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RMMI Annual Report

**Inside AGC Colorado
page 52**



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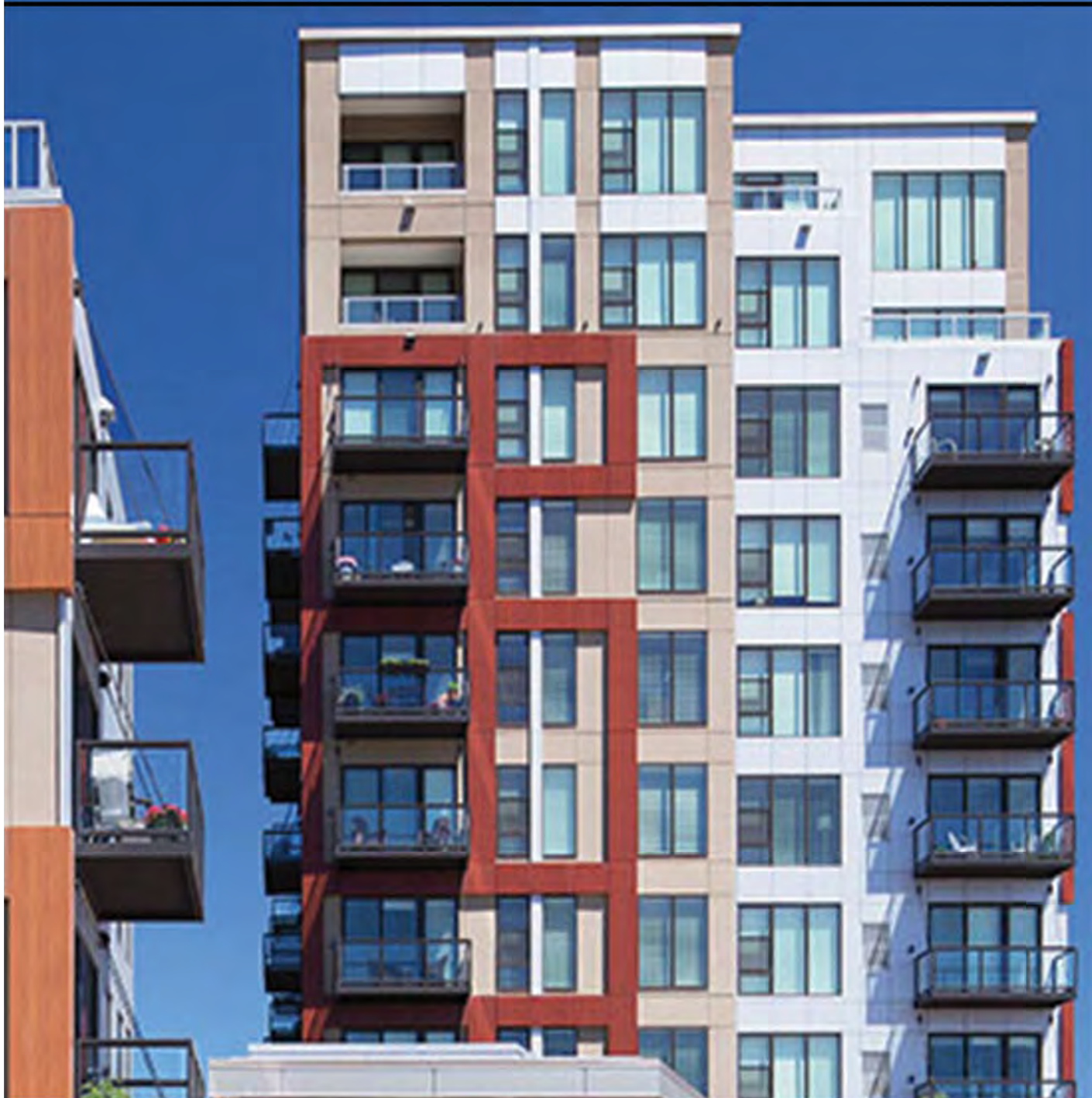
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The 11th Annual Déjà vu Rendezvous- How the Construction Industry Unites and Gives Back to Support a Great Cause



Mike Branigan, Publisher

Dear Reader,

This year marks the 11th Anniversary of Déjà vu Rendezvous, the successful annual fundraiser that benefits Assistive Technology Partners at the University of Colorado Health Sciences Center, Denver.

Over the years, Déjà vu Rendezvous has grown to become one of the single largest networking events across the construction and design industry in Colorado. With more than 700 construction and design professionals in attendance you'll be sure to meet some nice new people and see your friends and business acquaintances.

SAVE THE DATE and join the fun on Friday, May 18th, 5:30p.m.-12 a.m. Individual tickets are \$150 and we'll convene once again at Mile High Station, Denver. To order your tickets visit www.dejavu-rendezvous.org or call 303-315-1274.

Assistive Technology Partners (ATP) provides services to those people with very complex disabilities. In addition, money raised goes to help fund scholarships for CU engineering students involved in the program. In addition to having raised more than \$2 million over the



Polly Emmons, Editor/
Creative Director

years, volunteers from Saunders Construction and Shears Adkins Rockmore helped design and build out a new office space for the ATP headquarters on the Auraria Campus of CU.

Remember, that getting published is easy with CCD Magazine. Send us your news and project updates. We're here to help you build your business.

Sincerely,

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Palace Construction Selected as General Contractor for Phase II of the Red Oak Park Community

Boulder Housing Partner (BHP), the Housing Authority for the City of Boulder has selected Palace Construction to construct their latest affordable housing development, Red Oak Park II. Coburn Architecture will work with Palace Construction to expand Boulder's existing Red Oak Park community. The multifamily residential development will produce roughly 40 affordable housing units for families and individuals in Boulder's bustling neighborhood.

The first phase, Red Oak Park I, was completed in 2011 and consists of 59 duplexes, triplexes, single-family homes and a community center. The second phase of the project, Red Oak Park II, will produce between 38-44 affordable housing units and include environmentally conscious features. This is Palace's first new construction project with BHP.

Palace Construction will oversee the construction of Red Oak Park II, which will encompass two vacant lots at 2637 Valmont Street and 2625 Valmont Street in Boulder, Colorado. Red Oak Park II will use the Enterprise Green Communities design criteria and will be evaluated using the City of Boulder's Green Points Program.

Phase II began preliminary work in September 2017 and is expected to begin construction in February 2019. BHP has selected Coburn Architecture as the project architect for Red Oak Park II.

Encore Electric Takes Second in National Construction Safety Excellence Awards

Encore Electric President Willis Wiedel and Encore Electric Safety Director Jack Cain accepted the National Construction Safety Excellence Awards second place award for specialty contractors working one to three million man hours each year.

The Construction Safety Excellence Awards recognize construction companies who excel at safety performance and those who have an exceptional commitment to safety and occupational health management as well as risk control.

"Encore Electric has worked 11 million man hours without a lost time injury, and with the intensity of construction in the Rocky Mountain region, it has been tough to do. We believe our safety focus has led to very high quality work for our customers. To be recognized among these elite organizations is amazing," said Willis Wiedel.

Pueblo based ICM Acquires Precision Industrial Contractors

Now in its now 35th year of providing successful industrial construction services to clients in Colorado and the surrounding region, Industrial Constructors/Managers (ICM) has acquired Precision Industrial Contractors of Brighton. This acquisition not only increases ICM's ability to provide industrial construction services to northern Colorado and Wyoming, but also adds value for the customer by immediately expanding ICM's already talented team of management, trained supervisors, and skilled craftspeople to now include those of Precision Industrial, all within one company.

Adolfson & Peterson Construction Opens Storefront in Fort Collins

Based in Aurora for 37 years, Adolfson & Peterson Construction's (AP's) Colorado operations is expanding its reach with a new satellite office located in Fort Collins, Colorado. Purposefully selected in an area in which AP has been historically active, the new location will allow the firm to have a stronger and more competitive presence in northern Colorado.

AP celebrated the opening of its newest storefront with a series of Open Houses for subcontracting partners, design partners, and owners.



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Sopher Sparn Architects' Washington Village Wins Award for "Best Built Project: Community Building"

Sopher Sparn Architects is pleased to be the recipient of the Congress of New Urbanism ("CNU") Colorado Charter Award for "Best Built Project: Community Building." The award recognizes Washington Village, a mixed-use, co-housing community that the firm designed located at 1215 Cedar Avenue in Boulder.

A jury comprised of designers, architects, planners, and engineers from CNU Colorado reviewed numerous entries and awarded six projects representing the best in new urbanism. An awards ceremony will be held April 13, 2018. Washington Village incorporates the adaptive reuse of an historic school building at the center of a prominent site in North Boulder. The project consists of seven multi-family buildings and six single-family structures, totaling 36 units with 10 permanently

affordable units on site. Designed according to LEED-ND criteria, Washington Village utilizes rooftop solar and ground source heating systems and represents a national model for environmentally responsible, sustainable neighborhood development. The project involved an extensive community review process and successfully integrated a wide range of input from community leaders, neighbors and city officials.

The Broadway Building, the final and most complex building of the project has 12 units, four of them being permanently affordable, and many co-housing features including a community kitchen, common area living room and workout space.

Hyde Development Lands in Denver

[Minneapolis-based Green Developer Takes Home in Dairy Block Office to Focus on 76 Commerce Center.](#)

Hyde Development, the family-owned commercial real estate developer and investor based in Minneapolis, Minn., is pleased to announce the opening of its new Denver office. Located on the third floor at 1800 Wazee Street – the new, iconic Dairy Block in Lower Downtown (LoDo) – Hyde Development's presence signifies the green development company's enthusiasm for Denver and its latest project, the development of 76 Commerce Center, a 1.8 million-square-foot, Class A industrial park in Brighton, Colo., the region's newest commerce corridor. The development is a joint venture between Hyde Development and M. A. Mortenson Company.

Hyde Development and its joint-venture partner, Mortenson, closed on the 122-acre site in Bromley Industrial Park in August of last year, completing the first hurdle in the vision for 76 Commerce Center, the largest industrial development in the Brighton growth corridor. Designed by architect Ware Malcomb and built by Mortenson, groundbreaking on the first building, a 266,240-square-foot speculative building is expected in April of this year. Newmark Knight Frank is handling the leasing and marketing of the project.

RTD Board of Directors Approves New Contract for Union Employees

[Three-year agreement addresses wages, working conditions for 69 percent of agency workforce.](#)

The Regional Transportation District (RTD)'s board of directors provided final approval for a new, three-year collective bargaining agreement (CBA) for all of the agency's union-represented employees. The contract offers a starting wage for new operators that is competitive in the local job market and addresses employee working conditions that had been in need of updating.

The new CBA – which began March 1 and extends through Feb. 28, 2021 – is the legal contract addressing wages, hours, and terms and conditions of employment for the 1,975 RTD employees represented by Amalgamated Transit Union (ATU) Local 1001. Union-represented employees constitute about 69 percent of the agency's employee base, and they primarily include bus and rail operators and mechanics.

