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Institute 2021
Impact Awards
Finalists**

**Landscape
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**K-12 Education
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**Inside AGC Colorado
page 60**



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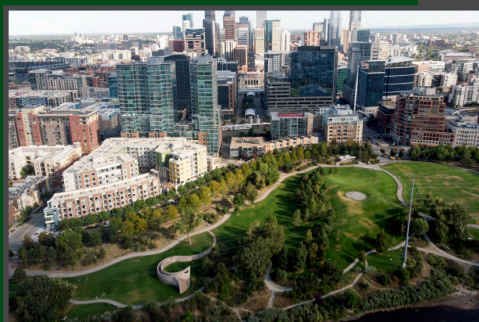
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On the cover:

Laurel House, Grand Junction, provides supportive housing (0-30 percent AMI) with 34 apartments for youth exiting homelessness in a healing environment linked to neighborhoods and open space.

Photo courtesy of Shopworks Architecture

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Mike Branigan & Polly Emmons

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Finally, It's BACK TO BUSINESS with LIVE, IN-Person Networking Events

The masks are coming off! We've sure missed seeing you live and in person during this awful pandemic. Now, we're finally back to normal business meetings with most everyone in our industry.

In recent weeks, CCD was able to attend meetings of the CRMCA/ CSSGA associations, National Utility Contractors Association (NUCA) and an AGC Colorado Member Happy Hour at Weitz. See photos from these events in our PARTING SHOTS section at the back of this magazine.

We're pleased that AGC Colorado will be hosting member Happy Hours at different locations providing food and beverages for attendees. Upcoming events will be hosted by Mortenson, GE Johnson, i2 Construction, Nunn, Pinkard, Saunders, Swinerton and Hyder Construction throughout July and August. For more information, see page 56 of our Spring magazine or contact Stephanie Anderson at AGC Colorado, 303-388-2422.

If your company or association is hosting an event and would like us to participate and take photos for our magazine, contact Polly Emmons or myself. I have the best camera phone on the market and love to attend these networking opportunities to promote our industry and our magazine!

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

Sincerely,

Mike Branigan, Publisher
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Associate Publisher/Editor
Email: polly@ccdmag.com

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Colorado Ready Mixed Concrete Association Named 2020 State Association of the Year by National Affiliate

Annually, the National Ready Mixed Concrete Association (NRMCA) awards a state ready mixed concrete association making significant progress for the industry in the areas of promotion, education, advocacy and/or research. The Colorado Ready Mixed Concrete Association (CRMCA) was named the recipient of the NRMCA State Association of the Year for 2020. This marks the 3rd time in 5 years that CRMCA has received this recognition.

CRMCA was honored for a number of initiatives, including implementing a statewide Build With Strength campaign, incorporating social media, articles, blogs, video and a dedicated BWS Colorado landing page. CRMCA promoted the Build With Strength design center through ad campaigns that generated 46 leads for concrete buildings. CRMCA

members have also taken positions on the Denver Metro Chamber's Infrastructure Committee to cultivate business relationships and influence Denver's building codes. Direct education has also been a fundamental part of its BWS program, with town halls, ICF training, participation in building trade shows and lunch and learn events, although they were limited this year with COVID safety priorities.

CRMCA strives for continuous improvement and this national recognition is a strong indicator that the association continues in the right direction. Thanks to the leadership of Executive Director, Todd Ohlheiser, dedicated staff of Annelise Shepherd, JT Mesite and Emma Dolan, as well as the board of directors and committee leaders that drive the association forward. This recognition is for the entire state association.

Brown and Caldwell to Lead Large-scale Improvements at Drinking Water Treatment Facility - Boulder, CO

The City of Boulder, Colorado, has engaged Brown and Caldwell to provide professional engineering and design services at the City's Betasso Water Treatment Facility (BWTF) to address aging infrastructure and enhance disinfection and corrosion control systems.

Built in 1964 and significantly renovated in 2018, the BWTF is Boulder's primary drinking water treatment facility, with a capacity of 40 million gallons per day (MGD). The conventional surface water treatment plant is located in the foothills west of Boulder. It treats water from North Boulder Creek and Barker Reservoir.

Consistently providing high-level service to water customers, findings from the City's 2019 Asset Inventory & Maintenance Project highlighted various aging and critical components at the BWTF requiring capital repair and replacement, regular maintenance, and improvements to meet the City's level of service goals.

The improvements will increase resiliency and enhance redundancy for pH & corrosion control systems, disinfection, backwash supply, and primary facility source water feed piping.



Upon completion, the facility will be equipped with twin 20 MGD treatment trains allowing major infrastructure to be out of commission for future maintenance or emergencies without service interruptions while continuing to meet increasingly stringent regulations.

Construction is scheduled for completion by spring 2024.



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Woolpert-RS&H JV Selected for \$45M Air Force Reserve Command Nationwide Design Contract

The five-year IDIQ contract, awarded by USACE Louisville, will support architecture and engineering construction projects across the country.

The Woolpert-RS&H, LLC joint venture was selected by the U.S. Army Corps of Engineers Louisville District to provide architecture and engineering services for Air Force Reserve Command projects nationwide under a five-year, \$45 million capacity contract.

This is Woolpert-RS&H's second selection for the indefinite delivery, indefinite quantity contract,

which was previously awarded in 2016. Woolpert Vice President and Federal Market Director Doug Brown said the joint venture has developed best practices in scope management, design quality and construction specific to AFRC.

RS&H Vice President Richard Hammett added that the firms, separately and together, have fostered a strong working relationship with USACE Louisville, and that contributes to the success of the team and the contract.

Five Senses Hospitality Acquires Frisco, Colorado Hotel

Denver-based hotel company Five Senses Hospitality has acquired the former Baymont Inn & Suites in Frisco, Colorado. The deal is part of a joint venture with Bedford Lodging, a Dallas-based hotel development company founded by Jeff Blackman, with which Five Senses has an exclusive partnership to manage the day-to-day operations of its assets. The hotel will undergo an extensive renovation before joining the major hotel brand which will enhance their guest experience.

Manley, former COO of Denver-based Stonebridge Companies, and Blackman founded Five Senses Hospitality in the fall of 2020. The hotel group manages eight properties, totaling more than 750 rooms and more than 120 team members. Manley and Blackman share a combined nearly 60 years of hotel and real estate investment experience.

White Construction Group Relocating to Inverness

After more than 36 years and two generations of ownership in Castle Rock, White Construction Group (WCG) will be opening a new chapter in its history with a move north to Inverness Park in July. The company's new office will be located at 4 Inverness Ct E, Suite 100, Englewood, CO 80112.

Founded in Castle Rock in 1985 by namesake Tim White, WCG has managed some of the most prestigious construction projects in the Rocky Mountain Region and earned a reputation for personalized service and remarkable results. During nearly four decades, the company's capabilities have grown to include specializations in historical restoration and preservation, adaptive reuse, parks and recreation, hospitality, multifamily residential, office, and more.

The move comes following a transition in leadership that began in 2016 and culminated in January 2021 with the formal buy out of the company by President/CEO Chris Haugen, CFO Bill Thomas, and COO Trey Nobles. In the last

several years, the company has continued to grow and expand its services to better meet the needs of clients of all types; as the company looks toward the future, this move is a strategic step forward toward its long-term goals.

Despite relocating, the company remains firmly rooted in Douglas County, with several construction projects in-progress around the community and an ongoing dedication to local non-profits, charitable organizations, and volunteer boards.



4 Inverness Ct E, Suite 100, Englewood, CO 80112, courtesy White Construction Group



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IMEG Corp. Wins National ACEC Grand Conceptor Award for Denver Water Complex

IMEG Corp. has won the 2021 Engineering Excellence Grand Conceptor Award, the highest honor in the engineering industry, for its design of the 36-acre Denver Water Operations Complex Redevelopment, a \$195 million, highly sustainable multiple-building project completed in 2019. Presented annually by The American Council of Engineering Companies (ACEC), the Grand Conceptor Award honors the year's most outstanding engineering achievement in the U.S.

"The Denver Water Operations Redevelopment project is a breathtaking example of sustainable design that showcases how the engineering industry is constantly innovating to raise the bar on environmentally friendly design," said ACEC President and CEO Linda Bauer Darr.

"ACEC congratulates the professionals at IMEG Corp. and all of this year's winners for demonstrating true engineering excellence."

Engineering design for the project was completed by IMEG's Denver team, where the firm has two offices (an additional Colorado office is located in Vail). The award was announced June 17 during ACEC's Virtual EEA Gala, where IMEG received the top honor from among 15 other Grand Award-winning projects from across the U.S.

