration of an existing regional detention pond on the site, which serves other area properties and had to be maintained despite being disrupted by the RTD's construction activities on the new rail line.

Phase I of the development is already complete, presenting 156-units of affordable housing, which opened in 2016 as the Park Hill Station Apartments. The remaining phases will include mixed-income units as well as commercial/community space. The site is also the start of the 303 ArtWay (www.303artway.org), an art, heritage and culture trail that connects northeast Park Hill to the rail station and other community assets. ULC worked with a local artist group to complete an art mural under the overpass as well as additional lighting to make the area safer and more inviting. The design and construction team includes Van Meter Williams Pollack (architecture), Wilson & Co. (civil engineering), Wenk Associates (landscape architecture) and I-Kota Construction (general contracting). The overall development is expected to be completed in several phases with construction likely to extend into 2012.



Credit: MWH

Denver Water Increases Storage Capacity Significantly at Hillcrest

Denver Water and general contractor, **MWH Constructors**, kicked off the Hillcrest Water Storage Replacement Project in the spring of 2016. Work on this \$100 million project is expected to extend into 2020. Engineers **Brown and Caldwell** and **Bates Engineering** provided design services for this 34-acre redevelopment project of a water storage facility originally built in the early 1960's.

The scope of work includes removing two conventionally reinforced concrete storage basins and replacing them with three circular, pre-stressed, tendon-type concrete water storage basins. The site's existing pump station will also be replaced by a new facility capable of pushing out as much as 115 million gallons of water per day to customers across southeast and western Denver.

Site logistics and community impacts of construction are among the biggest challenges the project team faces. Critical to Denver Water was the continued, uninterrupted flow of water throughout construction and the team had to design carefully to get the new structures to fit on site without disrupting existing operations. Because the facility is sandwiched between I-25 and two large residential communities (Denver and Cherry Hills Village) minimizing construction traffic and keeping area residents informed was taken to the highest level.



Credit: Stantec

A new Boulder Hotel takes Shape at the Village Shopping Center

Master planning, design, and construction of a new Residence Inn in Boulder, all center around creating a new extended stay amenity designed to refresh the marathon business traveler. The design team was led by **Stantec** and **Newman Architecture** with construction services managed by **RVC Construction** for owner **Stonebridge Companies** on a project that expects to receive it's first guests in the fall of 2017.

Located on a tight site that is part of the existing Village Shopping Center at 26th Street and Canyon Boulevard, the City of Boulder allowed a 34% parking reduction for

the project. This change resulted in a smaller building footprint and an underground parking structure that accommodates 164 parking spaces for the 171-room hotel and staff. Hotel guests will have direct access to public transit and are within walking distance to some of Boulder's finest shopping and dining destinations. A group of large Cottonwood trees along the site's main street frontage were highly valued by both the City and the design team, and the building footprint was set back 50 feet to ensure they could remain, becoming an important part of the new hotel's identity.



Credit: From the Hip Photo

Stanley Marketplace Transforms Ejector-Seat Factory into Community Hub

As the new Stanley Marketplace in Aurora reaches completion and embraces a diverse mix of new uses including office, retail, recreation and dining, it's worth remembering just how far the development has come. The site's previous purpose was as home to Stanley Aviation's military aircraft ejector seat design and production factory with direct access to one

of the main runways at Stapleton Airport. As was typical in the era, the building's CMU walls had been coated with asbestos prior to being painted. Add in the fact that the factory had actually been built on top of an unremediated landfill and the project started off with a serious set of environmental challenges.

Earth Services Abatement (ESA) was brought on board to manage the environmental clean up in support of General Contractor, White Construction Group, owner, Stanley JV, LLC, and architect, WORKSHOP8. Asbestos abatement was required on every block wall that had to be opened for new windows, doors or otherwise during construction. Historic landfill areas were also excavated, removing more than 10,000 yards of asbestos laden soils in the process.

Opening in the summer of 2017, Stanley Marketplace will feature 50+ independently-owned Colorado businesses all hoping to create a new sense of community and vitality in the revitalized space.

Industry *Spotlight*



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Douglass Colony Group is excited to be celebrating its 70 year anniversary. Since 1947, Douglass Colony has maintained a reputation of quality and excellence and has set itself apart as an industry leader in commercial and industrial roofing, metals, solar, and waterproofing.