The new contract raises the starting hourly wage for operators from \$17.59 – which includes a \$1-an-hour increase in 2017 – to \$19.40, placing RTD just above the midpoint of the Denver-area market. The pay increases in the new contract – 8 percent the first year, followed by 3 percent in each of the following years – are the largest RTD's operators have ever received.



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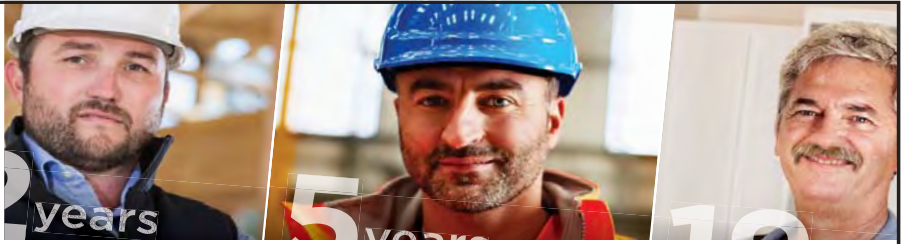
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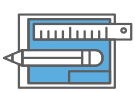
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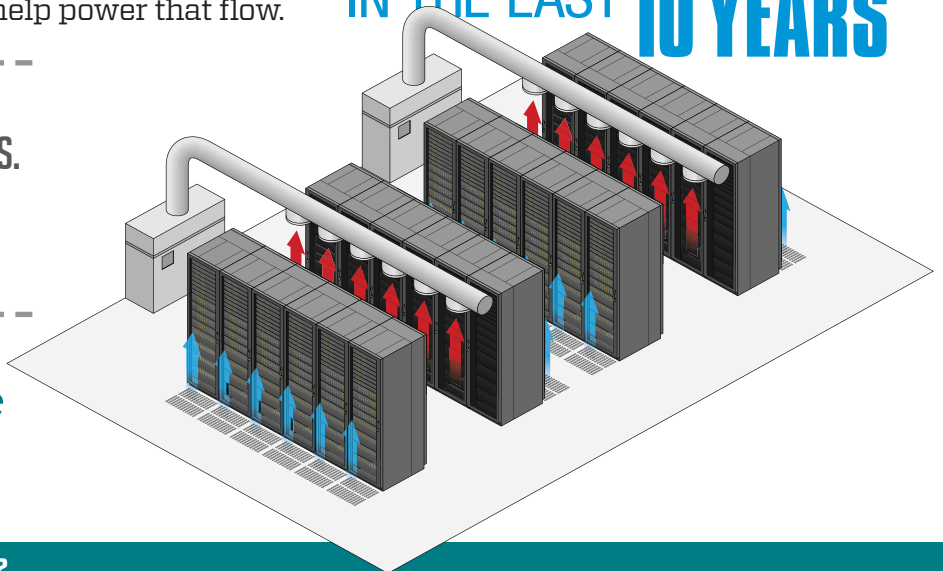


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Based in Aurora for 37 years, Adolfson & Peterson Construction's (AP's) Colorado operations is expanding its reach with a new satellite office located in Fort Collins, Colorado. Purposefully selected in an area in which AP has been historically active, the new location will allow the firm to have a stronger and more competitive presence in northern Colorado.

Regionally, AP is currently ranked #8 among general contractors in Colorado by the Denver Business Journal. AP celebrated the opening of its newest storefront with a series of Open Houses for subcontracting partners, design partners, and owners.

ABC Rocky Mountain Chapter Members Earn National Awards

The Associated Builders and Contractors Rocky Mountain Chapter announced that 12 national awards were presented to members during Associated Builders and Contractors' (ABC) 28th Annual Excellence in Construction Awards celebration at ABC Convention 2018 in Long Beach, Calif. The awards presented were for the Excellence in Construction Awards program, National Safety Excellence Awards, and National Diversity Excellence Awards.

"Quality, Excellence, Innovation and Merit describe these awards recognizing the Rocky Mountain Chapter members," said Doug Carlson, ABC President & CEO.

The Excellence in Construction awards program is the industry's leading competition that honors both general and specialty contractors for innovative and high-quality merit shop construction projects. The award honors all construction team members, including the contractor, owner, architect and engineer. The winning projects, selected from entries submitted from across the nation, were judged on complexity, attractiveness, unique challenges, completion time, workmanship, innovation, safety and cost.

A full list of Excellence in Construction Award winners is available on ABC's website. www.abcrmc.org

Saunders Construction Celebrates Women in Construction with Summit and Scholarship

Saunders Construction, Inc., a leading construction manager and general contractor in Colorado, held a Women's Summit in honor of National Women in Construction Week on Wednesday, March 7, to celebrate diversity in the construction industry.

Saunders put together a panel of speakers that consisted of both women and men from local Colorado companies including Denver Art Museum, Weifield, The Beeble Co., AGC, Skyblue Builders and BuildMark.

Topics of discussion between the panel and the audience of students and professionals included the importance of continued education, working with purpose, stress management and mentorship.

"Saunders Women's Summit was an important event for men and women to have a safe space for an open discussion about equal opportunity," said Mowa Haile, founder and president and CEO of Sky Blue Builders.

At the event, Saunders awarded a \$500 scholarship to Mattie Carter, a Construction Management major at Colorado State University (CSU). Carter plans to graduate from CSU in the spring of 2018. She's an active member of CSU's Women in Construction Club and is also a project lead for CM Cares, a student-run volunteer group that focuses on building projects for people in need.

This award reflects Saunders' ongoing commitment to recruitment and training, as well as ensuring women are represented as part of the company.



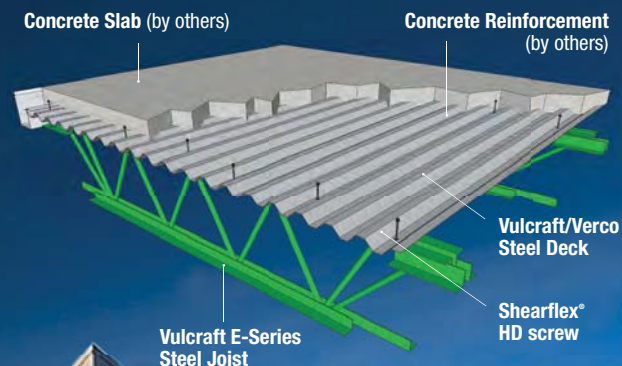
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Project Updates

Sagebrush Companies to Build 54,000 S/F Creative Industrial Office Building | Boulder

Sagebrush Companies, a firm specializing in real estate investments and thoughtful development, has announced that they will build a 54,000 square foot industrial building at 5125 Pearl Pkwy in Boulder. The three-story building will be located on a 2.5 acre site, just one mile away from the new Google campus.

“This will be a high quality creative industrial office building that will fill a need in Boulder, especially considering the impact of the new Google campus and explosive development on the east edge of Boulder.” said Robert “Jake” Jacobsen, CEO and founder of Sagebrush Companies.

Construction on the industrial building is scheduled to begin sometime late this year. The architect and general contractor is the Beck Group. It will be a Class A development meeting Gold LEED standards.

The firm has been active in the Boulder real estate market in recent months, most recently selling a property at 2691 30th Street (the former site of Robb’s Boulder Music), a property they received multiple offers for and ultimately made the decision to help address the city’s homelessness strategy when selecting their buyer, ALR Investments.

Ramtech Completes Modular Building for Denver International Airport (DIA) Concourse A Expansion



Design-build construction firm Ramtech Building Systems has completed its scope of work on the 65 modular sections that the company produced on a new 38,920 square foot modular building for Denver International Airport. Ramtech worked with Denver-based Wong Strauch Architects, PC in a design-assist role for developing the Type-IIb modular construction project which is part of the second phase of an upgrade and expansion to the Airport’s Concourse A commuter facility. The concourse building was built as a co-operative effort with other contractors including Hensel Phelps, the prime contractor for the project. Ramtech was responsible for the core and shell construction including the exterior cladding, interior walls with

applied gypsum board, complete floor and ceiling assemblies, and the exterior wall and floor penetrations required for the mechanical, electrical and plumbing systems. The modular building was installed by Ramtech on a concrete block pier type foundation system. Ramtech’s manufacturing division began the fabrication of the modular sections during June of last year and completed the setting of the modular sections in August. Ramtech participated in the finish-out of the interior work which was predominantly completed in December. Denver International Airport will use the new modular-built terminal for a minimum of 5 to 10 years while the Airport develops and moves forward with its permanent expansion plans.

Children’s Hospital Colorado, Colorado Springs Tops Out

In spite of frigid weather, more than 150 people joined Children’s Hospital Colorado, GE Johnson Construction Company, and all project partners in February to celebrate the topping out of Children’s Colorado’s newest pediatric hospital in Colorado Springs. When complete, Children’s Hospital Colorado, Colorado Springs will span more than 280,000 square feet across five levels, and a basement. The hospital will have 110 beds and feature neonatal and pediatric intensive care rooms, a dedicated pediatric emergency department, pediatric operating rooms, pediatric imaging resources, an inpatient and outpatient center for Cancer and Blood Disorder space, and a pediatric sleep center.



Adolfson & Peterson Construction Breaks Ground on Brush Middle and High School



On a sunny day in March, students from Thompson Primary School, Beaver Valley Elementary School, Brush Middle School and Brush High School celebrated and participated in the ground-breaking event for the new Brush High School/Middle School Campus. In addition, representatives from GMCN Architects, Adolfson & Peterson Construction (AP), Cooperative Strategies, the state BEST program and Colorado Land Board were in attendance to help break ground.

Located in rural Colorado, Brush School District received a BEST

grant to address the health, safety, security, and educational deficiencies in their current Middle School and High School. The project will construct a new middle school and high school complex on the site of the old high school, and re-purpose and renovate portions of the old high school building. The project will consist of roughly 129,000 sf of new construction and 42,000 sf of renovation.

The Brush High School/Middle School Campus is expected to be complete in early 2020.

The Lydian Apartments in Five Points Underway with Leasing Efforts

Confluence Companies and Palisade Partners are pleased to announce that leasing efforts are officially underway for The Lydian, an eight-story mixed-use development at 26th and Welton, in downtown Denver's historic Five Points neighborhood at 2590 Welton Street. The leasing office will be located in The Wheatley apartment building at 530 25th Street, as construction continues on the \$50 million project, that will include 129 apartment residences (with 22 of the units being affordable at 80% AMI).

The Lydian is scheduled for completion in June, when the first residents will begin moving in. In addition to apartments, it will

include 15,000 square feet of office space and 9,000 square feet of ground floor retail space.

The architect is Craine Architecture.



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Project Updates

The Neenan Company Begins Development of Commercial Condos in Timnath, CO

The Neenan Company, a fully integrated design-build firm based in Colorado, is beginning development for The Plaza at Riverbend, a mixed-use retail center in Timnath, Colo. Serving as the project's developer and design-builder, The Neenan Company will sell the retail and office condos to each end user upon the project's completion, a rare offering compared to traditional commercial leasing opportunities.