The Denver Water Operations Complex Redevelopment also received the 2021 ACEC Colorado Grand Conceptor Award, which qualified it for the national competition.

National Ready Mix Concrete Association Recognizes LafargeHolcim for Excellence in Safety at its US Concrete Plant

Seventy-five LafargeHolcim plants earned the highest, gold-level awards.

LafargeHolcim in the United States recently announced that 83 of its ready-mixed concrete plants across the country received Excellence in Safety Awards from the National Ready Mixed Concrete Association's (NRMCA) Think First Safety Contest. Seventy-five plants out of the 83 earned the highest, gold-level awards.

To determine winners, NRMCA's Safety Task Group bases the winning facilities off of the latest OSHA/ Bureau of Labor Statistics (BLS) Incident Rate available for the ready mixed concrete industry. Only those plants with an

incident rate below the national average receive awards. The awards were broken down into Gold, Silver and Bronze tiers based on performance:

Gold – Incident rate equal to zero

Silver – Incident rate greater than zero and equal to or less than 2.40

Bronze – Incident rate greater than 2.40 and less than 4.80

LafargeHolcim earned nearly seven percent of the safety awards in this year's contest, continuing to prove its leadership in an industry estimated to include more than 7,500 plants in the US.

GTC Builds New HQ in Frederick

GTC has begun construction on a new headquarters office at the northeast corner of Godding Hollow Pkwy (Weld Co Rd 18) and Raspberry Way in Frederick.

The firm's new building, designed by Intergroup Architects, will be approximately 14,000 sf and will feature an abundance of natural light. In addition to windows surrounding the entire building, the break room will also include a glass overhead door that segues into an outdoor patio. Construction will be completed in December. GTC anticipates being moved in and operational by the end of the year.

Frederick Mayor Tracie Crites mentioned GTC's ability to take advantage of a new policy in Frederick.

"GTC is the first business to apply for the Town's recently adopted economic development incentive policy. Incentives were awarded to GTC as part of their relocation to create a business-friendly process to help stimulate job creation and capital investment in targeted industries in Frederick. I am happy to see that Golden Triangle Construction values our traditions, community values, and desire to continue being built on what matters."

Stonebridge Companies Announces The Slate Hotel at Site of Original Emily Griffith Opportunity School in Denver

Stonebridge Companies, a privately owned, innovative hotel owner, operator and developer headquartered in Denver, has announced that The Slate Hotel at the site of the historic original Emily Griffith Opportunity School will begin welcoming guests this fall. Stonebridge Companies is the property owner and developer and will operate the hotel under the Tapestry Collection by Hilton brand.

The 4-story, 135,000-square-foot property will add 251 guest rooms to downtown Denver, supporting the area's strong demand for hospitality offerings. Located immediately adjacent to the Colorado Convention Center at 1250 Welton St., The Slate Hotel will assist the convention center in attracting

additional events based on increased hotel room capacity.

Paying tribute to the campus' legacy within Denver, the redevelopment of the 2.4-acre Denver landmark preserved the historic buildings that housed the former Emily Griffith Opportunity School and reactivated a downtown property that otherwise sat dormant.

Stonebridge Companies purchased the former Emily Griffith Opportunity School property from Denver Public Schools in May 2017 and broke ground on the redevelopment in April 2019 after Denver City Council approved the property's redevelopment plan in October 2018.

CCD Magazine to Exhibit at the HCC Professional Services Tradeshow

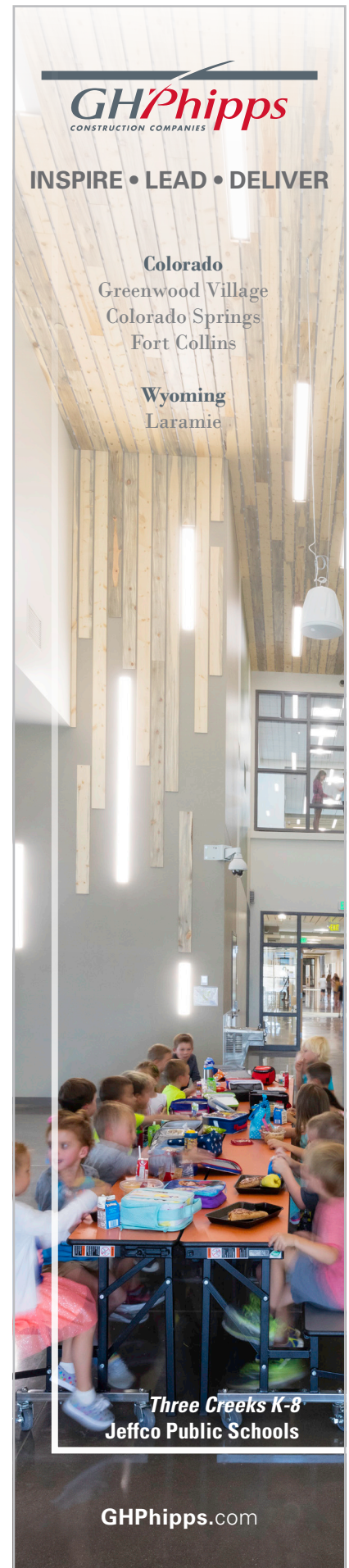
HCC to host Professional Services Tradeshow and Wine Tasting Event

The Hispanic Contractors of Colorado (HCC), (Colorado's Diversity Leadership organization) will host it's September General Membership Meeting at Balistreri Vineyards in Lakewood. This special event will include a large professional services tradeshow along with a wine tasting and buffet dinner. Members and prospective members are invited to attend. Enhance your company outreach with attendance and participation at this event.

Individual tickets are \$65 for members and \$95 for non-members. Exhibitor tables are available for purchase. For more information or to reserve your tickets, exhibit table, or sponsorship, contact Rosy Aburto McDonough at the HCC at 303-893-3893. For a complete list of HCC events, visit the Events page at our website at: HCC-diversityleader.org.

Up Next: CCD's 2021 Summer/Fall Issue

Now is the time to get your ad ready and send us your press releases for publication in our 2021 Summer/Fall issue. The Summer/Fall issue will include a Hospitality Project Round Up (hotels, restaurants, resorts); Architectural & Building Construction Products (building/finishing materials); Rocky Mountain Mechanical Contractors Association (RMMCA); and A/E/C industry association columnists from AGC Colorado, USGBC, ULI, ACEC, and Expert Insight with MSC Safety Solutions.



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The Neenan Company Celebrates the Start of Three New Projects and One Grand Opening



Centennial Leasing & Sales

The Neenan Company is kicking off three projects along the Front Range this month, including a middle school in Colorado Springs and commercial projects in Windsor and Fort Collins.

Centennial Leasing & Sales' new northern Colorado location is under construction, with The Neenan Company breaking ground on the project in March. Located at 4488 Highland Meadows Pkwy in Windsor, Colo., the auto broker is expanding its presence in northern Colorado with a 21,000-square-foot office and showroom. Planned for completion in the fall, the project will provide office space plus an indoor showroom to enhance the customer's access to all vehicle makes and models.

The Neenan Company broke ground on **Colorado Early Colleges'** (CEC) Colorado Springs middle school. The project



Colorado Early Colleges (CEC) Colorado Springs middle school.

is located at 4425 N. Chestnut, on CEC's Colorado Springs campus. The 28,000-square-foot school will feature 10 classrooms, a STEM room, maker space, large meeting area for assembly or community meeting space, cafeteria and serving kitchen, plus secure connection to the campus' courtyard. The middle school is planned to open in August.

Construction is also underway on **Elevations Credit Union's new Harmony Road branch** in Fort Collins. The replacement branch will allow Elevations to expand into a larger facility with drive-up teller services, located 1.2 miles east of its current location. The project is located at 2510 E. Harmony Road in The Villaggio shopping center. The Harmony branch marks Neenan's 15th project with Elevations and is anticipated for completion this summer.

Renovation and Revival of Historic Cheesman Park Mansion

Capitol Hill United Neighborhoods, City Street Investors and Semple Brown Design are proud to announce the start of the renovation of the Tears-McFarlane Mansion and the design and construction of a new, freestanding café adjacent to the historic mansion along Cheesman Park. The team worked closely with the surrounding neighborhood on the vision for the mansion and how to incorporate new design elements and creative uses that would serve the community as a whole, while providing a place for relaxation and enjoyment overlooking the iconic Denver park.