As an extension of Douglass Colony's commitment to excellence, it is also the Rocky Mountain Region's unique provider of FRAMECAD, the world's most advanced end-to-end steel frame design and manufacturing solution. FRAMECAD, a 30-year-old New Zealand-based software and equipment company, has partners in 60 countries worldwide, Douglass Colony being the first in the United States.



As the construction industry continues to grow, especially in the Denver area and along the Front Range, construction companies must find a way to turn architectural inspiration into commercial reality faster and more cost-effectively than ever before. The FRAMECAD design and build methodology for panelized metal stud framing is all about the rapid construction of quality buildings, offering many advantages over traditional methods.

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Hyatt Place Westminster is FRAMECAD by Douglass Colony's most current project, as it is nearing completion. Douglass Colony furnished all of the exterior, corridor, and demising wall panels to M.R. Drywall, the framing and drywall contractor. Each level consisted of 115 wall panels, and M.R. Drywall utilized just a six-man crew to install the panels in only **two-to-three days** per level. Another project being completed in one-quarter of the time with one-quarter of the man-power requirements.

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Rocky Mountain Steel Construction Association Update *by Casey Brown*



Casey Brown

President of RMSCA and Zimkor.

The RMSCA kicked off 2017 with our first Dinner meeting event on March 16th; our guest for the evening was Charlie Carter, new (as of 2016) President of the American Institute of Steel Construction (AISC), our national governing body. Charlie shared his vision for AISC going forward and we are excited to confront and tackle many common challenges. Both associations embrace the concept we can and should do better in construction and we look forward to mutually making steel construction a better place to work now and in the future. Bidding/buying practices, finding/retaining qualified staff, working with and educating inexperienced construction personnel and common best practices are on both of our radar screens and the memberships of each. We appreciate Charlie's time and insight and we look forward to deepening our collaboration. The March dinner event also saw a lot of new faces as we made a significant push to attract new members as well as entice some old ones back into the association; it was great to see a lot of new (and old) faces that evening.

On April 20th we held our 1st breakfast meeting of the year, the topic was "The Top 10 Bad Spec Items and what we can do about them..." We are proud to continue our rich history of collaboration with the Structural Engineers Association of Colorado (SEAC) and their members are staples at our breakfast events. The attendance was good and the topic thought provoking; we likewise are working to align and improve our buying and working conditions with SEAC to make effective and proactive changes in steel construction for all. Sifting through and critically examining/challenging long held standards (such as spec items) can be an arduous process, easy to dismiss

or simply accept and fight through on each project. We appreciate and applaud SEAC's support and partnership; we all can and should do better!

The RMSCA is open to membership from any entities actively practicing in steel construction whether they may be fabricators, erectors, detailers, suppliers, processors, equipment manufacturers/suppliers, software developers and of course design professionals. We welcome and encourage all to join us at any one of our upcoming events to see what the association is all about and we welcome you to join our voice; help us make it a louder and more unified voice for the steel trade!

Our upcoming events include:

June Dinner Meeting: 6/15/17

Lakewood CC Contractor Roundtable (panelists TBA)

Annual Golf Event: 8/11/17

Broken Tee Golf Club

July and September Breakfast Meetings: TBA

October Dinner Meeting: 10/19/17

Lakewood CC- Economic Forecast/John Cross AISC

The RMSCA was founded in 1993 with the express purpose of "promoting and advancing steel construction in the Rocky Mountain Region." For more info please visit our website @ www.rmsca.org.

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Legislative Session Ends with Good News for the Industry *by Marilen Reimer, CAE*



Marilen Reimer, CAE

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

Both Colorado Senate President Kevin Grantham, and Speaker of the House Crisanta Duran had high goals for their colleagues when the 2017 Colorado Legislative Session convened on January 11, 2017. Previous years of trying to fund transportation and reform Colorado's construction defects' statutes ended in defeat. Would this year be any different? From my perspective, this year has been different – in a positive way. Although the outcome was not what these two leaders had hoped, I commend President Grantham and House Speaker Duran for advancing bills that ignited robust conversations and attempts to solve very difficult statewide challenges.