The project will total 39,000 square feet and include two freestanding single-story buildings with retail, office and restaurant space. The larger building will feature 23,000 square feet of commercial space with Studio 68 Fitness owning 9,307 square feet of space and planned for opening by the end of the year. The second facility is being developed entirely on spec and will feature 16,000 square feet of commercial space. Currently experiencing a housing boom, the predominantly residential town is located directly southeast of Fort Collins. The project marks Timnath's first neighborhood commercial development, with



all existing commercial development comprised of national brands – including Costco and Walmart, among others – located along I-25. The project aims to meet the market's high demand for commercial space designed for local businesses, providing entrepreneurs the opportunity to own and operate their commercial property in a central location less than one mile from I-25. The project is anticipated for completion in late 2018.

Tom Reznik of Realtec Commercial Real Estate is serving as the broker of record for the project. The development is located along Harmony Road at Signal Tree Drive, near Poudre Fire Authority Station 8, the future Timnath Town Hall that is soon breaking ground, and the planned Timnath Police building. The development's design will be influenced by modern Colorado retail and Timnath's rural heritage.



“Residential Hybrid” Planned for RiNo

Blake A-Line stop. The team plans to preserve a piece of Denver's history, an existing house on the site which dates back to 1890. Construction of the new building is scheduled to begin this summer. The development team includes the trio of Peak Development Group, Slipstream Properties and Kaplan Companies, all of

which have each developed several projects in and around Denver for the past 8-10 years. The architect is Shears Adkins Rockmore.

The development will be built over the course of the next 24 months and consist of 161 units, 6,500 square feet of first floor community engagement space, and a second level parking deck. The property

will have easy access to the 38th and Blake light rail station, with amenities including a ground-level and rooftop bar and lounge for community gathering, concierge and housekeeping services for both apartment residents and short term guests, a fitness center and coffee lounge. Additional services and amenities are in planning stages.

Unit sizes will range from 350 to 650 square feet (studios and a limited number of one-bedroom units.) The existing home built in 1890 will be preserved on the site as an additional amenity to the guests and residents for events and to accommodate large groups.

A team of locally based, creatively-driven developers have announced plans for a new 160-unit building that will allow for flexible lengths of stay from a nightly/weekly option on several floors to a monthly/yearly option on others. The yet-to-be named project will be located at 3770 Walnut Street, a spearheaded-shaped primary intersection in RiNo, across from the 38th and

White Construction Group Completes the Highly Anticipated Zeppelin Station

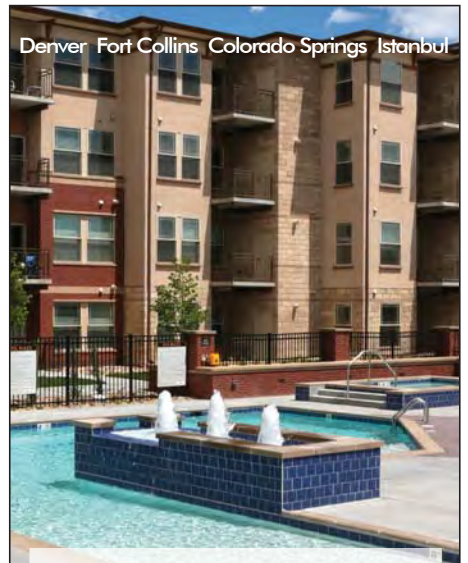


White Construction Group has completed Zeppelin Station, located in the Denver's River North neighborhood (RiNo). The 100,000 SF Zeppelin Station is the latest incarnation of design and functionality created by Zeppelin Development and designed by Dynia Architects. The building integrates raw aesthetics like unpunched steel studs configured to mimic both the adjacent trains and tracks. Other features include a 137 space parking garage, Nichiha fiber-cement siding and corrugated metal panel building

skin, secure bike parking, and native landscaping stepping down the exterior across three rooftop terraces. The 22,000 SF ground level, Market Hall, inspires a communal flow with numerous international culinary tastes, two exclusive bars and coming soon will be curated retail. Also located

on the main floor is the RiNo Arts District's headquarters and RiNo Made store.

Three floors totaling 72,000 SF of office offer roll-up glass garage doors that open to green roof terraces with city and mountain views. Zeppelin Station anticipates achieving LEED Certification by incorporating high performing VRF mechanical systems, energy efficient lighting control systems, and exemplary use of regional, low VOC materials as well as recycled building materials.



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Cator, Ruma Announces Promotions Across Three Offices

Cator, Ruma & Associates is pleased to announce the promotion of four employees into senior management: **Adam Acree** and **James Dickerson** of the Denver Metro office; **Chris Isaacson** of the Cheyenne, Wyoming office; and **Kyle Olson** of the Boise, Idaho office have all been promoted to Associates.



Adam Acree joined Cator, Ruma in 2006. His design experience ranges from higher education campuses and laboratories to office buildings and steam/chilled water campus utilities, with an emphasis on energy efficiency. Most recently, he has been working on complex laboratory projects for Colorado State University (CSU) and the National Institute of Standards and Technology (NIST).



Kyle Olson joined Cator, Ruma in 2006 and since that time has been involved in an array of aspects of electrical engineering. He leads the electrical branch of our Idaho office, and loves to teach others about the latest in the electrical industry. Kyle is skilled at combining a detailed mindset to provide a safe, sound, and flexible electrical system, while blending in creativity to provide the best end solution.



James Dickerson has been with Cator, Ruma since 2011 and has over 16 years of experience in the AEC industry. His design experience is well-rounded, having been involved in the design of HVAC, plumbing, steam, and central plant mechanical systems for a number of projects, large and small, on higher education campuses and healthcare campuses.



Chris Isaacson joined Cator, Ruma in 2015 and leads the electrical/information technology branch of our Wyoming office. He has over a decade of experience in the AEC industry. Chris has managed projects in a multitude of different industries, ranging from judicial buildings to oil and gas operations.

Anne Frye of Stonebridge Companies Joins Cherry Creek Chamber Board of Directors



Anne Frye, regional director of sales and marketing at Denver-based hotel owner, operator and developer Stonebridge Companies, has been selected to join the board of directors of the Cherry Creek Chamber of Commerce, which works to connect local business leaders and provide service to the local community.

In her role at the corporate office of Stonebridge Companies, Frye oversees the sales and marketing efforts of twelve hotels across Colorado and in New York City. Four of the properties she is responsible for are members of the Cherry Creek Chamber including the Residence Inn Cherry Creek; Hilton Garden Inn Cherry Creek; Courtyard by Marriott Cherry Creek; and The Jacquard Hotel & Rooftop, planned to open in the summer.

Michael Baker International Hires Jeffery Kullman as Senior Vice President/Regional Director



Based in the firm's Denver office, **Jeffery Kullman** will provide leadership, support and vision to the Mountain Region and will oversee the engineering business, marketing and financial operations of the firm's Denver; Idaho Falls, Idaho; Salt Lake City; and Anchorage, Alaska operations. He also will be responsible for driving best practices to grow and expand work and market opportunities throughout the region to broaden the existing client base.

Kullman brings more than 35 years of experience in both the private and public sectors, having previously worked at Atkins and the Colorado Department of Transportation (CDOT).

American Institute of Architects Colorado Announces Two New Hires

American Institute of Architects (AIA) Colorado has recently hired two new staff members: **Nikolaus Remus**, AIA, as the government affairs manager and **Megan Concannon** as the education and programs manager.



Nikolaus Remus has more than ten years' experience working as an architect at CTA Architects Engineers. Extensively involved with AIA Colorado, Remus has volunteered with the government affairs committee since 2013 and has testified on behalf of AIA at the State Capitol. As the government affairs manager, Remus will manage

AIA Colorado's local and state public policy initiatives and educate members on the value of advocacy.

Remus earned his B.S. in architecture from University of Minnesota and his Master of Architecture from University of Colorado Denver.



As the education and programs manager, **Megan Concannon** joins AIA Colorado with experience in event planning and education development. Most recently, Concannon served as the events and development director at Colorado Preservation, Inc.

Megan received a B.S. in business administration and a B.A. in communications from Colorado State University.

Kumar & Associates, Inc. (K+A) Announcements: ICC Certification Completion and Promotion



Dave Bottoms, Senior Engineering Technician, has completed the certification process to become an ICC Commercial Building Inspector. Inspection and Testing associated with this certification includes Fire Safety Code, General Code, Structural Code, Means of Egress, International Existing Building Code and New Building.

Bottoms has 29 years of experience in the construction observation and materials testing field, and 17 years of extensive experience in a wide range of projects in the ready-mix industry.



Wade Gilbert, P.E., Senior Geotechnical Engineer and Engineering Manager, has been promoted to Principal. Gilbert has been with K+A for 13 years and has more than 30 years of experience in the Geotechnical Engineering industry.

RTA Architects' Principal Stuart Coppedge Elevated to the AIA College of Fellows



RTA Architects—an award-winning Colorado Springs-based architectural and interior design firm—proudly announces that Principal **Stuart Coppedge** has been elevated to the prestigious College of Fellows of the American Institute of Architecture (AIA), the Institute's highest membership honor. Coppedge and the rest of

the 2018 Fellows will be honored at an investiture ceremony during the 2018 AIA Conference on Architecture in June in New York City, NY.

JLL Denver adds Todd R. Smith to Project & Development Services Team



While based in Denver, **Todd Smith** will focus on contributing to JLL's evolving development practice throughout the Northwest Region.

Todd returns to JLL after having founded and operated his own business for 15 years, where he led the successful completion of over \$3.5B in real estate and advised Fortune 100 clients throughout the Americas in project management, program management, creation and recovery of complex projects.

BOOTS Construction Names New Principal and Doubles in Size



Boots, Todd Thomford, Cody Sparrow, Chad Bartlett and Tyler Jackson as the six Principals (pictured at left) at BOOTS. Since founding BOOTS Construction in 2001, Owner Jim Boots has carefully assembled a talented leadership team that embraces the company culture of above and beyond service to clients.

“Rick really embodies our motto – Building Relationships,” says namesake founder, President, and CEO, Jim Boots. “Rick joined us in 2006 and has continually proven his dedication to BOOTS Construction and our clients and his expertise within our industry. We’re thrilled to have Rick join the ranks of Principal!”

BOOTS Construction (BOOTS) proudly announces the promotion of **Rick River** to firm Principal joining **Jim**

BOOTS has maintained steady growth over a 17-year history, doubling revenues during the last three years.

AGC Colorado Adds Two New Employees: Stephanie Godwin, Event and Education Coordinator and Lory Nasalroad, Office Assistant



Stephanie Godwin is a Colorado native who spent four years in Northern California attending California State University, Chico where she majored in journalism with an emphasis in public relations and a minor in marketing. After graduation she moved down to the Bay Area where she eventually began working in the construction

industry for ISEC, Inc. as a Marketing Coordinator. Currently she lives in Denver with her husband and enjoys exploring the numerous local restaurants, traveling and running (slowly) around Sloan’s Lake.



Lory Nasalroad is almost a local, originally hailing from Wichita, but making the move to Colorado as a two year old. After many years in the financial industry she is excited to make the transition to construction. On the weekends Lory and her husband spend much of their time cheering on their two sons at baseball, basketball, football and

lacrosse games. She also finds time to teach Jazzercise and compete in team races such as Warrior Dash and Tough Mudder.