As the first step in the eventual full renovation of the historic mansion, Semple Brown has, with its partners, designed a new café in the style of a conservatory that will replace the aging "Annex" building (completed in the early 1980's). The new building will house many of the amenities the community asked for in Cheesman Park, including a place to enjoy coffee and pastries, a healthy lunch or a glass of wine with a casual dinner, all while sitting in the garden terrace or the glassy conservatory overlooking the park. The renovation of the historic Tears McFarlane Mansion will feature important upgrades with

the goal of providing updated interior spaces that allow others to gather or meet on the main and lower levels. Many of the elements for these spaces where locals can work, meet, or recreate and enjoy the outdoor setting are still in development, with specifics to be announced later this summer.

Work on the mansion is anticipated to begin later this year. It is part of a non-profit/private partnership between CHUN and City Street Investors.



Tears McFarlane Mansion - image courtesy of Semple Brown Design



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Pikes Peak – America’s Mountain Holds Ribbon-Cutting Ceremony for the Pikes Peak Summit Visitor Center

Pikes Peak – America’s Mountain celebrated the grand opening of the Pikes Peak Summit Visitor Center with a ribbon-cutting ceremony. The event was emceed by John Register, Paralympic silver medalist and combat veteran, and included remarks by Colorado Governor Jared Polis and Colorado Springs Mayor John Suthers.

General contractor GE Johnson, broke ground on the 38,000-square-foot building in June of 2018. Mayor Suthers congratulated the project team in his remarks stating, “and what can you say about the work of GE Johnson Construction Company? This locally based general contractor took on the enormous challenge of building at 14,115 feet with cold temperatures, snow, permafrost, and lightning challenges that don’t exist at lower altitudes.

The Pikes Peak Visitor Center is the highest visitor center in the United States and will enhance the visitors’ experience by offering interpretive exhibits, improved kitchen and dining facilities, retail space, and expanded restroom facilities.

Construction crews placed 50 tons of reinforcing steel, 375 pieces of precast, and 1,161 cubic yards of concrete during the



life of the project. The building contains 4,175 square feet of window system and our crews placed the curtain wall system that has been tested to withstand 230 mph winds. GE Johnson Logistics successfully completed 1,060 trips to the summit to deliver materials. This has all been done while achieving zero recordable injuries in some of the harshest construction elements.

Construction on the exterior of the building will continue through the summer, but visitors are welcome inside the new facility as of June 24, 2021.

Beaver Creek Resort Breaks Ground on 250-Acre Terrain Expansion McCoy Park

The McCoy Park investment is a commitment to the guest experience, and the expansion provides dedicated, family-friendly, learning terrain.

About McCoy Park:

- McCoy Park is a 250-acre expansion of lift-served, welcoming ski terrain for beginner and intermediate skiers & snowboarders to elevate their mountain experience. A dedicated family friendly zone for beginner and low intermediate skiers & riders, McCoy Park has an amazing natural feel, including signature groomed, gladed trails.
- The new learning terrain will debut during the 2021-22 winter season, featuring 17 trails served by two new lifts, while still maintaining snowshoe and cross-country areas.
- The McCoy Park investment is a commitment to the guest experience that will delight skiers and snowboarders of all ages and abilities.
- McCoy Park is the third installment of The Signature Parks Collection: dedicated learning areas that provide beginner terrain mimicking the setting of advanced trails.



Participants in the groundbreaking include (from left to right): Bill Kennedy, Director, Land Development, Vail Resorts; Cal Orlowski, Mountain Sports Ranger, USFS White River National Forest; Kyle Griffith, Vice President, Planning, Vail Resorts; Gary Shimanowitz, Vice President, Mountain Operations, Beaver Creek; Nadia Guerriero, Chief Operating Officer, Beaver Creek; Leanne Veldhuis, Eagle-Holy Cross District Ranger, USFS White River National Forest; Carl Eaton, Director, Lift Maintenance, Beaver Creek; Dan Ramker, Director, Mountain Operations, Beaver Creek; and Addy McCord, Director, Ski Patrol, Beaver Creek.



Partners Healthcare Administrative Campus, Somerville MA | architect: Gensler
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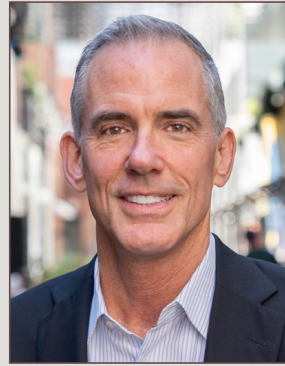


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McWhinney President & COO Ray Pittman to Assume CEO Role

McWhinney, a Colorado-based real estate investor and developer has announced that President and Chief Operating Officer Ray Pittman will take up the company's Chief Executive Officer role. Co-Founder Chad McWhinney will step back from day-to-day operations and transition to Executive Chairman for the company.

Pittman joined McWhinney in 2019 after previously serving as Global Chief Client Officer for CBRE, and as CEO for the company's diverse business operations in Australia and New Zealand.



Ray Pittman



Chad McWhinney

In his role as President and COO of McWhinney, Pittman has managed the company's day-to-day operations and led the development and execution of the company's strategic plan, growing investor returns and long-term portfolio value.

Chad McWhinney co-founded the real estate investment company in 1991 with his brother Troy, who serves as the company's Chief Investment Officer. In his 30 years as CEO, McWhinney has planned and developed over 6,000 acres of land and over 10 million square feet of office, industrial, medical, retail, hospitality and residential properties, including more than 3,000 units of multifamily apartment homes.

Aaron Nelson Joins Dewberry in Denver



Aaron Nelson

Aaron Nelson, PE, has joined Dewberry as a business unit manager and the West water market segment leader in its Denver, Colorado, office.

With more than 25 years of experience, Nelson has worked as vice president, regional area leader, and senior director of design operations for a national engineering firm. His areas of expertise include utilities performance, program

management, asset and utility management, regulatory compliance, and trenchless rehab design. In his new role, Nelson will oversee a team of nearly 30 staff who provide water and wastewater services for clients in the commercial, state/local, and federal markets.

Nelson earned his bachelor's degree in mechanical engineering from Old Dominion University (1993) and is an active member of the Chesapeake Water Environment Association, Virginia Water Environment Association, and the Water Environment Federation.

SmithGroup Hires Jen Riedl to Lead Business Development in Denver



Jen Riedl

SmithGroup, one of the nation's leading integrated design firms, has hired Jennifer (Jen) Riedl as a director of business development in the firm's Denver office. Riedl will work to enhance the firm's presence in the Rocky Mountain region by connecting clients requiring design strategy and solutions with SmithGroup's healthcare and higher education experts.

Prior to joining SmithGroup, Riedl was a senior business development manager for Mortenson Construction where she focused on building key relationships with higher education, commercial and civic leaders in Denver and throughout Colorado.

Riedl graduated with Bachelor of Science in Architectural Studies, Master of Architecture and Master of Science in Science in Civil and Environmental Engineering degrees from the University of Illinois at Urbana-Champaign.

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Kumar & Associates, Inc. Names New Chief Executive Officer and New Additions to Leadership



Jim Noll

Kumar & Associates, Inc. (K+A), an employee-owned geotechnical engineering and construction materials testing firm, is pleased to announce that James (Jim) Noll, P.E. was recently named K+A's Chief Executive Officer (CEO). Mr. Noll will remain as K+A's President in addition to CEO. Jim has more than 35 years in the A/E/C industry providing geotechnical engineering services throughout Colorado and surrounding states.

Jim began his career at K+A in 2001 as a Senior Engineer bringing his expertise in commercial and infrastructure projects. Mr. Noll, along with other company leadership, facilitated in the acquisition of Hepworth-Pawlak Geotechnical in 2016 leading to the expansion to six offices and more than 150 employees that K+A is at today.

New Additions to Leadership | K+A has recently promoted staff to new positions.

Josh Barker, P.E., Senior Project Engineer and Fort Collins Branch Manager, and **Dan Hardin, P.E.**, Senior Project Engineer in the Glenwood Springs office, join the Executive Board as Principals.

In addition to new Principals, six Senior Associates were promoted to Associate Principals:

- **Ryan Kumar, P.E.**, Denver Project Engineer
- **Katie Bachofer**, Corporate Business Development & Marketing Manager
- **Carey Jones, PMP**, Construction Project Manager and Parker Branch Manager
- **Brandon Barker**, Colorado Springs Construction Services Supervisor
- **Arben Kalaveshi, P.E.**, Colorado Springs Senior Project Engineer
- **David Young, P.E.**, Glenwood Springs Project Manager.