Both leaders proposed HB1242 – the New Transportation Infrastructure Funding Revenue that would refer a measure to the voters on the November 2017 ballot asking for a sales tax increase over 20 years – that would fund specific transportation projects and mobility options. ACEC Colorado supported this effort.

A bipartisan effort introduced SB267 – Sustainability of Rural Colorado – and passed with two key components: 1) The Hospital Provider Fee will come out of the general fund and be placed into a separate enterprise that frees up general-fund money to keep rural hospitals open, which had been severely impacted by a \$500 million shortfall in the new budget; and 2) by executing lease-purchase agreements – including certificates of participation for up to \$2 billion on eligible state facilities and state higher education institutions – funds will be generated for capital construction and transportation projects.

Although SB267 does not provide a new sustainable

funding stream for transportation projects, it provides a good outcome for the time being. ACEC Colorado encourages all elected officials and business organizations to continue these serious conversations over the summer in preparation for the 2018 session, because a long-term solution needs to be referred to the voters in the future.

Since attempts to reform comprehensive construction-litigation laws failed in previous legislative sessions, both sides of the aisle tried a different approach and put forward single-issue bills in the hope that some would pass to spur construction of affordable-housing options that are desperately needed.

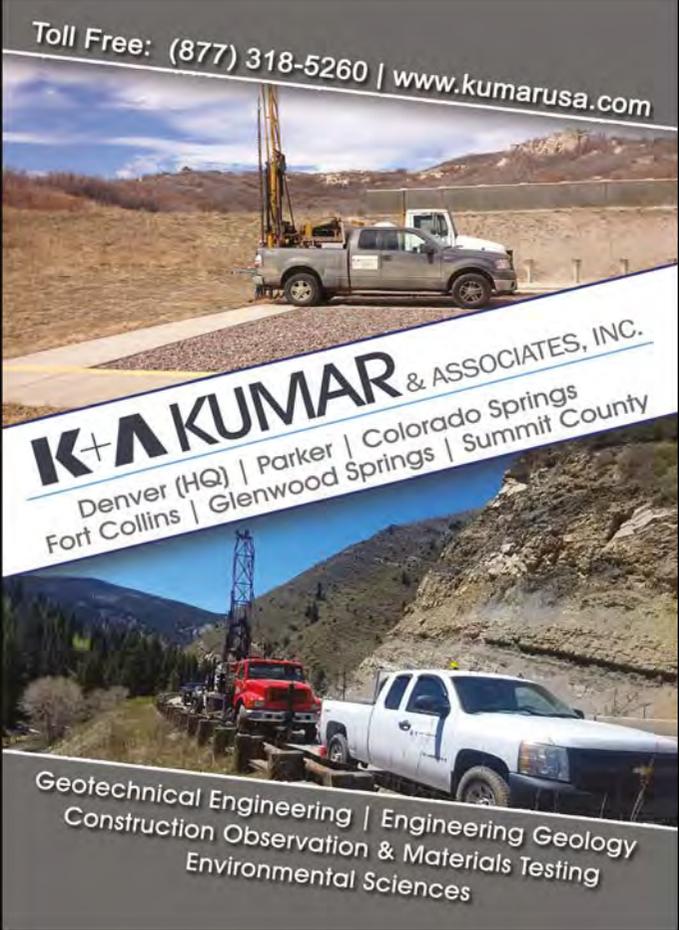
- What was proposed was another comprehensive attempt: SB156 – prerequisites to the authority of HOAs to pursue resolution of disputes involving construction defects offered by the Homeowner Opportunity Alliance of business organizations and mayors. This bill would have increased the comfort level of the design and construction industry to build this type of housing.
- What was passed was HB1279, which allows homeowner associations to obtain approval through a vote of unit owners before filing a construction-defect action. This is a step in the right direction, but more is necessary to build what we need.

To compound these two challenges, the legislature had to pass a balanced budget – SB254, known as the Long Appropriations bill – which included approximately \$500 million in cuts to services and funding to

transportation, schools, and hospitals. As you would expect, legislators had to make some difficult choices, and the bill passed a week before they adjourned; it is highly unusual for the bill to pass so late in session. This is another reason ACEC Colorado is pleased with the bipartisan leadership and support needed to pass SB267, keeping vital services available in all parts of the state.