JVA, Incorporated Announces Two Promotions



Steve Carpenter has been promoted to Principal. Steve has been with JVA since 2013 and he leads JVA’s structural team in the Fort Collins Office. Steve has extensive higher education experience in Wyoming and Colorado and he has designed numerous projects for Colorado State University, the University of

Wyoming and Front Range Community College.



Jeannette Torrents has been promoted to Senior Associate. Jeannette has been with the JVA Structural team since 2002, working out of the Boulder office as a Senior Project Manager. She is a LEED AP and is currently the President of the Structural Engineers Association of Colorado.



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People News

Doug Carlson Named as New President and CEO for ABCRMC

Doug Carlson has been hired as the new President & CEO for the Rocky Mountain Chapter. Doug is a seasoned association executive with over 22 years of association experience. He currently serves as the President & CEO of the ABC of the Carolinas chapter, which covers both North and South Carolina with over 500 members.

Doug is a proven leader with solid results in: membership growth; finance; governance; strategic vision development and planning; governmental affairs; education/training; non-dues revenue; and meetings/events. He exhibits strong leadership and a management style that builds cohesive partnerships between volunteer leaders and staff.

The Laramar Group Adds Stacy Valentine, Senior Vice President of Operations



The Laramar Group, a national owner and manager of multi-family and commercial properties, is proud to announce and welcome **Stacy Valentine** as the Company's new Senior Vice President – Operations. Valentine will be leading the Operations team for all urban neighborhood platforms and will oversee all national urban platform marketing efforts.

Hyder Construction Announces New President, Matt Huelskamp



Hyder Construction announces the promotion of **Matt Huelskamp** to president of the company, effective April 1, 2018. Huelskamp has served as Hyder's Executive Vice President for two years and has been with the company for eleven. He will become Hyder's fifth president in the company's 72-year history.

Huelskamp is a two-time University of Denver grad with an undergraduate degree specializing in Real Estate and Construction Management as well as an Executive MBA.

Hord Coplan Macht Promotes Adele Willson to Managing Principal



Adele Willson, AIA, LEED AP, ALEP, has been promoted to managing principal of its Denver office. Willson joined the firm (then SLATERPAULL Architects) in 1984 and became the firm's first female architect and principal. Today, she is managing principal in Denver and an owner of the firm.

Willson will continue to lead the firm's K-12 schools practice in Denver as she takes on the role of managing principal. Jamie Pedler will remain involved with office operations and will work closely with Willson as part of the management team in Denver. Throughout her 33-year career, Willson has been an integral part of the firm's growth from 13 employees when she joined to over 75 employees today in the Denver office.

The RMH Group Congratulates Matt Guerin for Passing Professional Engineer Exam



The RMH Group (RMH) is proud to announce that **Matt Guerin** recently passed the Professional Engineer (P.E.) exam in mechanical engineering and is now a licensed engineer in Colorado. Guerin, who has been with RMH for his entire professional career, has five years of experience designing mechanical systems for higher education

facilities, central plants, research & development facilities, laboratories, manufacturing facilities, office buildings, and water/wastewater facilities. He holds a B.S. degree in architectural engineering from the University of Colorado Boulder.

PCL Construction Appoints Regional Vice President of US Buildings



PCL Construction Enterprises, Inc. has appointed **Jack Sample** to the position of Regional Vice President, US Buildings. In this role, Jack will join the executive team at US Head Office in Denver and oversee PCL's buildings operations in Seattle, Hawaii, and California, including the Los Angeles, Orange County and San Diego offices.



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PCL Construction Donates Nearly \$1 Million to Mile High United Way

\$17 million raised for local organization during 20-year partnership

PCL Construction recently wrapped up the company's 20th annual Mile High United Way campaign, having raised more than \$940,000 for the local nonprofit in 2017.

PCL employees donated more than \$463,000 during the two-week campaign which included funds raised at various events. Additionally, the organization contributed around \$477,000, for a total donation of more than \$940,000. Events included a wine cork pull, Young Professionals networking event, company-wide potluck, a 50/50 raffle, and a Top Golf fundraiser that raised \$20,000. PCL had an employee participation rate of nearly 80%, including 55 employees who donated at the Leadership level of \$1,000 or more and nine who donated at the Tocqueville level of \$10,000 or more.

"For 20 years, PCL Construction has served our community and changed countless lives for the better,"

said Christine Benero, President and CEO of Mile High United Way. "They not only build beautiful buildings and contribute to the ever-changing Denver skyline, but they build hope for the future. Over the last 20 years, PCL and their employees have contributed over \$17 million dollars to Mile High United Way to ensure our community is stronger. Their care and dedication for our community is unwavering; I look forward to the next 20 years of partnership."

PCL began partnering with Mile High United Way in 1998 and in the past 20 years has raised over \$17 million. The organization received the Champion of Home Emeritus Award in recognition of its role as one of the community's strongest supporters, raising funds that help the charity change lives and transform the community. In 2017, PCL Construction companies throughout North America donated more than \$6.7 million to United Way charities.

The support provided by PCL Construction helps Mile High United Way ensure that all children enter school ready to succeed and, by the end of the third grade, are reading at or above their grade level, all youth graduate from high school ready for postsecondary education or entry into the workforce, and individuals and families have their basic needs met and are afforded every opportunity to move toward success.

Snow Problem! The RMH Group Takes to the Slopes to Support the NSCD Wells Fargo Ski Cup



The RMH Group was a proud sponsor of the 43rd Annual Wells Fargo Ski Cup benefiting the National Sports Center for the Disabled (NSCD) held February 23-25, 2018 at Winter Park Resort.

Based out of Winter Park Resort and Sports Authority Field at Mile High in Denver, the National Sports Center for the Disabled is one of the largest outdoor therapeutic recreation and adaptive sports agencies in the world. The

Wells Fargo Ski Cup is the NSCD's signature fundraising event and includes a Corporate Challenge slalom ski race where skiers and snow boarders from nearly 30 corporate teams race against each other. Each corporate ski team includes a professional disabled athlete from around the world.

The RMH team, headed by Chuck Gumeson, included Charlie Basil, Jeff Elsner, Tia Nord and Doug Shoffner plus disabled athlete, Josh Crean, from Auckland, New Zealand.

"The RMH Group Team had a blast at the Wells Fargo Cup Corporate Challenge. The programs that NSCD put together were fun and rewarding," said Chuck Gumeson, RMH Team Captain. "It was a pleasure to get to know and compete with our team's assigned handicapped skier and to ski the gates as a unified team. We all feel honored that we were able to help raise money for the NSCD, a truly deserving organization."



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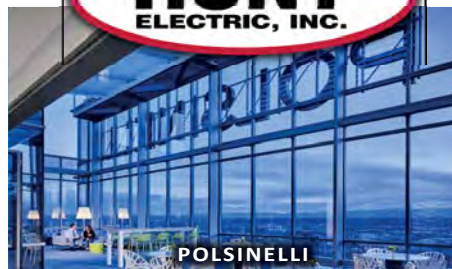



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Image credit: Saible Architects

Close to Heart by Sean O'Keefe

Global Down Syndrome Foundation builds a legacy that only begins with construction.

Nothing in life is more personal than life itself and how we live will largely define what it is that we leave behind. Architecture, of course, provides an indelible monument to a moment in time framing a point of purpose. Yet, a building by itself doesn't amount to a legacy. It is what happens between the bricks and sticks, the steel and concrete, when the design is done, and the users own their space, that marks the true measure of a building. For the Global Down Syndrome Foundation, the process and promise of completing their new headquarters at 2nd and Adams in Denver's Cherry Creek North neighborhood is a dream come true.

Michelle Sie Whitten is President, and CEO of the Global Down Syndrome Foundation, which she co-founded in 2009. Initially following in her father's footsteps, Whitten's experience in the business world includes contributing to the Sie family's legacy in cable television where her father was a true pioneer. John J. Sie, a Chinese immigrant, helped build the Showtime Network along with the Starz and Encore channels. After more than 15 years in the private sector, Whitten turned her attention instead to something close to her heart.



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“As parents of a child with Down syndrome, from the time we got the prenatal diagnosis, Tom and I experienced first-hand the marginalization of this community,” says Whitten of her desire to create the Global Down Syndrome Foundation four years after her daughter Sophia was born. **“Even now, we are looking into high schools and it’s been difficult to find one that feels like a good fit. There is a lack of research, medical care, and public funding around these issues and we want to do everything we can to resolve those deficiencies.”**

Envisioning the Foundation’s headquarters as a heart of the Down Syndrome community, Whitten’s expectation is that the new facility will allow her team to focus on its mission of improving the lives of individuals with Down syndrome through research, medical care, education, advocacy, and, of course, raising the critical funding to support this mission. The 35,000-SF, five-story office building will also facilitate one-on-one interaction among scientists and medical professionals and people touched by Down syndrome. It will also greatly enhance established partnerships with the Linda Crnic Institute for Down Syndrome and the Rocky Mountain Alzheimer’s Disease Center both on the Anschutz Medical Campus at the University of Colorado, and the Sie Center for Down Syndrome at Children’s Hospital Colorado, among a growing list of entities worldwide. After more than four years of planning, the task of delivering the building fell to architects Saiber Saiber and general contractor GH Phipps.

“Owner-occupied new construction with an altruistic purpose on a parcel in my neighborhood, this building quickly approaches an ultimate project for any architect,” says Jonathan Saiber, a designer of more

than 50 years’ experience and a Cherry Creek North resident. The four-story professional plan for the building includes traditional closed-plan offices and conference space to house the Foundation’s office staff along with an educational center on level one, a fitness center, library, coffee shop, and structured parking. Saiber Saiber Architecture has been involved in numerous mixed-use developments in the District and shared a special pride in being selected for the commission.

“The experience of learning about this community and designing for them was really something of an unexpected dividend for me personally,” says Saiber. The Education Center will help those with Down Syndrome to develop physical and interpersonal skills to achieve more independence and have healthier longer lives. It will also serve as a focal point of natural, non-clinical engagement between those who study it and those who have it.

As functionality shifts on level two, the Foundation’s typically-abled staff composed of empathetic, socially-aware professionals will do the Foundation’s work. Interconnectivity between people working toward different programmatic goals – research, outreach, education, empowerment – was essential to Whitten’s vision for a shared-purpose workspace. Glass wall, store-front partitioning will keep office occupants connected to the primary circulation plan on each floor. Embodying the concept of interconnectivity both literally and figuratively is the building’s open oval and grand stair connecting the primary level two and three office areas.