Other K+A staff promoted to Senior Associates include **Debbie Bates**, **Jacob Hanson, P.E.**, **Justin Cupich, E.I.**, and **Riley Houston**.



Josh Barker



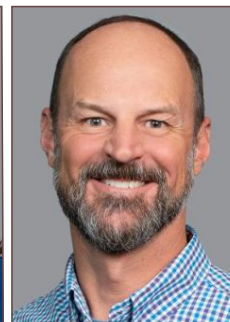
Dan Hardin



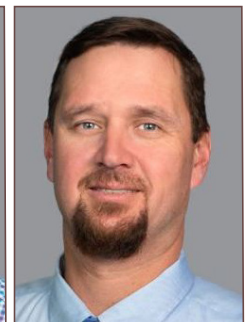
Ryan Kumar



Katie Bachofer



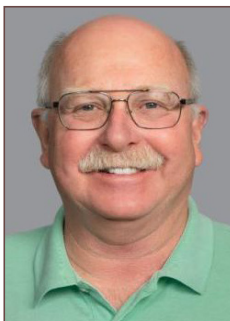
Carey Jones



Brandon Barker



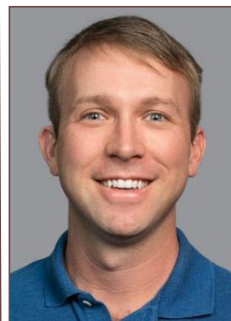
Arben Kalaveshi



David Young



Debbie Bates



Jacob Hanson



Justin Cupich



Riley Houston

Brinkman Construction Welcomes Industry Leader as Chief Operating Officer

Brinkman Construction welcomes well-established industry leader **Chris Bantner** as Chief Operating Officer. His leadership of multibillion and multimillion-dollar projects for diverse sectors including multi-family, healthcare, municipal and higher education have led to unparalleled expertise in navigating client relationships, mitigating risk and developing employees. His leadership experience includes serving as Chief Operating Officer at GH Phipps, Managing Director of Kiewit-Turner, a joint venture for the Denver VA Medical Center between Kiewit Building Group and Turner Construction and Senior Vice President/General Manager at Kiewit Building Group.

Bantner has a Bachelor of Science in Construction Engineering Technology from the University of Nebraska at Omaha and Lincoln and is a graduate of the Executive Leadership Development Program through Kiewit/Purdue University/University of Chicago.

Paige Leonard Joins the Design Studio Interior Solutions Team



Paige Leonard

Design Studio Interior Solutions, a Boulder-based team of interior architecture and design experts offering services to residential as well as commercial clients, is pleased to welcome **Paige Leonard** to its growing team of professionals. Paige joins the company as a design associate.

Paige was inspired by the work of Frank Lloyd Wright, having grown-up in Spring Green, WI, the site of his Taliesin home. She is a graduate of the Milwaukee Institute of Art and Design, majoring in Interior Architecture and Design. While at MIAD, she co-founded the school's first American Society of Interior Designers chapter. Prior to joining Design Studio, Paige was with Ekay Interior Systems, Inc. where she helped design more than 300 McDonald's restaurants worldwide.

Otis Elevator Company Welcomes Tara Logar



Tara Logar

Otis Elevator Company recently welcomed **Tara Logar** to their New Equipment sales team. Since joining Otis nearly three years ago, Tara has been responsible for the sales and operations of their service portfolio in Southern Colorado and this will give her a unique perspective as she transitions to the construction side of the business.

A Colorado Springs resident, Tara is excited to start working with developers, general contractors, and architects and to be taking on new construction projects in her community and beyond. Contact Tara at tara.logar@otis.com or 719-314-6307.



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Murphy Company Leadership Changes, Promotions, and New Hires

Management succession planning has always been a very high priority for Murphy Company, one of the nation's largest and privately held mechanical contracting firms in the United States. The contractor's Colorado office has been growing and developing under the leadership of Bob Mathisen, Executive Vice President of Colorado Operations, for the past decade. As Bob begins to formulate his plans for retirement, Murphy Company has named its next two leaders: Greg Friess and Doug Becker.



Greg Friess

Greg Friess has been named Murphy's General Manager for Colorado. Greg is responsible for all the Sales activities in the Colorado and Wyoming markets. He has been with Murphy since 2007 and has spent most of his 25-year career on the work acquisition side of the business, supporting Sales, Estimating, Preconstruction, and Engineering.



Arben Kalaveshi

At the same time, **Doug Becker** transitioned to Chief Operating Officer of Colorado Construction. Doug is responsible for overseeing construction operations and project execution for Colorado, Wyoming, and neighboring markets. Becker has grown with Murphy Company since his internship in 2000 and has delivered outstanding results.



Trevor Sundheim

Trevor Sundheim has been promoted to Operations Manager, Southern Colorado. He has been with Murphy for seven years and has become an essential part of the operations team in Colorado. Trevor is a graduate of Colorado State University's Construction Management Program, and brings several years of experience in scheduling, estimating, value engineering, material and equipment procurement, contract management in design-build, plan and spec, and owner direct project deliveries.



Jason Brokaw

Jason Brokaw has been promoted to Purchasing & Facilities Manager. He joined Murphy Company in 2004 and led Murphy's warehouse and logistics operation for several years before transitioning to the Purchasing Department in 2012. In 2014, Jason committed earned the Certified Purchasing Manager designation from the Institute of Supply Management. In 2019, he was promoted to Purchasing Manager for the Colorado operations.



Wes Moorhead

Wes Moorhead has been promoted to IT Operations Manager. He oversees all of Colorado IT operations. Wes rejoined Murphy in March of 2019 as a technical business analyst. Since then, he has focused on IT communications and is the dedicated point of contact for any IT related needs from an escalation and prioritization standpoint for Murphy's Colorado offices and jobsites.



Ian Wincentsen

Ian Wincentsen has been promoted to Project Manager. He will oversee different projects in the Denver Metro and Boulder area including pharmaceutical and a large institutional central utility plant project. Ian holds a Bachelor of Science in Construction Management from Western Illinois University, with a minor in law enforcement.



Kevin Madigan

Kevin Madigan has been promoted to Engineering Manager. He will oversee the operation of the Design Build group in the Colorado office. He joined Murphy Company nearly two years ago, and has supported many projects in the Preconstruction group. He holds a Bachelor of Science in Mechanical Engineering from University of Dayton. He is also a licensed professional engineer in Colorado and Ohio.



Porter May

University of California Los Angeles and spent most of his years working for large mechanical contractors in Southern California and Pennsylvania. Porter is licensed as a Professional Engineer and has his LEED AP accreditation.

Porter May has joined Murphy Company as a Senior Preconstruction Manager. He comes to Murphy with 30+ years of experience in the industry. Porter graduated from Pennsylvania State University with a Bachelor of Science in Civil Engineering. He then went on to get his Master of Business Administration from



Brian Hoffman

a pipefitter. He completed his apprenticeship through Madison Area Technical College.

Brian Hoffman has joined Murphy Company's Colorado Service Team as Service Project Manager. He will be pursuing service opportunities primarily in the Denver metro area. Brian comes to Murphy with 25 years of experience in the Mechanical Construction industry. He is originally from Wisconsin and started his career in the trades as



Ryan Wolfe

primarily focuses on service opportunities in the Colorado Springs metro area, including Pueblo and surrounding southern Colorado communities.

Ryan Wolfe has joined Murphy Company as Service Sales Account Manager in Murphy's Colorado Springs office. He comes to Murphy with a very strong service background as he has held several service sales positions both in southern California and his current home of Colorado Springs. Ryan has built his book of business and

In his new role, he is joining the mechanical contractor's growing Colorado Springs office.



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Fiore Cares 5th Annual Clay Shoot Hit It's Target!

Just like the past 4 years, the Fiore Cares Clay Shoot hit its target for success! The setting for the 5th year event was Colorado Clays, situated along a cottonwood creek bottom, overlooking Colorado's snow-covered peaks in Brighton, CO. Over 230 shooters joined the Fiore Cares volunteer group who had meticulously planned the event to every detail.

Monte Telitz, Vice President at Fiore & Sons, Inc. and event organizer, worked with J.R. and his crew at Colorado Clays. Monte's sidekick, Bean, was really the one in charge! Participants gathered to hear competition instructions and other shooting details and to catch up with friends, family, and others from the construction industry.

Proceeds from the 5th Annual Sporting Clays Shoot benefits Fiore Cares, a not-for-profit foundation that provides assistance to Colorado construction families experiencing significant hardship due to death, disability, health events, job loss and/or other unforeseen circumstances. Fiore Cares, Inc. has helped individuals and families who have lost loved ones, been a sole wage earner facing permanent disabilities, and others who have found themselves in great financial need.