At the time of this writing, the 2017 legislative session has adjourned, and these three bills and many others are awaiting Governor Hickenlooper's signature or veto. Also, the Governor has indicated that he is considering a special session on issues he feels need more attention, which include providing funding for the Colorado Energy Office close to levels it received in the past, and more money for transportation. ACEC Colorado looks forward to a busy summer to find additional solutions to these and other important public-policy issues that improve the quality of life for Coloradans. 

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 AIA Denver Regional Report, Multi-Family
 Development, TOD, Government Projects

SUMMER/FALL 2017
 AIA Southern Colorado Regional Report,
 Careers, K-12 and Campus Construction,
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The Impact of Emerging Professionals in Architecture *by Cathy Rosset*



AIA
Colorado



Cathy Rosset

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

Recently, the American Institute of Architects' Board of Directors changed their position on the use of the term "intern" to describe graduates seeking licensure. This decision is already moving the industry forward and changing the attitude toward emerging professionals on the path to becoming architects.

Colorado is becoming a more appealing place for young architects to call home. AIA Colorado estimates there are around 1,600 emerging professionals (licensed less than ten years) in the state. These professionals are changing the industry with fresh perspective, collaboration and the need for social responsibility.

This month, we highlight the accomplishments of emerging professionals making a significant contribution to Colorado's built environment.



Adam Harding, AIA, LEED AP – Roth Sheppard Architects
Blue Moon Brewing Company – RiNo District
Photo Credit: James Florio

This 1950's bow truss warehouse turned brewery, bar, restaurant

and lounge was designed by Adam Harding, AIA, Partner at Roth Sheppard Architects and three-time winner of AIA's Young Architect of the Year award. The circular bar, booths and lighting recall the moon and the Valencia orange that Blue Moon Brewery is known for. Large glass window walls allow views into the production and process areas, creating a transparent brewing process.

"The inspiration for the project really came from discovering and understanding the history of Blue Moon

Brewing Company, its founder and the building we renovated" said Harding. "By taking cues from the brand message of being artfully crafted and creatively inspired, we were able to think outside the box in how and where we used materials in a creative way that then developed a unique architectural branded identity for the client."



Dana Ellis, AIA, LEED AP – Rowland+Broughton
Aspen Skiing Company Retail Store - Aspen
Photos: DanaEllis / The Aspen Shop
Photo Credit: Brent Moss Photography

R+B recently completed the interior design for the Aspen Skiing Company logo retail store, led by Dana Ellis, AIA, Project Manager and Studio Leader at Rowland+Broughton. Paying homage to the natural elements of the local surroundings, the interior design attempts to simplify the on-mountain visual experience into components that, in totality, create a sense of place. Materials include reclaimed wood and charred-black wood walls, along with wood-plank ceramic tile flooring.

"The idea here was to bring the on-mountain experience into the store through the senses by using visual cues, finishes and textures that would elevate the guest experience," said Ellis. "Creating a space that could be both referential to the mountain while meeting the retail expectation of an Aspen shopper was paramount."



Nathan Pepper, Assoc. AIA – [au] Workshop
 Butterfly Café –
 Old Town Fort Collins
 Photos: NathanPepper /
 Butterfly Cafe

[au]workshop recently designed a complete renovation of the historic

Poudre Valley Creamery building in Fort Collins, led by Designer Nathan Pepper, Assoc. AIA. Due to its V-shaped cantilevered roof, the structure was nicknamed “the butterfly building” in 1964. The new Butterfly Café, a weekday, fast-casual coffee and brunch spot, holds customer sales, a limited commercial kitchen, restrooms and seating all in just 400 square feet.

“As an emerging professional, this was a great opportunity for me to work closely with the city of Fort Collins, contractor and consultants to create an engaging space within the urban context,” said Pepper. “We wanted it to be a lively tenant space in a small area and I think we accomplished that.”



Amanda Owens, AIA, LEED AP BD+C, EDAC – HDR
 Jennie Smoly Caruthers Biotechnology Building Addition – University of Colorado Boulder
 Photos: AmandaOwens /
 CU Biotech Building

The lead architect on this 60,000 square foot, 4-story addition to the University Of Colorado Boulder Jennie Smoly Caruthers Biotechnology Building is Amanda Owens, AIA, Project Manager, Architect and Associate at HDR. The project will be completed in September with research labs, offices, classrooms and conference rooms that are consistent with the existing building.