“The staircase was a particular challenge, and, indeed, an eye-opening experience,” continues Saiber of the centrally located flight of steps joining the Foundation’s core staff. Saiber explains that

Owner: Global Down Syndrome Foundation
General Contractor: GH Phipps Construction Companies
Architect: Saiber Saiber Architecture
Electrical Contractor: Integrity Electric (See page 27)
Mechanical Contractor: Design Mechanical
Glazing/Windows: Metropolitan Glass
Framing/Drywall: E&K of Denver
Roofing/Metal Panels: Douglass
Structural Steel: Front Range Steel
Stone Façade: Intrepid Stone
Interior Theming, Design & Branding: ArtHouse Design
Furniture Services: OfficeScapes

people with Down syndrome often have visual impairments including depth perception issues, which inhibit their ability to navigate stairs. **“Meeting the needs of both user groups – touched and typical – while still designing something impressive that created a strong sense of connection was more of a thoughtful design process than a staircase usually requires.”**

Level four is shared with the Anna and John J. Sie Foundation and AJS Ventures, and where the Global Down Syndrome Foundation’s vision will find its fuel, the place where Whitten and her team will do the hard work that happens to be fun. Raising awareness and support through fundraising and donor-centric initiatives is a constant critical for any non-profit organization and Global hopes floor four’s positive impression will make an impact on the bottom line. A large boardroom framed in glass and backed by city views looks out over the oldest part of the neighborhood’s single-family homes to the north. A long, wide commercial rooftop terrace stretches the length of the building and will connect to a point of

service bar and catering kitchen on the same level.

GH Phipps Project Manager, Adam Tormohlen, led the firm's project delivery and like Saiber, finds tremendous personal reward in being involved.

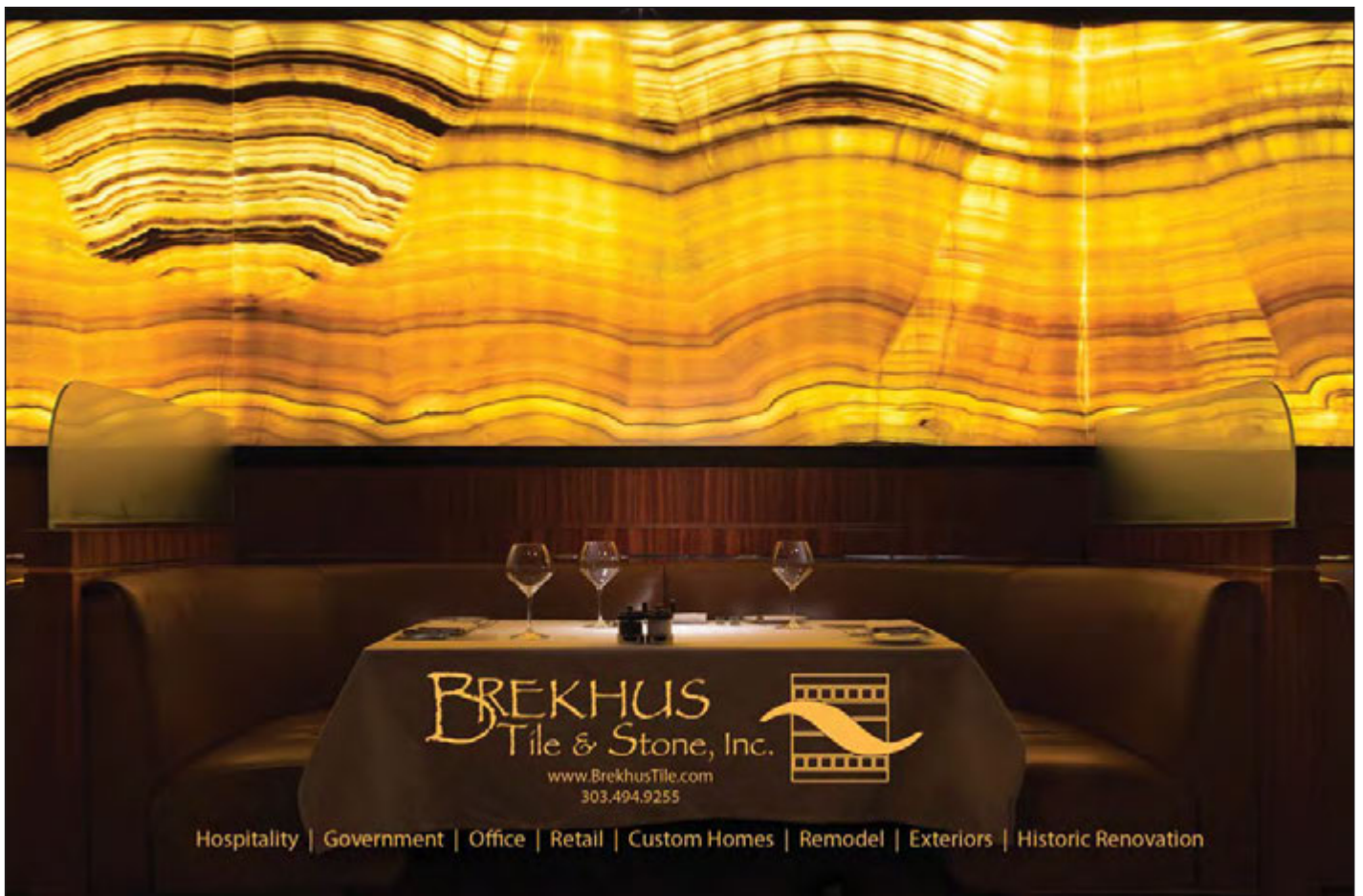
"This building is going to mean so much more to the occupants that most commercial project's in a high-end retail district ever could," says Tormohlen, a Colorado-native who grew up in Fort Morgan and appreciates the value of community inherent in this project. Asked about the challenges of construction, Tormohlen suggests that site constraints and logistics, though not unusual, always require preplanning, flexibility, and ingenuity. **"The project needed to break ground in a specific timeframe to deliver on schedule,"** continues Tormohlen. **"We helped develop a series of bid packages to achieve this—**

shoring and utilities; foundation; core and shell; tenant finishes."

Delivering a zero-lot-line project means building literally to the property line and working at the delicate edge where mixed-use and residential meet increases complexity. Careful crane placement for reach without encroachment; egress and staging for large equipment; and hauling large quantities of dirt, concrete quietly and efficiently through Cherry Creek North all require a certain finesse. Within the site once the moment the substructure is placed until the overall building form is established and mechanical equipment is installed construction activity is a closely choreographed ballet. Tormohlen suggests that just-in-time delivery strategies for equipment and material deliveries keep the project energized as construction races toward completion for the soft opening in June 2018.

Whitten and her parents, Anna and John J. Sie, eagerly await the completed vision for the building and see it as a firm foothold in their ultimate goal.

"Our objective is to honor my amazing immigrant parents with a legacy in their beloved state and to make Colorado the worldwide epicenter of this movement we've helped lead," says Whitten. Thinking of the Foundation's new offices as a global welcome center rather than a commercial office will help establish a sense of pride in being a part of a community that includes a great many unique points of view from research and understand to education and compassion. **"With this incredible new asset, the Global Down Syndrome Foundation and our partners will boldly break barriers that have stood for far too long, for far too many, and we'll do it with a smile."**





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Annual Report

Kim Wyatt | RMMI Director of Membership and Education

2018 has already been a busy year for the Rocky Mountain Masonry Institute (RMMI) as we strive to meet our goals of providing meaningful and accessible education as well as promoting quality masonry. Through three strategic planning sessions in 2017 the Board of Directors determined that there were two needs in the masonry industry that RMMI should focus on for 2018. One was the need for quality education and the other was the promotion of not just masonry, but quality masonry.

To address the need for education the RMMI Education Committee revamped the Certification Program Requirements to include more training as well as continuing education. The committee also identified CORE classes that should be required for any Certified Contractor and have identified topics and trainings that are of interest to both upper and middle management, as well as field laborers. In the past year alone RMMI has provided 34 classes and trained over 384 attendees.

The other need the Board of Director's wanted to address is the Masonry Industry's need for promotion of quality workmanship and proper materials. To address this RMMI has been working with RDH to create the Colorado Masonry Design Guide to be published this Spring. This guide will be a resource for both architects and contractors and will be a guide for best practices. The Colorado Masonry

Systems Guide is comprised of eight chapters that will cover masonry systems, building enclosures, special design considerations, quality control and assurance, anchored masonry veneer systems, single-wythe CMU systems, thermal performance, and energy code compliance.

In addition to the Certification Program and Colorado Masonry Design Guide RMMI has brought back the Master Works in Masonry Awards! The Master Works in Masonry Awards identify and promote the best in masonry design and construction in the Rocky Mountain Region. Anyone from the design/build team may enter a project in the competition. First, second and third place awards will be given in six categories including Historic Preservation, Commercial, Multi-Family/Residential, Educational, Government, and Non-Building (pavers, landscaping, and soundwalls). Submissions can be entered using our submission form at www.rmmi.org on the Master Works in Masonry page under our events tab.

While 2018 has already been a productive year and we are always looking ahead to the needs of the industry. The next step going into 2019 will be to further the promotion of quality masonry through industry studies and provide needed education through a few training videos. Until next year!

TENNIS ANYONE?

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

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HEALTHCARE & SENIOR LIVING *Round Up* By Sean O'Keefe



Sean O'Keefe tells the story of the Built Environment one project at a time. He provides marketing and public relations services to designers, builders, and commercial product manufacturers across the U.S. He can be reached at sean@sokpr.com.



Image/Credit: UCHealth To Create a Cherry Creek Presence at 1st and Cook/Davis Partnership

Like pretty much everything else being built these days, Healthcare and Senior Living properties join the trend of delivering highly amenitized, consumer-friendly environments for the coming generation of users. The senior communities of tomorrow include barber shops, beauty salons and ice cream parlors, while sleek new Medical Office Buildings are integrated into mixed-used retail districts. This edition of the Round Up applauds the designers, builders, and developers making the magic happen as we take a look at the horizon in healthcare construction.



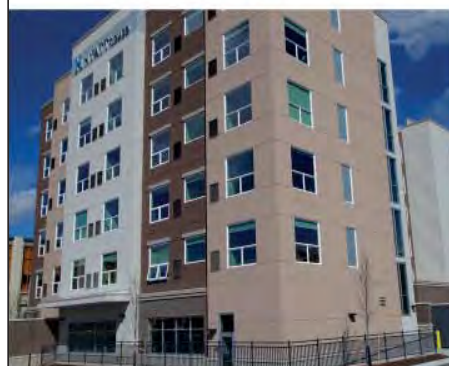
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HEALTHCARE & SENIOR LIVING *Round Up*

Crown Point Assisted Living to Open in May

A new assisted living and memory care residential community is being constructed in Parker, CO by **White Construction Group** for **Crown Point Assisted Living, LLC**. Design services were provided by **MCG Architecture** on the project, which broke ground in June of 2016 and is nearing the May 2018 completion. The new facility is composed of two distinct facilities connected by a second-floor bridge. A new 94,000-SF, three-story assisted living center will provide 105 apartments, a spacious and amenitized lobby featuring connections to a multi-purpose community room, the dining area, and the resident ice cream parlor, beauty salon and therapy areas, and a coffee bar. This building is joined by a single-story, 11,000-SF, 26-unit memory care center specifically designed to meet the needs of residents with dementia issues where design strategies must carefully consider wayfinding, lighting,



Credit: Mike Zagorski, White Construction Group

acoustics, thermal comfort, and circulation patterns. When the new center opens in the spring of 2018, it will be staffed by 60 full-time employees, including a memory-care coordinator certified in Alzheimer's and dementia treatment programs. Residents will enjoy the community's fitness center and can even complete physical therapy appointments on site with their doctor's permission. A large outdoor courtyard joining the buildings will include multiple lounge areas and a fire pit.