Over 230 shooters processed to their starting stations in hopes of having a great shooting day!

Without the incredible participation and support from so many, the 2021 Clay Shoot wouldn't be possible... and Fiore Cares wouldn't be able to help so many individuals and families.

"We're inspired and humbled by the incredible participation and want to thank everyone who took part, donated, and/or volunteered for our 5th Annual Clay Shoot. Your commitment to helping others and making a difference truly touches lives," said Butch Fiore, President at Fiore & Sons.

Pinkard Raises Over \$130,000 For Ace Scholarships

Pinkard Construction held the second annual Careers in Construction golf tournament at the Country Club at Castle Pines, and raised \$132,500, providing over 53 scholarships for students from low-income families. The scholarships allow the recipients to attend the private K-12 school of their choice.

Since 2000, ACE has awarded over 42,000 scholarships worth over \$102M, giving children from low-income families the chance to succeed.

Pinkard and ACE plan to continue this annual golf tournament and ask companies and individuals interested in sponsorship opportunities to join the mailing list at www.pinkardbuilds.com/cicgolf.

Those wishing to support ACEW scholarships can visit www.acescholarships.org. Sponsorships are available for their 2021 annual luncheon on November 11th, with keynote speaker Jay Leno.

Ken's Signage Donation for the Children's Classic at Perry Park

Ken's print + graphics was happy to be the signage sponsor for the Children's Classic golf tournament yesterday at Perry Park, hosted by the Project One Foundation. We printed and donated a total of 70 golf signs for the event that helps raise money for research programs at the Children's Hospital of Colorado.



Pinnacol Assurance Grants Nearly \$300,000 to Colorado Nonprofits

Grants support initiatives in economic vitality and workforce development, and rehabilitative health services.

Pinnacol Assurance, Colorado's leading workers' compensation insurer, has awarded grants totaling almost \$300,000 to 14 Colorado nonprofits in the first of two grantmaking cycles for 2021.

These grants enable Pinnacol to extend its reach beyond typical workers' compensation insurance functions to support programs that keep employees healthy, help injured workers get back to work after injury, and ensure that Colorado has a robust business climate and the workforce it needs.

This year, for the first time, in its economic vitality and workforce development grantmaking, Pinnacol gave the greatest consideration to organizations that are designed to create opportunity for Black, Indigenous and people of color (BIPOC) communities.

Grantees are as follows:

- Economic Vitality and Workforce Development
- Associated General Contractors of Colorado - Scholarships for training in construction apprenticeship and trades programs (statewide)

- Colorado Agricultural Leadership Group - Agriculture leadership training for rural communities (rural Colorado)
- Colorado Mesa University Foundation - Support for capital campaign and program development for health care workforce training programs (Grand Junction)
- Community Partnership for Child Development (CPCD) - Career-focused training for low-income BIPOC families (El Paso County)
- Community Shares of Colorado - Executive leadership training program for nonprofits (statewide)
- Delta Eta Boule Foundation - Scholarships, mentoring, internships and professional development for male African American students from Colorado (Metro Denver)
- Foundation for Colorado Community Colleges (FCCC) - Scholarships for students at rural colleges (rural Colorado)
- Mile High United Way - Bridging the Gap Program for young adults experiencing homelessness (statewide)
- Southern Colorado Women's Chamber of Commerce Foundation - Mentoring and training programs for women in business (Southern Colorado, Colorado Springs)
- Second Chance Center - Employment opportunity lab for people who were formerly incarcerated (Metro Denver)
- Rehabilitative Health Services
- Craig Hospital Foundation - Community reintegration program and financial support for patients in need (nationwide)
- Goodwill of Colorado - IT training program for people with barriers to employment (El Paso County)
- Home Builders Foundation - Accessible home modification program (Metro Denver)
- Chanda Plan Foundation - Integrative massage therapy for individuals with long-term physical disabilities (statewide)



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Quarterly Report

AISC TURNS 100: A CENTURY OF STEEL

As AISC looks forward to the next 100 years of bringing together the structural steel industry, they are also looking back at the decades that defined both AISC and the world in general, starting from the very beginning.

With a global war commanding the first half of the decade, American steel became more than just a structural material, it became a vital part

of the war effort. Skim through the timeline to discover steel's role at home and on the front lines, as well as some major AISC milestones and historic events.

This timeline is part of a yearlong celebration of AISC's centennial and joins a retrospective of historic articles, other interactive timelines, and more.



- **1921:** A group of American steel fabricators found the American Institute of Steel Construction to unite, standardize, and promote the domestic structural steel industry.

- **May 27, 1930:** New York's Chrysler Building completed. Construction had proceeded at about four floors per week, and, despite this fast pace, no workers died during the construction of the steelwork. The Chrysler Building remains the world's tallest steel-supported brick building today.



Empire State Building from AISC archives.

- **May 1, 1931:** Empire State Building opens. Construction on the Empire State Building employed as many as 3,400 well-paid workers on any given day. The team behind the project ordered some 57,480 short tons of steel--the largest single steel order at the time--for the new tallest building in the world.
- **January 24, 1935:** Canned beer debuts. (Although not made from steel, canned beer is still important to consumers of adult beverages.)
- **November 12, 1936:** San Francisco-Oakland Bay Bridge opens. It earned an honorable mention in AISC's 1936 Prize Bridge Awards.



STEEL RECYCLING vs WOOD RECYCLING: YOU CHOOSE!

When a steel building is replaced, the steel is recycled into new steel products. More than 92% of the steel in American beams and columns comes from recycled material.



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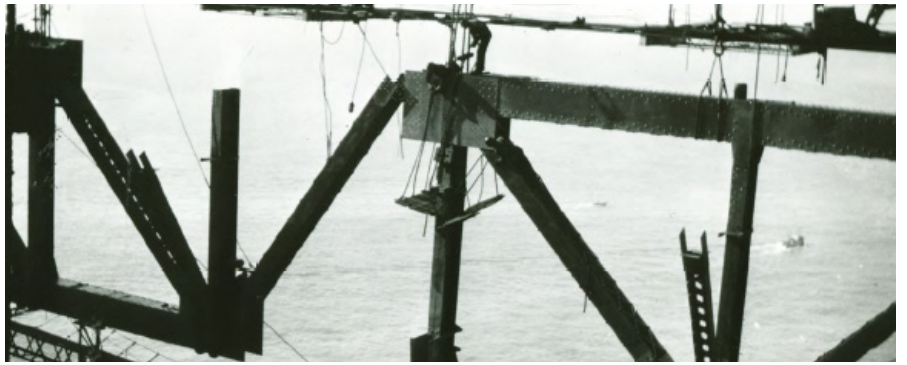


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AISC TURNS 100: A CENTURY OF STEEL

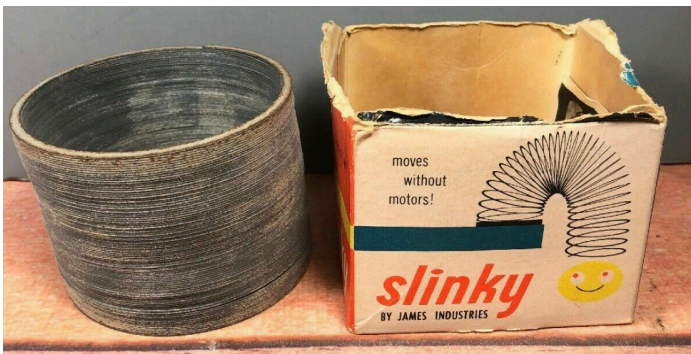
- **1937:** Golden Gate Bridge opens with a weeklong “fiesta.” At the time, it was the longest and tallest suspension bridge in the world, and NSBA gave it a Prize Bridge award in 1937.
- **1938:** AISC establishes the J. Lloyd Kimbrough Medal. The prize, which originally was a solid gold medal, was created to memorialize the first president of AISC and to honor those who made an outstanding contribution to the structural steel fabricating industry by advancing the “art of design or construction, or both, of steel.” It has been presented only 11 times since then, first to Robert Moses, New York City Commissioner of Parks, New York, in 1941.
- **July 1942:** U.S. War Department recognizes steel production efforts The new Army-Navy “Excellence in Production” (or simply “E”) Award merged existing honors for outstanding production to encourage industrial mobilization. Although more than 85,000 companies were involved in producing materials for the war effort, only 5% of those earned the Army-Navy “E” Award—but among the country’s structural steel fabrication companies, that figure was 15%!