“The client team was fantastic to work with and are very passionate about the building,” said Owens. “I wanted to make sure it was a space they would be proud of and would enjoy working in for years to come. The new addition will fit their needs but is considerate of their budget as well.”



Kurt Basford, AIA, LEED AP BD+C – Davis Partnership Architects
 Davis Partnership Building – RiNo District
 Photos: KurtBasford / Davis Partnership Building
 Photo Credit: Paul Brokering

Architect Kurt Basford, AIA, with Davis Partnership Architects was the lead on this new, 22,000 square foot office space, located in the Bindery Building at in the River North neighborhood. Originally a metal factory and later a printing and binding press, the Davis office is a sustainable incubator that exemplifies energy saving techniques through a multi-disciplinary integrated design methodology.

“While designing the project, the primary inspiration was to promote the legacy of 50 years of Davis Partnership Architects and design a space that would inspire the staff and partnership through architectural design for years to come,” said Basford. “The true success in the overall construction of the office derived from a passion to reshape the contractor/architect relationship with teamwork, cooperation and understanding.”



Blue Moon Brewing



Butterfly Cafe



Davis Partnership Building



The Aspen Shop



CUBiotech Building

Taking a Tour of Denver's Greenest Venues *by Patti Mason*



Patti Mason

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



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Venues are some of the most iconic buildings in our communities - from sports arenas to convention centers to performing arts spaces. Due to their visibility and capacity to draw a large number of people, venues have a unique ability to demonstrate green building practices to large audiences and educate people about the importance of sustainability, while simultaneously contributing to the local economy.

Venues around the world are utilizing LEED, the world's most widely used green building rating system, to meet their goals — not only to reduce costs, but also to demonstrate an environmental commitment to their customers, employees, stakeholders and the larger community.

Denver, one of the most sustainable cities in the country, is the perfect example of how venues can be both entertaining and sustainable spaces. If you're looking for something fun to do in downtown Denver, how about taking a tour of some of the greenest venues in the city? Here's a quick itinerary - these are all in walking distance of each other, so you don't even need to catch a ride!

We start our trip at the **Denver Museum of Contemporary Art**, the country's first LEED-certified contemporary art museum. Built in 2007, the museum was designed to provide plenty of natural light and minimize boundaries between the city and the museum. The 27,000-square-foot MCA, which achieved LEED Gold status in 2009, has its humidity levels maintained by a modulating water flow, important for protecting pieces of art.

While the MCA is a great example of a newer green building, existing buildings — even historic ones — benefit too. Located right around the corner from MCA, **Denver Union Station**, built in 1891, received LEED

Gold status last year. During Union Station's \$54 million renovation in 2014, more than 90 percent of the historic building's existing structural elements were reused, including the original floors, walls and roof. Low-emitting paints and flooring materials were used in the renovation, and regionally manufactured materials were used whenever possible.

The artifacts and ancient fossils found at the **Colorado History Museum** may be the museum's main attraction, but behind the scenes, it's one of the greenest buildings in the city. The museum has achieved two separate LEED Gold certifications: one for new construction when it was originally built, and one for the operations and maintenance of the building. In addition to having excellent water and energy efficiency measures, the museum closely monitors indoor air quality, not only benefiting the health of visitors, but also preserving the items on display.

And at the heart of the city is the **Colorado Convention Center (CCC)**, a facility that strives to be a national leader in green events. The CCC, which was certified as LEED Gold in 2014, holds more than 240 events and conferences each year, and has been ranked as one of the top 10 places in the country to hold a conference by USA Today. The CCC is 83 percent more energy efficient than similar buildings of its type, and it diverts 54 percent of all waste generated in its facilities from landfills through emphasizing recycling and composting.

Denver's green venues are transforming our built environment and changing the way that gathering spaces are designed, built and operated. We're excited to see them leading the charge toward positive change.