As Colorado Springs Grows, MOB Development Increases

Owner **Mortenson Development, Inc.** in partnership with **Realty Management Group**, a private Denver real estate investment and development company, is moving forward with a planned 45,000-SF medical office building. Located on the northeastern edge of Colorado Springs, site construction began in spring of 2018 and the new building is expected to be market-ready in July of 2019. With two hospitals in the area, the expanded Memorial Hospital North, and the new Children's Hospital, the development strategy anticipates a soaring demand for space by healthcare professionals who want to be near the hospitals. The three-story building will be part of a larger campus called the Pine Creek Medical Center and will likely attract a combination of primary care groups, orthopedic specialists, and imaging clinics, among others.



Credit: Davis Partnership

Mortenson Development is a part of part of commercial construction giant **M.A. Mortenson Co.** whose Denver office leads construction services. **Davis Partnership** was engaged for design services and delivered flexible floorplates, a clean professional building image, and an operationally efficient building solution.



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Photo by Brent Bingham, courtesy of Vail Health

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Vail Health Hospital - West Wing Addition/Renovation | Vail, CO

HEALTHCARE & SENIOR LIVING *Round Up*

UCHealth Highlands Ranch Hospital Topped Off in February

Credit: EYP

UCHealth broke ground on a massive new medical center in Highlands Ranch, CO in February 2017 and expects the full-service hospital to be treating patients in July of 2019. To be known as UCHealth Highlands Ranch Hospital, the project incorporates 360,000-SF of hospital facilities configured over six-stories and an adjacent medical office building of another 85,000 SF. The facility will open with 77 inpatient beds in service and room to increase that capacity as needs change. The hospital will include a birth center, operating rooms, a Level III trauma center and emergency department along with a cancer center with advanced oncology services. UCHealth's objectives are to bring innovative, leading-edge care and advanced medicine to residents in one of the fastest growing areas of the country.



delivered by general contractor Mortenson. **Mortenson** estimates that the project is accounting for between 500 and 600 jobs during construction and a projected 400 permanent positions once the new facilities open. A topping out ceremony to commemorate the placement of the new building's highest beam was held in February of 2018.

Design services on the project were provided by **EYP (formerly WHR)** and **BHA Design**. The project is being

Jackson Creek Senior Living Underway in Monument

Located in Monument, CO, the new Jackson Creek Senior Living will offer flexible care supporting a combination of independent-, assisted-, and memory care- living designed to allow residents to age in place. The new property will be 128,600 SF built on 6.4 acres. The new community will feature an abundance of amenities tailored to the next generation of seniors. A barber shop and beauty salon will be joined by a fitness center, dog wash, chapel, library, and sundries shop to support community cohesion. Multiple dining areas, tailored to each level of care will offer chef-prepared culinary experiences and concierge services will be available in the lobby. A large sunroom is positioned to showcase the site's beautiful mountain views, keeping residents connected to nature.


The building's long-low contemporary prairie style architecture spreads artfully across the landscape to blend with surroundings. Units ranging from studios to spacious two-bedroom abodes are available. The oversized roof forms and deep eaves are combined with traditional building materials to impart a warm sense of familiarity. A porte-cochere at the center of the building will grandly welcome residents.

Design services for this project were led by **KEPHART** for **WellAge Development** with contractor **Colorado Structures Inc.** delivering the project. Construction began in June of 2017 and the new facility is expected to welcome the first residents in late 2018.

Credit: KEPHART



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HEALTHCARE & SENIOR LIVING *Round Up*

Southwest Health System Expanding Facilities and Services in Cortez

Credit: Davis Partnership

Construction continues in Cortez where the **Southwest Health System** is currently undergoing a campus expansion at Southwest Memorial Hospital. The multi-phase expansion program will see a total of 50,378-SF of new and improved space in this regional medical center. A new 26,062-SF, 20-bed patient wing will include a new family birthing center with full-service labor, delivery, recovery, and postpartum rooms along with expanded areas for family waiting. The patient wing is joined on campus by a new 24,316-SF medical office building that will provide office space for up to 20 providers and specialists in family medicine, orthopedics, podiatry, internal medicine, obstetrics and gynecology, and a general surgery. The office component will also account for a retail pharmacy, vaccination clinic, and x-ray imaging on-site to conveniently increase patient services in this remote corner of Colorado.



Designer services were led by **Davis Partnership** and the expansion is being delivered by **Nunn Construction**. Construction broke ground in October of 2016 and expects to be completed in July of 2018. Builders worked closely with the hospital's leadership to carefully coordinate each phase of construction to minimize impact to existing operations, maintain unrestricted access to Emergency Room areas and coordinate utility tie-ins for the expanded campus.

New Sports Medicine Center Underway in Englewood

Construction broke ground in February 2018 on the new UHealth Steadman Hawkins Clinic – Denver and CU Sports Medicine facility along Inverness Drive in Englewood. This new sports performance and athletic injury medical office building will bring together three of the top names in Colorado healthcare: UHealth, Steadman Hawkins Clinic-Denver, and the University of Colorado School of Medicine. Collectively, the three entities have long-established partnerships with the Colorado Rockies, Avalanche, and Rapids along with the Denver Broncos and Nuggets, as well as other teams and organizations.



Credit: BSA Lifestructures

performance training center to increase understanding and prevention of common athletic injuries.

The UHealth sports medicine center will offer 90,000-SF of premium-quality medical space. The comprehensive surgery and recovery center will include four operating rooms, advanced MRI and radiology imaging, and orthopedic evaluation rooms. The facility's world-class physical therapy center will be joined by a human motion analytics sports

Overall building owner **UHealth** is working with designers, **BSA Lifestructures**, and general contractor Haselden to deliver the four-story, 148,500-SF facility, which is expected to be ready to receive patients and staff in late 2019. The project also includes a separate, three-story, above-ground parking garage.

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HEALTHCARE & SENIOR LIVING *Round Up*

UCHealth To Create a Cherry Creek Presence at 1st and Cook

Developer **Brookhaven Capital Partners** is in collaboration with architect **Davis Partnership** and general contractor **Swinerton Builders** on a new 89,000-SF medical office building in metro-Denver. Being developed by Brookhaven and leased to **UCHealth**, the new medical center will be located in Denver's Cherry Creek District at the intersection of Cook Street and 1st Avenue. The new center will offer a combination of primary care, specialty care, a surgery center with state-of-the-art imaging capabilities, and a comprehensive oncology center. At five stories in height, the new offices will present a clean, professional image of healthcare in a sharp, modern building designed to speak to its surroundings. The building's exterior, composed of metal panels and glass, is animated by an angular roofline jutting dramatically toward the sky.

Parking and traffic considerations, both during construction and for long-term use, were at the forefront of decision making during the design phase. Off-street



Credit: Davis Partnership

parking for the property will be accommodated by four levels of below-grade parking in a 235-stall garage. This will more than double the required parking ratio, allowing the completed property to boast one of the highest square foot-to-stall ratios of any office building in the District. Keeping vehicle traffic flows away from neighboring retail and residential interests began with placing the garage entrance on Cook Street just north of 1st Avenue and exiting through the alley back to 1st.

Construction broke ground in September of 2017, and the UCHealth Cherry Creek Medical Center is expected to open in late 2019.

St. Francis Medical Center Expands

Owner **Centura Health** is currently in progress on a 168,580-SF expansion of the St. Francis Medical Center (SFMC) located in Colorado Springs. This is the largest expansion project undertaken at SFMC to-date and will result in a new four-story addition capable of supporting an increased patient load as Colorado Spring's population continues to grow. The expansion's first floor will be home to SFMC's new emergency department with some additional space built only to the core and shell level. Level two will add four new operating rooms and support spaces, with room to grow. Level three will offer a wellness garden

and more than double SFMC's Neonatal Intensive Care Unit (NICU) capacity while also adding new antepartum rooms. Fourth-floor spaces will house the expansion's mechanical units. Finally, a new garden level will offer an emergency medical services lounge and covered parking.

Contractor **GE Johnson Construction** is leading the build in association with **RTA Architects**, who take responsibility for the design. Groundbreaking on the project took place in May of 2017 and is expected to conclude in the spring of 2019.

Credit: RTA Architects



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Nine School Construction Safety Tips

by Morgan P. Mahoney



Morgan P. Mahoney

Morgan P. Mahoney, Insurance Advisor at CCIG, handles the risk management and insurance needs of commercial childcare and school accounts. 720-330-7926 or MorganM@thinkccig.com.

Colorado's student population grew again last fall, with the biggest gains in charter and online schools. All that growth, naturally, has fueled a good deal of construction activity at our schools.

Expansion projects, often undertaken while a building is occupied, can create safety and health risks for school employees, not to mention students.

We're talking dust and debris for starters. There also are hazards related to asbestos, mold and lead, among others. Each of these can pose serious health risks.

Asbestos exposure, for example, can lead to asbestosis, lung cancer and mesothelioma, a rare, aggressive and incurable cancer.

Asbestos may be found in insulation, drywall, ceiling and floor tiles, cements, paint and more. Most homes and commercial buildings built before 1980 contain asbestos products.

Commercial renovation or remodeling can be especially hazardous because many common building materials already contain asbestos. When asbestos products start to deteriorate or are cut, sanded, drilled or disturbed in any way, microscopic fibers enter the air.

Mold, meanwhile, is usually not a problem indoors unless mold spores land on a wet or damp spot and begin growing. These spores, when breathed in, can cause asthma, rhinitis, sinus infections, pneumonia and other respiratory infections.

Lead has been poisoning workers for years. It can damage the central nervous system, cardiovascular system, reproductive system and, when absorbed into the body in high enough doses, can be toxic.

So, what can be done to prevent or reduce safety and health hazards? Here are nine ways to prevent or control health and safety problems in the planning phase of the operation.

1. Enlist the help of your architect and builder in taking measures to assure the safest environment possible both during and after a project.
2. Asbestos, lead-based paint and mold-contaminated building materials should be identified and removed by trained personnel prior to any renovation and construction that will disturb them.
3. Do a screening of the building using a trained lead paint inspector/risk assessor.
4. Review the applicable regulations (such as OSHA asbestos and lead standards) and find out what is required.
5. Use local ventilation or other protective devices to ensure the safety of employees when renovation work and/or new construction results in the spreading of dust, stone, and other small particles, toxic gases or other harmful substances.
6. Isolate renovation in occupied buildings so that dust and debris will be confined to the renovation/construction area.

7. If not already established, create a Health and Safety Committee. The committee should meet regularly with the construction manager and should be involved in the investigation and response to complaints.

8. Once work has begun, construction workers should use work practices that minimize dust creation. They should be discouraged from walking through the occupied areas and tracking dust and dirt through the school. Walk-off mats, the use of removable coveralls, and wiping down equipment before exiting the work area are all effective practices.

9. Communicate hazards to staff and parents of students on a regular basis. Being open and direct is essential to alleviate undue fears and concerns.