Golden Gate Bridge construction from AISC archives.

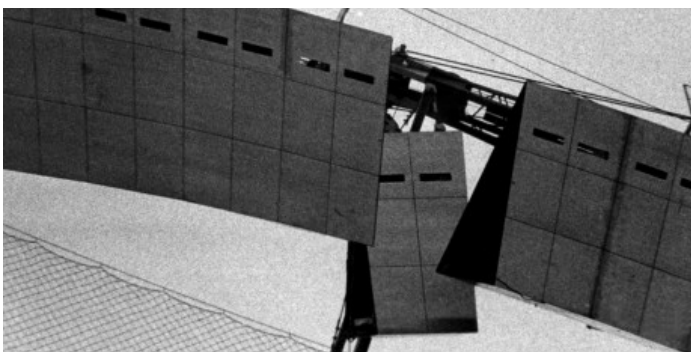


Army-Navy “E” Award from AISC archives - The first 60 years.

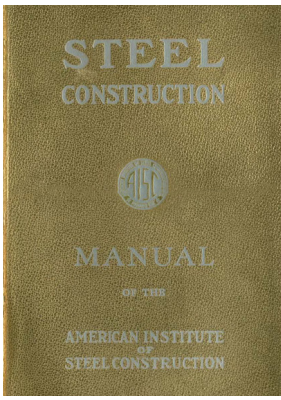


Vintage steel slinky with original packaging.

- **1943:** Slinky springs onto the scene. American naval engineer Richard T. James was working on a spring to stabilize sensitive equipment at sea when he knocked one off the table onto a stack of books--and you know what happened next. During the Vietnam War, soldiers used steel Slinkys as portable antennae.
- **July 28, 1945:** A B-25 bomber hits the Empire State Building. 14 people were killed when, lost in thick fog, a B-25 Mitchell bomber struck the north side of the building between the 79th and 80th floors. Only three exterior beams were bent; experts reported that none of the main structural steel members had been affected by the incident.
- **1947:** Eero Saarinen designs the Gateway Arch. Eero Saarinen conceived the Arch in stainless steel and asked structural engineer Fred Severud to study its feasibility from the structural engineering point of view, demonstrating the need for joining the skills of more than one discipline in order to create a project of this magnitude.



The second to last piece of the Gateway Arch is inserted c.1965



- **1957:** Chicago's Inland Steel Building opens. The building's structural columns are all placed on the exterior for a highly flexible space with no interior columns.
- **1961:** A special Steel Construction Manual with a unique gold cover rolls off the presses, the millionth copy!

- **February 7, 1961:** AISC presents J. Lloyd Kimbrough Medal to Mies van der Rohe. The iconic designer was the first architect to win the prize.
- **1962:** United States Air Force Academy Cadet Chapel completed. That chapel consists of 100 identical tetrahedrons outlined in steel, spaced 1 ft apart. The gaps are filled with colored glass.
- **1964:** President Lyndon B. Johnson awards bridge designer Othmar Ammann the National Medal of Science for Engineering. Ammann was the first engineer to receive the prize.
- **1969:** Chicago's John Hancock Center completed. The building, which is now known as 875 N. Michigan Avenue, stands at 1,500 ft tall. The frame contains 46,000 tons of steel.
- **1976:** AISC launches a Certification program to enable fabricators to demonstrate that they have quality management systems in place and help designers specify structural steel with confidence. Today, AISC Certification is the most recognized national quality certification program for the industry, focusing on preventing--instead of correcting--errors.



Steel sculpture teaching aid.

- **October 29, 1986:** Professor Duane Ellifritt and his students at the University of Florida design a steel sculpture to highlight connections and framing. More than 170 college and university campuses around the world, including the Colorado School of Mines, Colorado State University, U.S. Air Force Academy-Colorado Springs, and

University of Colorado-Denver, now boast their own versions of the steel sculpture as a teaching aid.

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Solutions for Metal Buildings

- **2000:** AISC establishes the Steel Solutions Center as a one-stop shop for designers, engineers, fabricators, and others working with steel and AISC documentation. The staff engineers at the Solutions Center now answer more than 150 technical questions each week. You can reach them at 866.ASK.AISC or solutions@aisc.org.
- **2003:** L.A.'s Walt Disney Concert Hall opens. Frank Gehry's structural symphony in stainless steel features a carefully tuned acoustic environment and a massive concert organ; Gehry also designed the organ's facade.
- **2015:** Denver Union Station wins an AISC IDEAS² Award.
- **2017:** Lakewood's Lamar Station Classroom for Urban Farming wins an AISC IDEAS² Award.
- **2018:** The U.S. Air Force Academy Center for Character and Leadership Development in Colorado Springs wins an AISC IDEAS² Award.



Trivent Safety Consulting Receives Certificate of Registration from the Department of Labor for their Ironworker Apprenticeship Program in Denver

Trivent Safety Consulting proudly announces receiving the certificate of registration from the department of labor for their Ironworker Apprenticeship Program in Denver, Colorado. Trivent Safety is the administrator of a group apprenticeship program which currently has two companies enrolling their apprentices in the apprenticeship, High Plains Steel Services and Flawless Steel Welding.

The program currently has over 20 apprentices registered and attending classes with 5 on track to graduate this year. With the addition of Trivent Safety, there are now three Department of Labor registered Structural Iron and Steel worker programs in Colorado. The Ironworkers apprenticeship program is a well-organized and supervised method of training people to become qualified ironworkers in all segments of the trade.

An Ironworker apprentice learns the trade of Ironworker as he works full time for his company. To learn how to fabricate, construct and join scaffolding, structural steel buildings, bridges, ornamental ironwork and pre-cast structures. The apprentice school is an arranged classroom training of 12 hours a month. The Ironworker apprentice program is a three-year long program. To complete the program and receive their journeyman certificate from the Department of Labor the apprentice is required to complete a minimum of 475 hours of

classroom, welding lab training and 6000 hours of the job learning. The mission of Ironworkers Apprenticeship and Training Program is to ensure that ironworkers have the skills, knowledge, and training necessary to be safe on the jobsite, competitive in the workplace, and satisfied in their careers.

Ironworkers erect the steel beam skeletons for every type of structure from the skyscrapers downtown to the one-story strip mall structures in the suburbs. Ironworkers often work at great heights and walk on beams that are no wider than four inches. To be an Ironworker takes great dexterity and balance with a keen alertness to the dangers all around them every day. Although the trade of Ironworker had been made much safer over the years it still ranks as the sixth most deadliest job in America according to Forbes magazine.



(Left to Right) Roque Acosta, Director of Operations for Flawless Steel Welding; Patrina Walker, US DOL/ETA Office of Apprenticeship Training Representative; Trivent Safety's Bryan McClure; Kris McLean, President of High Plains Steel Services; Victor Garcia, President of Flawless Steel Welding; and Mike Hurst, Director of Operations for High Plains Steel Services.

Website URL: <https://www.triventsc.com/>

Company Name: Trivent Safety Consulting

Country based: United States

Company E mail: bryanm@triventsc.com

Media Contact: Bryan McClure

Phone: 720-388-0609

The United States Department of Labor

Office of Apprenticeship

Certificate of Registration of Apprenticeship Program

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MAY 5, 2020

Date

2020-CO-78280

Registration No.



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Trivent Safety Consulting



Two years ago, Hensel Phelps contacted Trivent Safety Consulting with a concept they had been kicking around for employee wellness. Jeremy Spooner, Project Superintendent for Hensel Phelps said, **“I want a program that educates our tradesman on how to take care of their most valuable tool, their bodies.”**

The original concept was to mimic what a professional sports team like the Denver Broncos offered their athletes.

Out of this initial conversation was born the Industrial Athlete program.

Definition of Industrial Athlete

/in 'dəstrēəl 'aTH.lē/

noun

A person who is engaged in industry and is trained or skilled in exercises, tasks, or projects requiring physical strength, agility, or stamina.

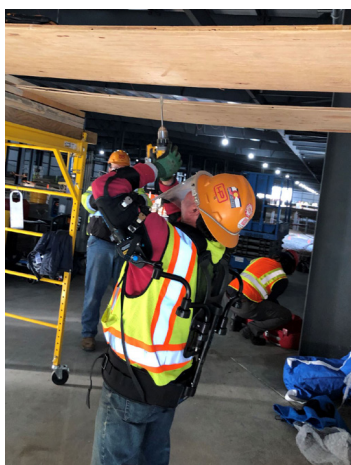
The program consists of four classes, each two hours in length.