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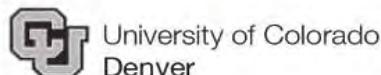
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The Prevalence of Renewable Energy Projects and Legal Issues to Consider

**by Sean M. Hanlon
& Ashley Wald**



Sean M. Hanlon



Ashley Wald

Global investment in the renewable energy sector has skyrocketed. Investments in renewable energy in 2015 were six times higher than in 2004. Renewable energy capacity in the United States alone has more than tripled since 2008. Last year, renewable energy from wind, hydropower, solar, biomass, and geothermal satisfied 15% of the total electricity demand in the United States (up from just 8% in 2008).

Advancements in renewable energy technologies have improved efficiency and helped lower the cost to build renewable energy projects. This, in turn, has helped to reduce the delivered cost of renewable energy to end-users. In fact, the (unsubsidized, levelized) cost of wind power over the last seven years has decreased by 66%, and the cost of solar has decreased by as much as 85% in the same period.

With the rise in renewable energy projects expected to continue into the foreseeable future, Colorado stands to benefit. For instance, wind energy is being sold for historically low prices. Xcel Energy recently announced that it is investing billions of dollars in wind energy across seven states. And due to the rapid growth of wind development, Renewable Energy Systems Americas, Inc. (“RES”)—with its United States operations based in Broomfield, Colorado—also recently announced a joint development agreement to develop and construct approximately 3 GW of wind power across 10 projects in the United States expected to achieve commercial operations between 2018 and 2020. Further, Mortenson Construction was recently selected to build in Colorado “the largest single-phase wind farm ever built in North America.” This Colorado wind farm is expected to increase Colorado’s wind energy production by over 20%.

In addition to advancements in technology, there are two additional drivers for the rapid growth of

renewable energy projects in the United States: (1) state-level renewable portfolio standards (“RPS”) that require certain types of buyers of power to purchase specified amounts of power from renewable resources, and (2) federal tax credits. More than 29 states (as well as Washington D.C. and 3 U.S. territories) have an RPS. These standards have created a significant market for renewables across the country. And both the Production Tax Credit (“PTC”) and the Investment Tax Credit (“ITC”) have helped entice investors with sufficient tax appetite to make investments in these projects, reducing the overall cost of producing renewable energy. While both of these tax credits are scheduled to phase out in the next few years, renewable energy projects continue to rely on the financial benefits these tax credits bring to the table.

For practitioners with significant experience in construction work, helping clients build renewable energy projects seemingly presents many of the usual development and construction issues confronted on any project. While one might be tempted to treat these projects like any other construction undertaking, that would be a mistake.

In addition to working with experienced regulatory counsel (along with environmental lawyers, permitting experts, and dirt lawyers), counsel to clients that are developing these projects need to work with tax lawyers to understand how the financing structures work to ensure that the various parties are able to realize the appropriate financial incentives. As an example, for ITC projects, being clear as to which party owns a renewable energy project at the time it is “placed in service” (as defined by the Internal Revenue Service) is critical. In other words, a client cannot “flip the switch” on an ITC renewable energy project before the tax owner is in place, or the owner for tax purpose will not be able to claim the tax benefits.

And, be wary of purchase options on ITC renewable energy projects – if they arise too soon (and the owner for tax purposes doesn't remain in place long enough to earn the full benefits of the ITC) there is the possibility that the Internal Revenue Service might recapture the tax credits. Careful attention to how and when construction begins may also be critical to qualifying for ITC or PTC and satisfying continuous efforts or continuous construction test may likewise be important. For these issues and others, a good tax lawyer with experience with these issues is crucial.

¹ According to a report on sustainable energy in the United States published in February 2017 by the Business Council for Sustainable Energy.

² U.S. Energy Information Administration, <https://www.eia.gov>.

³ <http://scalinggreen.tigercomm.us/2016/12/lazards-brand-new-2016-levelized-cost-energy-analysis-shows-continued-declines-solar-offshore-wind-costs/>

⁴ See "Xcel Energy to invest billions in new wind farms in Colorado, elsewhere," Colorado Business Journal, March 21, 2017.

⁵ Id.

⁶ See "Mortenson to Build in Colorado the Largest Single-Phase Wind-Energy Project in North America," March 17, 2017, ENR Mountain States.

⁷ Id.