There's more, of course, but keep in mind one point above all others: school administration personnel cannot be ignorant of the activities going on within the walls of their schools and on school property. You have a duty to provide a safe and healthful workplace for your students and employees at all times, even during construction.



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Qualifications-Based Selection: Why Does it Matter for Architects? *by Cathy Rosset*



Cathy Rosset

Cathy Rosset, Executive Vice President
& CEO, AIA Colorado

Established by the federal government as part of the Brooks Act in 1972, Qualifications-Based Selection (QBS) mandates that the evaluation and selection of design professional services for federally and state-funded projects be based upon competency, qualifications and experience, rather than by price.

But despite the fact that this law was created more than 40 years ago, it remains relatively unknown by many design professionals, as well as those hiring for design services. So why is it important that architects support and encourage this practice?

"QBS procurement stimulates competition and encourages innovation within the design profession," said My Do, AIA, NCARB, CSI, CDT at Stantec. "It also pairs fair and appropriate design fees proportionally with the scope, since scope refinement and fees negotiations follow the selection of design consultants."

Still, for agencies that are cash-strapped or simply are uncertain about how to best find and select design services, choosing architects and engineers based on the lowest price can be tempting.

That's where the QBS Colorado Coalition comes in.

Comprised of members of AIA, American Council of Engineering Companies (ACEC, which is also the administrator for QBC Colorado) and other engineering groups, the QBS Colorado Coalition's mission is to "promote quality and value in professional design services in the construction industry."

This coalition is charged with increasing awareness around QBS, investigating selection processes and providing guidance to public and private entities.

"This past year was very exciting for the QBS Colorado Coalition," said Steve Greco, AIA, architect at Architectural Workshop and active member of both AIA Colorado and QBS Colorado. "With new members, we were able to take a more proactive approach and focus on being in front of clients—which included municipalities, school districts and transportation projects—and expose them to the QBS process so that they have a positive experience and it becomes second nature when selecting consultants."

Greco has served on the QBS Colorado Board for more than two years, as well as the QBS Colorado Coalition Steering Committee, where he championed revising the RFP response protocol. Together with Linda Waterhouse, AIA, PMP, MS-RECM, Greco developed a webinar presentation to be used as a resource specifically for municipalities participating in the Department of Local Affairs' (DOLA) Main Street Program.

The Main Street Program provides support for community-led downtown revitalization in rural Colorado. Typically, these communities have smaller budgets for design services and may not be familiar with the QBS process.

"So, we decided to create a webinar that would be accessible and informative for these communities," said Greco. "Main Street Program participants can use the webinar for information about hiring design consultants for a variety of things, including

architecture, feasibility studies, signage and infrastructure.”

This past December, Waterhouse co-presented the new webinar to officials at DOLA and Main Street USA.

“The countless hours and effort that Linda and Steve have volunteered to the QBS Colorado Coalition is invaluable to the Colorado architecture and design professionals community because QBS matters,” Do said.

For large and small government-funded projects alike, selecting the lowest bid for design services can be incredibly costly in the long-run. It can lead to short cuts and poor design as methods for cutting costs, which has implications for durability, affordability and resilience.

“We need the best people and best products being used on projects in Colorado so that they are sustainable and have longevity,” Greco said.

But QBS is about more than just money. Case studies have shown that it results in more productive, collaborative relationships between the client and designer, allows for fair and reasonable fees and encourages competition based on merit.

Through his work with the QBS Colorado Coalition, Greco experienced the impact that architects and engineers can have when they get involved and work together. He hopes that the coalition’s work will continue to help clients through the QBS process and will inspire architects and engineers to do their best possible work.

“As architects, we need to be united first and foremost in understanding that hiring design professionals needs to be about the most qualified, not the cheapest,” said Greco. “We shouldn’t be trying to undercut each other. We should promote the importance of selecting architects based on their merits, and convey that to clients.”



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Positioning AEC Industry to Address Today and Plan for Tomorrow *by Marilen Reimer, CAE*



Marilen Reimer, CAE

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

In the March issue of Colorado's Construction & Design Magazine, ACEC Colorado's immediate past president Elizabeth Stolfus highlighted how ACEC Colorado has been part of two summits regarding how the role of engineers is changing, how our industry is changing and how can we prepare for it. Many of the hot topics we discussed at these summits represent our "Stand as Stewards" initiative established by Elizabeth two years ago: feeding the pipeline with a superior workforce, informing the public of the value of engineering, strengthening the business of engineering, and engaging engineers as factual resources in public policy.

The events of this past quarter demonstrate how we are meeting our "Stand as Stewards" objectives:

- On March 29, ACEC Colorado awarded 14 college finalists from 60 applicants \$40,000 in scholarships. An additional \$4500 was awarded to the first-place winner of Region 2 of the 2018 Annual Bridge Building Contest and to the ACE Mentoring program.
- In early April, ACEC Colorado members were featured on two Colorado Business Roundtable radio programs – one on "The Importance of Engineers in Transportation" and second on "Why Engineering Matters in the Water World" Those podcasts can be found on our website at www.acec-co.org/podcasts.
- In February, fifty-five of the "next gen" leaders from our member firms enrolled in our three Leadership Development Programs that will help them improve their leadership skills that help ensure the sustainable growth of their firms.

- We also continue to be the factual resource to the legislators; such bills as on SB18-167: "concerning enforcement requirements 811 locate underground facilities"; this bill includes engineers following the ASCE 38 standard for subsurface utility engineering during primarily horizontal projects.

Surrounding ourselves with highly successful people is important to accomplish our goals and to be agents of change. On April 27, we have planned our 2018 Annual Meeting & Symposium – "The Future of Engineering Companies: How Will Our Business Change? Corey Ciochetti, JD, author of "Inspire Integrity: Chase an Authentic Life", returns to kick-off the day to discuss the importance of ethics, character and hiring good people in a more shortcut-oriented economy.

A moderated panel discussion, "Building Trust for the Future of our Industry", with representatives from the A3LC industry coalition, will focus on how building trust and creating a culture of open communication leads to better teams and better project outcomes, especially given the variety of current and future project delivery methods that often define roles and relationships among engineers, architects, contractors and owners. After lunch, we will "Transfer of the Gavel" from Nancy Clanton, PE of Clanton & Associates to Craig Watts, PE of MKK Consulting Engineers, Inc. and present our honor awards. Our keynote speaker Diane Van Deren, who is a North Face Ultrarunner with an inspirational life story, will intrigue and drive you to strive for your personal and professional best. More details and registration can be found at here www.acec-co.org/ams18.

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Women leaders Take Center Stage at Green Conferences in Colorado *by Patti Mason*



COLORADO



Patti Mason

Patti Mason, Mountain West regional director, USGBC

Across the country and the world, women in the green building movement are making change happen in their communities and their organizations. Several inspiring women will take center stage at the U.S. Green Building Council's co-located Rocky Mountain Green conference and national Green Schools Conference & Expo taking place May 2-4, with one of the highlights being the Women in Green Power Breakfast, taking place on Friday, May 4.

Originally launched at Greenbuild, the world's largest green building conference and expo, Women in Green is a panel discussion made up of women, for women. Women in Green has grown around the world as a platform for the engagement of women working in fields in and connected to the green building movement. The panel, led by Kimberly Lewis, senior vice president at USGBC, will feature a discussion on how women can lead with purpose to inspire others and drive continued creativity and progress. This panel will include Chef Ann Cooper, director of food services for Boulder Valley School District, Casey Stock, sustainability manager at DaVita, and other women sharing their professional stories and successes.

Rocky Mountain Green and the Green Schools Conference & Expo will also feature keynotes from two inspiring women and leaders in their fields, acclaimed biologist Janine Benyus and designer and educator Emily Pilloton. Both Janine and Emily come from different backgrounds and academic disciplines, but their expertise has given them an influential voice in their respective fields, and a unique perspective to share with conference attendees.

More than one million people have watched the TED Talk delivered by Janine Benyus, who will be delivering the opening keynote at the joint conferences. Janine is the co-founder of Biomimicry 3.8 and The Biomimicry Institute, and is one of the world's foremost experts on biomimicry – she even wrote the book on it – “Biomimicry: Innovation Inspired by Nature,” which explores how science is studying nature's best ideas to solve our toughest 21st-century problems.

Emily Pilloton, founder of Project H and Girls Garage, will also deliver keynote remarks at the conferences. The author of the book “Design Revolution,” Emily describes herself as an “activist, architect, designer, educator/teacher, and global soul.” Project H uses the power of creativity, design and hands-on building to amplify the raw brilliance of youth, transform communities and improve K-12 public education from within. Girls Garage is a one-of-a-kind design and building program and dedicated workspace for girls ages 9-17.

We're honored to have all these inspiring, empowered and groundbreaking women speaking at Rocky Mountain Green and the Green Schools Conference & Expo. USGBC is committed to continuing to bring more female green building leaders to the table, especially the ones who shape our industry and change the world.

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Integrated Roadways Awarded Key Colorado “Smart Highway” Project Utilizing Patented “Smart Pavement” Technology

Integrated Roadways, a technology startup from Kansas City, Missouri, is revolutionizing America’s highway system beginning with a key partnership with the **Colorado Department of Transportation (CDOT)** under their **RoadX** initiative to use next-generation innovations to solve infrastructure challenges.

Integrated Roadways, in conjunction with partners **Kiewit Infrastructure Company**, **Cisco Systems**, **WSP Global**, and **Wichita Concrete Pipe**, will install one-half-mile of Smart Pavement on US285 near Fairplay, CO to collect data on run-off-the-road (ROTR) accidents and send automatic notices of ROTR accidents to CDOT over a five-year demonstration period. The project features Integrated Roadways’ patented “Smart Pavement” technology, which makes roadways touch-sensitive to vehicle positions. These sophisticated road sensors will be able to tell the difference between a vehicle intentionally pulling over and one haphazardly driving off the road. It can then automatically alert first responders and other personnel to respond to the scene.

The pilot project is Integrated Roadway’s first, and it represents an opportunity to showcase its patented technology and lure other cities and state departments of transportation, according to Integrated Roadways CEO and founder Tim Sylvester.

The pilot project on Route 285 is slated to wrap up installation in the fall and will last five years. Eighty-five miles from Denver, Sylvester said the 1/2-mile project is along the state’s most dangerous curve and one of the top five most dangerous in the U.S. The number of people injured or killed along that curve is 10 times the state’s average, he said.

In addition to improving safety, CDOT will also be testing the smart pavement system’s ability to generate new revenue streams by monetizing data generated from the connected roadway and vehicles. The smart pavement system can track such data as vehicle counts, the make and model of vehicles on the road by tracking



road depressions, vehicle weights, road quality, vehicle speeds and driver behaviors. Integrated Roadways' real-time data collection can track the position of vehicles in relation to each other to help traffic engineers better understand traffic patterns, and which in the future could even help support autonomous vehicles.

"Data of this sort can be valuable to a variety of businesses, including retailers, commercial developers and commercial property owners," says Sylvester. **"Retailers, for example, can begin tailoring marketing campaigns to area travelers, and the data also can help commercial property owners determine which businesses to put in a shopping center."**

In addition to the project on Route 285, Integrated Roadways also is doing a proof-of-concept project in Denver, which will be installed over the next 90 days. That project will help the Kansas City startup refine its project on Route 285, and it also will provide data to the city of Denver.