1. Nutrition

The Nutrition module was designed by Jenny Vanmeter the Adams 12 Five Star Schools Athletic Trainer/Physician Extender from Children's Hospital. The class focuses on the proper macronutrients and calories needed to support the physical nature of work undertaken by tradesman. It also educates the tradesman on how to make healthy choices when shopping at gas stations or eating fast food.

2. Exercise

The exercise module educates the tradesman on exercises to strengthen those muscle groups involved in the most common musculoskeletal disorders (MSD's) in construction, back, shoulders and knees. The program also teaches the difference between dynamic and static stretching and how to incorporate the stretch routines into their daily work. Hensel Phelps purchased a resistance band for all their employees and trade partners that attended the class so they could continue the exercises on their own at home.



3. Ergonomics

The ergonomics module educates the tradesman on how to fit the work to the worker. This module is a continuation of the exercise module in the efforts to educate the workforce on methods to reduce MSD's. The new technology segment introduces the attendees on equipment designed

to assist reduce MSD's. Trivent Safety partnered with Ekso Bionics to bring their exoskeletons to the site for the attendees to use during various simulated work activities.



4. Behavioral Safety

The Behavioral Safety module educates the tradesman on brain health. Construction is the number two occupation in the United States for suicide. The class educates the attendees on various coping and support strategies for themselves or coworkers that are going through tough times. The module also covers the differences in employees risk perception and how to view the world through the lens of risk assessment.

Since 2019 Trivent Safety has trained over 500 Hensel Phelps employees and their trade partners in the Industrial Athlete program. Starting in the third quarter of 2021 Trivent Safety is adding the Industrial Athlete program to its regularly scheduled classes that are offered at its training center in Denver, CO. Employees can be signed up for the class on the Trivent Safety website calendar at triventsc.com.



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K-12 Education & University Campus

Tointon Academy of Pre-Engineering

Project Round Up



The Tointon Academy of Pre-Engineering, PK-8 school. Image courtesy of DLR Group.

The Tointon Academy of Pre-Engineering is a new PK-8 school designed by **DLR Group** for Weld County School District 6. The school is a two-story, 142,000 SF building designed for a planned operating capacity of 900 students. The site is located northwest of the Hwy 34 and 71st Ave intersection, on the western edge of the WCSD6 boundary. This location provides an opportunity to both attract students from neighboring districts, as well as retain students within the district.

The school is organized to address the age diversity of the students through the implementation of Small Learning Communities (SLC), which embraces the use of spaces for collaboration, inquiry-based, and project-based learning. The District has focused on “Pre-Engineering” as the central

theme for Tointon Academy, both through their planned curriculum and as expressed by the building itself.

Key program elements include a combined gym and auxiliary gym, with a stage opening into the auxiliary gym. There is a large second floor learning commons that features two wet/dry labs, a tech lab, open study area, and a roof terrace. There are four distinct student learning communities, each with a pair of grades: 1-2, 3-4, 5-6, and 7-8, with the 4 upper levels stacked on top of the 4 lower levels. Kindergarten and pre-K have their own wing, with a dedicated entrance for Pre-K. The general contractor Roche Constructors broke ground on March 30, 2021 and the school is expected to open in Fall of 2022.

GH Phipps and Marshdale Elementary School Break Ground

GH Phipps and Marshdale Elementary School are pleased to announce the groundbreaking of a new elementary school campus located in Evergreen, CO. The event was led by Principal Zak Martin along with Jefferson County Superintendent Tracy Dorland, teachers and students, all in attendance to celebrate the start of construction.

The new 68,875 square foot, single story elementary school will feature a more modern atmosphere in the classrooms and common areas including the gymnasium, performance art area, and cafeteria. Improvements will also be made to administration spaces. Exterior developments include



redesigning the playground structures, landscaping, and upgrading traffic management patterns around the school.

The Architecture firm, **Hord Coplan Macht**, worked with the school community to design a building that inspires students and incorporated their beautiful mountain aesthetic. Planned completion of the new school is August 2022 with all site-work completed by October 2022..



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Littleton Public School Jr. Stadium

Project Round Up



Littleton Public Schools is investing in athletic programs for middle schools throughout the district with a new stadium. The LPS Jr. Stadium is a great investment for the community and the lives of the students that attend Euclid, Goddard, Newton, and Powell Middle Schools. The new stadium on the Newton campus will provide an additional lighted track and field for both school and community sports to utilize.

Selected on best value in terms of firm and team experience, **Flintco** was chosen to build the project in

light of their stadium experience throughout the country, building some of America's finest high school and collegiate stadiums. Flintco is excited to build this state-of-the-art facility for the community and a repeat client in Littleton Public Schools. Working with the district, **Jacobs**, **DLH Architecture** and **RTA Architects**, **Flintco** will break ground on the new 3,000 seat stadium in the fall. Demolition of the old Newton Middle School will make room for the stadium which includes a full track and field area, concessions, a locker room, and equipment storage building, along with public restrooms and a press box.

Newton Middle School / Littleton Public Schools

Douglass Colony Group and **GH Phipps** are happy to announce the completion of the Newton Middle School project for Little Public Schools. DCG was contracted by GH Phipps Construction Company and installed 127,000sf of single-ply roofing, 60,000sf of single-skin sheet metal wall panels, and 20,000sf of woodgrain composite wall panels.

DCG was successful in completing the project ahead of the very aggressive schedule with little punch list and rework. The project also included a substantial amount of interior metal and composite panel work, presenting new challenges and requiring extensive coordination with both the general contractor and other trades on the project.

Every sheet metal wall panel and composite wall panel on the jobsite was customer ordered to fit the



given substrate. The woodgrain composite wall panels were designed, manufactured, and installed DCG utilizing 3D scanning and CAD design to ensure every panel fit perfect to the building with no distortions or imperfections. Sheet metal panels were ordered custom sized from the manufacturer, eliminating any need for field fabrication and accelerating the pace of the field installation.

The roofing scope of work was a critical path item for the general contractor kicking off all interior finishes and helping the overall project to complete on time. Much of the roof work was completed in winter conditions presenting challenges of low working temperatures for crews, and material installation limitations.

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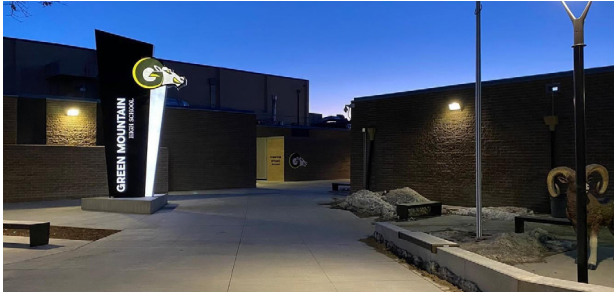
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Project Round Up

Green Mountain High School



The Green Mountain High School (GMHS) Renovation project in Lakewood, Colorado wrapped up in May, serving as the second large scale renovation in GMHS history since being built in 1971. Scope of the renovations included a new main entrance, refreshes to 69 classrooms, kitchen remodel, an additional bathroom group for a common area, renovation of the multi-purpose trades/teach assembly area, and an auxiliary gym addition.

Project Team: **GE Johnson, MOA Architectural Partnership**

Foster Dual Language PK-8



The Foster Dual Language PK-8 project consists of two additions and a renovation to the existing building. The addition will include six new classrooms and a new flex classroom with multiple storage rooms. The existing building will receive a new fire suppression system, and updated mechanical, electrical, and plumbing equipment throughout the building. The project is set to be completed in August 2021 to welcome students for the new school year.

Project Team: **GE Johnson, Larson Incitti Architects**

Pueblo D60 Centennial and East High Schools



The new Centennial and East High Schools will provide more than 2,000 students with modern facilities for learning, sports, and cultural experiences. Each school will be between 175,000 and 190,000 square feet. H.W. Houston is a Pueblo-based general contractor and multiple members of the project team are alumni of the original East and Centennial High Schools. As much as 80 percent of the subcontracting work associated with the building of the two schools will be done by Pueblo-based businesses. These schools are a joint venture project with H.W. Houston and GE Johnson Construction Company. The projects are scheduled to complete in 2023.

Project Team: **GE Johnson, MOA Architecture**

La Veta Schools



The La Veta Schools project consists of the construction of a 73,897 square-foot, two-story pre-kindergarten through 12th grade school and the accompanying football stadium, track & field facility, basketball gymnasium, and field house. The project is slated to be complete in Winter 2021.