⁸ <http://ncsolarcen-prod.s3.amazonaws.com/wp-content/uploads/2017/03/Renewable-Portfolio-Standards.pdf>



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'Please, sir, some more...' by Michael Leccese



Michael Leccese
Executive Director, ULI Colorado

Is retail becoming the buggy whip of the real estate industry? Amazon Prime et al are luring shoppers away from bricks and mortar stores for even soap and toilet paper. Soon same-day drone delivery may make it unnecessary to go as far as your mailbox for most purchases. The centuries-old tradition of department stores is almost gone; video stores came and went in less than a generation; and we can't even count on the Post Office to anchor Main Street.

Yet the retail mix is vital to the creation and sustenance of an economically and socially vital urban environment. One-dimensional districts consisting only of housing, offices or other commercial do not make great places. They also are more subject to economic vicissitudes. But it's not easy to get a street-activating retail mix going. Cities force the issue by requiring ground-floor retail in multi-story buildings. Too often those spaces are taken up by street-deadening uses like banks.

in our foodie-crazed culture keeps areas like LoDo, RiNo, downtown Louisville, and Pearl Street Mall hopping.

So what are opportunities to watch for in food-anchored mixed-use? ULI has identified several in these categories:

Agrihoods: Single-family, multifamily, or mixed-use communities built with a working farm as a focus. Local examples: Aria Denver; planned SiLo neighborhood in Lafayette.

Food-centric residential developments: Single-family or multifamily developments built around community gardens or restaurants, with a strong food identity. Example: Lakehouse condos at SLOANS, Denver.

Next-generation urban markets: Food halls that employ innovative food sourcing concepts to support mixed-use. Locally: The Source, Stanley Marketplace, Ivywild in Colorado Springs.

Food-centered retail and mixed-use development: Mixed use and retail projects with restaurants and food stores as central components. Locally: Eastbridge Town Center, Stapleton.

In 2016, ULI held two "Food and Real Estate" forums that resulted in the report *Cultivating Development: Trends and Opportunities in the Intersection of Food and Real Estate* (free download at uli.org). I attended the New Orleans forum where developer Michael Phillips, president of Jamestown Properties, described the creation of the artisanal Chelsea Market in New York City. Although the market draws 9 million visitors a year, the key to its success is a real estate fundamental: 97 percent of the massive 1.2 million-square-foot complex (the former Nabisco factory for tins and Oreos) is leased as offices. At Chelsea Market, the cash flows like wine



Savvy developers and retail experts have turned to food as the lynchpin of successful mixed-use districts. Not only does everyone have to eat, but the draw of food

partly thanks to a built-in customer base of thousands of daily workers.

On the flip side of the issue, too much real estate (e.g., many neighborhoods, e.g. people) lacks access to healthy food. These are the infamous “food deserts” and “food swamps” where a family dinner might consist of microwaved burritos and locals cannot afford to go out for Poke at Denver Central Market. The residents of such (often low-income areas) suffer from high rates of obesity, Type 2 diabetes, heart disease and other chronic health issues we all pay for in higher health-care costs and insurance premiums.

ULI and ULI Colorado have become leaders in strategizing market-based approaches to bring healthy food options into lower-income neighborhoods in Arvada, Denver, Edwards, Lamar, Loveland, and Pueblo. To learn more about this important topic, keep an eye out for our “Food and Real Estate Forum” coming up in August.

Michael Leccese loves to eat all food, but on doctor’s orders has adopted a diet consisting of cardboard and thumbtacks washed down with tepid water. 

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Exclusion Turns Construction Insurance Coverage into Swiss Cheese *by Steve Doss*



Steve Doss

Steve Doss is a CCIG Vice President. He can be reached at steved@thinkccig.com or 720-212-2047.

It sounds like arcane legalese, dry and certainly without any mystery or mystic. Indeed, if you were to come across the term “third-party over action,” your eyes might just glaze over.

Well, try to stay alert for a moment or two, because we’re talking about an area of growing concern, especially if you’re a subcontractor.

A third-party over action, for the initiated, happens when an injured worker collects workers’ compensation benefits from his employer, but then sues a third party for contributing to their injury.

For example, the employee of a subcontractor might injure themselves in a fall from a ladder while on a job site and collect workers’ comp. That worker cannot under the law sue their own employer, but they do have a right to sue the general contractor, given that GCs are responsible for safety at the work site.