Peter Kozinski, P.E., director of the RoadX Program describes the pilot project this way, **"RoadX is all about finding new opportunities and demonstrating – often on a smaller scale – that they work or bring value, so other DOTs have a higher level of confidence that they're making a solid investment."**

With federal and state funding falling far short of the need for current and future roadway projects, Integrated Roadways' offering will only become more valuable, because it can help road maintenance pay for itself by creating new revenue streams, he said. And it doesn't require a tax or toll increase.

"Here in the United States, nearly half of all the roadways need significant investment. There's not any money for it," he said. **"Over the next couple of years, we see the value of (our data) growing significantly to the point where a project can be financed entirely by the future revenues."**

In addition to its smart technologies, Integrated Roadways' pavement system lasts two to four times longer than traditional concrete or asphalt highways, and it costs less to maintain.



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Colorado Continues to Add Construction Jobs at 7.1% Rate

Presidents Letter by Michael Gifford



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Michael Gifford

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

AGC takes action to bring new employees into the industry.

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- **5 Careers in Construction** high school construction programs in Colorado Springs in partnership with the HBA – check it out at **www.GoBuildCo.com**
- Adopting 11 area high schools through the **Colorado Construction Connection** program.

AGC has also worked with legislators to introduce a bill that will provide more support for recruitment programs like Construction Careers Now.

To get involved in any of these efforts, or attend our next Hiring Fair and hire your next employee, call us at the AGC at 303-388-2422 and ask for Lisa Seaman or Bryan Cook or visit www.buildcolorado.com

AGC Advances LEAN Construction Series to Make Contractors More Productive

We will probably not be able to recruit all the new employees we need to serve our growing construction market in Colorado. We need to grow from our current 172,700 employees to 189,000 by 2023, which means

with baby boomer retirements, we need another 30,000 more construction employees more than we have today! So construction firms at all levels will have to increase productivity. To help, AGC has developed the LEAN Construction Series. LEAN 1-7 courses include:

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Over 500 AGC Colorado construction companies and industry-related firms are making a difference in our industry and helping with economic development in our state. There is strength in numbers and the commitment of every AGC Colorado member is critical to our ability to be effective and speak with a unified voice.

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- **Industry Solutions** - Significant discounts on .build Domains, ClickSafety.com, ConsensusDocs, BirdDogHR, and Computer Science Corporation.
- **Shipping Solutions** - Save up to 29% on FedEx shipping and business services and competitive discounts with the AGC Shipping Program through UPS.
- **Car Rental** - AVIS, Hertz and Budget Car Rental discounts.
- **Dodge Data & Analytics** - Significant discounts on Dodge Global Network and Dodge Plan Room.

ADDITIONAL MEMBERSHIP BENEFITS

Health Insurance

Contractors Health Trust offers a comprehensive and affordable self-insured plan designed for salaried and hourly employees not covered by a collective bargaining agreement. It is available to AGC members with two or more employees — and the averaged increase over the last 4 years was just 4.4%

Workers' Compensation

As a member, you are eligible to apply for the AGC workers' compensation dividend program through Pinnacle Assurance. Eligible participants will receive up to 4 percent in premium discounts upfront. Program participants can also qualify for dividends based on your company's performance.

Safety Consulting and Training

Services include customized training seminars, onsite visits and consultant, safety program review and development, safety publications, awards programs and assistance with OSHA inspections.

Innovative Programs and Services

The OSHA CHASE Safety Partnership Program is a unique recognition program for companies with excellent safety efforts. Partnering with area OSHA offices in Region 8, AGC offers three levels of participation.

The Colorado Stormwater Excellence Program offers a unique compliance system. It is developed specifically for the vertical build jobsite and based on 100 percent BMP identification and management.

For more information, please contact: Andrea Berumen | Ph: 303-388-2422 | andrea@agccolorado.org
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Building Community & Improving Communication in the A/E/C Industry *by Julie Wanzer, LEED AP*



Julie Wanzer, LEED AP

Julie Wanzer, LEED AP | Business Rewritten

In an era where the design and construction industry in Colorado is facing unprecedented growth based on project volume, low unemployment, and a surge of project financing amidst a strong economy, A/E/C project teams are still facing the same issues from over 30 years ago. Despite the industry's best efforts to instill strong communication practices and high performing team behavior, the debate continues amongst owners, architects, engineers and contractors about "How can we best improve our industry?" and "How can we become better change leaders?"

In order to facilitate this communication between various A/E/C disciplines, the A3LC in Colorado hosts a Curt Dale Seminar at least once year to address the evolving roles and relationships in design and construction. The A3LC is a Liaison Committee comprised of members from the Associated General Contractors of Colorado, American Institute of Architects of Colorado and the American Council of Engineering Companies of Colorado. This group of senior level leaders hosts the Curt Dale Seminar to provide owners, architects, contractors and engineers the opportunity to learn how to create higher levels of trust, improve their communication skills, and improve the overall quality of the industry through the practice of Integrated Project Delivery (IPD) and Lean Thinking.

The most recent Curt Dale Seminar on March 6, 2018, brought together 40 A/E/C professionals, including several owners, with a breadth of experience from novices to mid-level to more seasoned individuals. **"The biggest takeaway from the event was the positive energy in the room and heightened level of interaction between the more experienced people and those newer to the industry,"** commented Don Grody, one of the founding members

of Bennett Wagner Grody Architects — a Denver-based architecture firm that recently merged with CannonDesign.

The one-day seminar included target value design case studies, interactive activities and simulations where teamwork was imperative, and the chance to understand the unique perspectives of owners, designers and builders. The program also allowed for plenty of networking by switching up the table-seating throughout the event to encourage greater interaction among the participants.

The Curt Dale Seminar commemorates the practices and teachings of Curt F. Dale, one of the founding partners of the Colorado architectural firm, Anderson Mason Dale (AMD). Upon Curt Dale's death back in 2003, Ron Mason, Mr. Dale's longtime friend and business partner at AMD, is quoted as saying, **"Curt was a man who had at least four wonderful characteristics. He was a great family man, a talented architect, a dedicated mountaineer and a hardworking community servant."**

It is no accident that the mission statement of A3LC embodies this characteristic of service to the community where "As leaders of the building community, we promote trust through collaboration, and shared knowledge to create value for all." In order to keep building community and improving communication in the A/E/C industry, the A3LC encourages firms to send their professionals to the next Curt Dale seminar, and even consider joining the A3LC committee to further engage in industry interaction.

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Executive Leadership Academy – Advancing the Industry One Leader at a Time *by Julie Wanzer, LEED AP*

With the baby boomer generation on the brink of retirement, Colorado construction firms are working to retain top talent within the industry. One way for top executives to foster mentorship and leadership among their mid-level employees is to participate in AGC of Colorado's Executive Leadership Academy (ELA).

The AGC Board of Directors and the AGC Education Foundation, in conjunction with Polsinelli and FMI, began the Executive Leadership Academy back in 2013 to better prepare construction firms' next key executives for the C-Suite and leadership roles. Since then, ELA has graduated 133 construction professionals representing a wide range of construction-related firms in Colorado.

In order to participate in the annual ELA, potential candidates must be nominated by their company to join a class of no more than 30 qualified registrants. The topics address company-wide risk and leadership with a focus on the Colorado market.

This year's class graduated on February 23, 2018 during a reception and dinner that took place at the Governor's Mansion Carriage House. The 22 graduates were joined by representatives from their respective firms and former ELA alumni, along with members from the AGC Board of Directors and Staff. John Beeble, former Chairman & CEO from Saunders Construction served as the keynote speaker, imparting advice on the ELA graduates. He commented, "One of the things that defined that my career was a focus...I never wanted to be pigeon-holed as just a construction estimator or a project manager, I wanted to be a well-rounded construction professional."

AGC extends its congratulations to the 2018 ELA graduates, and to the firms that took the time to invest in their future to help advance the construction industry one leader at a time.

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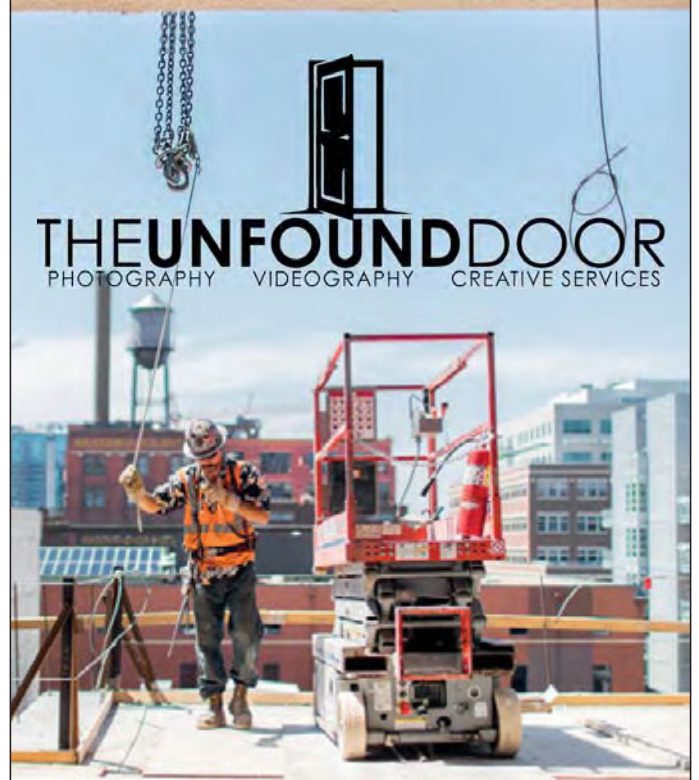


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Saunders Celebrates Women in Construction



Saunders Women's Summit was a great event for both women and men at the company to discuss gender equality and supporting women in the construction industry.



Saunders HR Business Partner Kate Palmquist with award recipient Mattie Carter.



At the event, Saunders employees asked industry questions to a group panel speakers from local Colorado companies like Denver Art Museum, Weifield, Beeble Co., AGC Sky Blue Builders and BuildMark.

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SMPS UPCOMING A/E/C MARKETING EVENTS

ANNUAL MEMBERSHIP APPRECIATION EVENT

May 2, 2018 | 3:00 pm - 6:30 pm

Mile High Spirits Distillery | 2201 Lawrence Street | Denver

SMPS Colorado would like to THANK YOU for your loyal membership! Join us for the 2018 Member Appreciation Event where you will leave inspired about your involvement in the A/E/C industry. We look forward to seeing you there!

This MEMBERS ONLY event will feature the following:

- Open Bar
- Hors d'oeuvres
- Networking and...
- Special Guest Speaker- Susan Murphy, national motivational speaker with 25 years in A/E/C.

ADDITIONAL UPCOMING SMPS EVENTS



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The Edge Apartments Clubhouse | 3875 E. 15th Street | Loveland



DEVELOPER PANEL: Denver Luncheon Program

May 9, 2018 | 11:30 am - 1:00 pm | Denver Athletic Club | 1325 Glenarm Place | Denver

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