The claim, however, is likely to revert back to the subcontractor because general contractors tend to demand hold-harmless agreements with their subcontractors.

The problem is that a growing number of insurance companies, rather than paying such claims, are adding third-party over action exclusions to their liability policies.

With the exclusion, the insurance company can deny coverage to the subcontractor.

In other words, these exclusions mean that a subcontractor with workers’ compensation, employer’s liability and commercial liability insurance could still be

held directly liable - even for someone else’s negligence. Worse yet, policyholders are often finding out about the exclusion only after a claim is filed, which is obviously too late.

How best to deal with this? We suggest three things:

- 1.** Take a close look at your commercial general liability policy, including, especially, any exclusions.
- 2.** If you’re a general contractor, ask your subs to add language to their certificate of liability insurance to the effect that there are no third-party over action exclusions associated with the certificate.
- 3.** Ask your subs to get a signed letter from their insurer saying the same.



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What Could You do with \$203,671? Presidents Letter by *Michael Gifford*



AGC Colorado INSIDE
ASSOCIATION NEWS AND UPDATES



Michael Gifford

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

AGC and Pinnacol just distributed \$203,671 to about 40 AGC members in the AGC Pinnacol Work Comp Safety Group. The group is sort of like fishing. You can't catch a dividend if you don't have your company in the water... I mean program. Many AGC members are already with Pinnacol for their work comp insurance, but they aren't in the AGC Pinnacol Safety Group. Why? That's what we wanted to know. So we asked a few members and come to find out, they weren't sure what it was. So here's the deal:

Let's say you are insured with Pinnacol for your work comp insurance and your premium is \$100,000 a year. You pay your premium, hope you don't have any workplace injuries, and then repeat the process year after year.

Now let's say you join the AGC Pinnacol Work Comp Safety Group. You still pay your premium to Pinnacol, but you get a 4% discount. So now you pay \$96,000 a year, not \$100,000 a year. That is a savings of \$4,000 a year. Then, 21 months after you pay your premium, Pinnacol looks at all the members in the group, calculates the premiums paid, and the total losses incurred. If the losses incurred are 55% or less of the premiums paid, a dividend is issued to the qualifying members of the group. Let's say your dividend is \$3,000. Now your total premium savings are \$7,000, or 7%. Over 10 years you could save \$7,000 and reinvest that money in your business.

Pinnacol will only give a 4% discount, and issue group safety dividends, to members of the safety group. If you are insured with Pinnacol as a regular customer, you are not eligible to receive these discounts.

You might be thinking, why would Pinnacol and AGC do this? Well, to be in the safety group program, a company representative must attend 2 safety meetings a year, where attendees learn what on the job practices are causing the most injuries, and how to avoid these costly behaviors. Pinnacol and AGC know these meetings save lives and money.

You might be thinking "sounds good. How do I find out if my company can qualify for this program?" To find out, contact Bryan Cook or Brad Gassman at the AGC and they will walk you through a simple process.

Join us, and be part of turning that \$203, 671 into \$300,000 or more next year.



**Bryan Cook - AGC Chapter Operations Director,
and Bradley Gassman - Safety and
Environmental Director**

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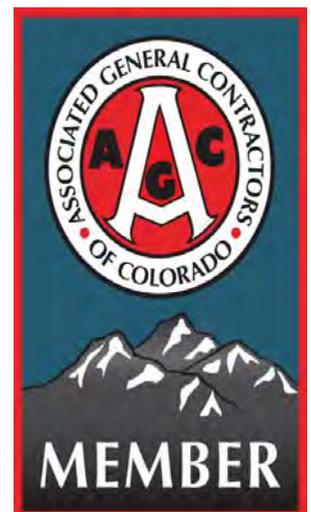
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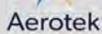
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The Zeppelin Station Building under construction.



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650 construction industry leaders gather at the 10th Annual Déjà vu Rendezvous celebrating more than \$2 million dollars contributed over 10 years. Funds are designated to provide scholarships and funding for the program where CU Engineering students help create solutions to help people with disabilities. Construction industry members also donated time and materials to help Assistive Technology Partners move into their new location on the Auraria Campus.

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