Project Team: **GE Johnson, TreanorHL**

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Lake City Community School

Project Round Up



The Rocky Mountain Chapter of the Association for Learning Environments (A4LE) Rocky Mountain recognized **RTA Architects** design of Lake City Community School's Renovation and Addition in Lake City, Colorado (Hinsdale County School District RE-1) with the Summit Design Award, the highest honor in the Renovations category. RTA's design of the renovation and addition for the Lake City Community School was recognized for its comprehensive public planning process and design that enhanced security, health, and safety issues while maintaining the character of the historic school site and the neighborhood.

The new Gymnasium addition was designed to create a unique facility for Lake City and to foster a sense of community pride. It features a new weight and fitness room, CHSAA-

regulation basketball and volleyball courts, seating for approximately 300 spectators, and artwork from local artists. The south wall of the gym opens up with garage doors to allow students and event visitors to spill outdoors. Moveable bleachers allow for seating in front of the stage for school plays and musical performances, and the nearby Commons includes concessions for event visitors. The Gym, with its locker rooms and showers, was also designed to serve as a community resource and may, as an example, host first responders in the event of a wildfire. The renovations also included critical safety, security, and HVAC upgrades; construction of a Career and Technical Education (CTE) classroom; construction of a commercial kitchen to support a hot lunch program and culinary arts classes; and the addition of a nurse's room.





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Paul M. Rady School of Computer Science and Engineering University, Gunnison **Project Round Up**



This modern building was designed with a nod toward incorporating the technology of the future to train students and allow them to experience modern ingenuity, forward thinking and creativity. The building is targeting LEED Gold. The fast-paced project schedule required construction documents be completed in packages with the first set of construction documents prepared in just four months.

The large overhang to the south provides a shield for the hot summer sun while allowing the winter sun to penetrate the glass and add warmth to the interior space. The longitudinal positioning of the building maximizes solar harvesting capabilities. The canted glass curtain wall is one of the dynamic design elements on the building's exterior.

Similar care is taken in the building's interior. The three levels are designed to take advantage of the view corridors and have the classrooms designed in a series of clusters to maximize the interior experience. Entry into the building allows for scenic views across two levels. Collaboration spaces are also strategically located throughout the



building. The garden level includes lab spaces while the main level is programmed with classroom and lecture halls. The second level includes more classrooms, administrative and support spaces as well as a student lounge wrapped in the glass lined corridor that offers views of the signature mountain W feature.

Project Team: **Farnsworth Group**, **Research Facilities Design** (lab consultants), **Wave Engineering** (acoustics) and **BG Buildingworks** (LEED consulting).

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The lay-of-the-urban-landscape

by Paul Suter

Baseline East Village. The first phase of a 1200-acre master planned community, Baseline East Village sets a new standard for neighborhood living. Image courtesy of Norris Design.



A “15 Minute City” has become a design goal, in part due to the pandemic, where it became evident that people living in an urban environment should have easy access to parks, healthy outdoor spaces, fresh air and the things that promote and sustain a healthy lifestyle.

According to data from The World Bank, more than 55 percent of the world’s population lives in urban areas as of 2018 (up from 51 percent in 2010), and according to ScienceDirect, the urban population has increased from about 750 million in 1951 to 4.2 billion in 2018. And while urban locales across the Front Range and throughout Colorado obviously aren’t realizing an influx of millions of people, the population growth has been staggering.

The state’s population has grown from 5 million people in 2010 to 5.9 million people in 2020, and World Population Review shows some estimates putting Colorado’s population as high as 7.8 million people by 2040.

This population growth is certainly bringing more people into urban cores, and demanding foresight and creativity by urban landscape design professionals to address how their

work can address the complexities of urbanization. The challenges extend far beyond designing appealing landscapes, but also touch heavily on spatial, ecological, economic, social and cultural aspects.

Some of Colorado’s finest urban landscape design experts shared their thoughts on what is important now and what must be part of the “built environment’s” critical thinking in the years to come.

Craig Karn, principal and founder of Consilium Design, puts water at the top of his list in regards to what will drive how things are done now and into the future. He is working on creating resilient and regenerative landscapes based on Total Hydrology Planning that examines how to best take advantage of all water resources (including storm water, gray water and even condensation from air conditioning units). Consilium's approaches include capturing water in parking lots with bioswales, inverted designs (so water drains into landscapes) and managing the urban heat island effect with an abundance of tree canopies comprised of drought-tolerant trees such as Catalpas, Hackberry trees and Honey Locusts.

As multifamily projects continue to rise in cities, to accommodate the population growth, Denver's Green Building Ordinance is turning rooftops into environmentally productive landscapes with gardens, planters and plaza settings. Denver's "dog crazy" residents are also driving the opportunity to create rooftop dog parks with synthetic surfaces and drainage systems. According to Mr. Karn, urban landscapes will have to be more tolerant of the human condition and design professionals will have to rethink the expectations of aesthetics. For example, it's impossible to transplant a Midwest landscape to the desert climate



Stanley Marketplace, Aurora. 2018 USGBC Local Leader Award for Outdoor Environments, 2018 Pacific Coast Builders Conference Gold Nugget Award of Merit, Best Rehabilitation Project. Photo courtesy of Consilium Design.

of Colorado. People must accept fundamentally different landscapes that aren't just visually pleasing, but contribute to water conservation and management, air quality and overall sustainability.

Bill Mahar, a principal at Norris Design, stresses an understanding of local municipalities and proactive community outreach. Creating inclusive communities of diversity and equity is an important part of the urban landscape design profession, and by finding partners within a community, a strong foundation can be put into place and the unique needs of a neighborhood can be addressed during the design process.

Projects must be right-sized to fit the context and comfort level of a community while serving a wide range of desires. For example, shared amenities and common spaces, such as parks and playgrounds and community gardens, can provide valuable urban landscapes to people living in urban environments.

As a result of the pandemic, leaders understand how critical open space is for a person's physical and mental health, giving outdoor spaces a new prominence in urban design. This renewed focus is leading the way to more creative outdoor spaces including pollinator gardens, playgrounds that do more than just provide playground equipment but also include teachable design ideas and community gardens. Likewise, sports and recreation centers are being designed with more than just playing fields in mind. They are including amenities such as skate parks, mountain bike courses, climbing walls and pickleball courts.

Mr. Mahar also stresses how important water continues to be to development in the west. This most critical resource strongly influences what landscapes look like, based on factors such as tap fees and irrigation. Creative design ideas must meet the needs of low water landscapes.

Greg Dorolek, principal at Wenk Associates, has a keen eye for ways to maximize open space and parks in an urban setting, all of which will need to be more creatively assembled and considered during the design process. Planning parks and open space for where people are not, opposed to where they are will help to transform concrete cityscapes into spaces that help to better define a neighborhood and encourage



illustrative plan for the RiNo Art Park and RiNo Promenade. Image courtesy of Wenk Associates.

people to engage with the outdoors. The Art Park in River North is one example of a newly created park that is much more than grassy ballfields. It provides people in the area with a community center, a branch of the Denver Public Library, a space for the Comal Heritage Food Incubator and an art gallery.

Another example of maximizing open space is the River Mile project, where floodplains will be restored, natural habitats will be preserved and people will have more accessibility to the South Platte River. Considering the natural environment as an asset helps to create a green infrastructure that brings sustainability, urban nature and richness to a site. Wenk is also working on the Loretto Heights project and discovering creative ways to repurpose the 100-acre campus and create landscapes that support the green infrastructure and contributes to the surrounding community as a whole.

Mark Johnson and Chris Parezo of Civitas are also taking deep-dives into the complexities and challenges associated with urban landscape design. Finding ways to “stitch-together” urban neighborhoods is high on the list of priorities and is being accomplished by reimagining the public realm to prioritize placemaking, health and human scale mobility. This is being accomplished through the 5280 Trail completed with the Downtown Denver Partnership and The Haven Project in South Bronx. Green connections are also threading their way through cities by repurposing streets, railroad tracks, and parkways to increase public greenspace. For example, repurposing plans for Hale Parkway in Denver are underway to turn the thoroughfare into more of a greenbelt. Rather than digging-up



Commons Park. Image courtesy of Civitas.

the pavement to laydown pipes to control flooding, the parkway will become the infrastructure with natural vegetation and open streams.

A “15 Minute City” has become a design goal, in part due to the pandemic, where it became evident that people living in an urban environment should have easy access to parks, healthy outdoor spaces, fresh air and the things that promote and sustain a healthy lifestyle.

As part of the Van Allen Institute, Mr. Johnson is helping to promote the importance of integrating citizens into the design and development process. Rather than having developers set-the-vision for a community, the people who live and work there should be highly involved in writing the script for development in their neighborhoods. This approach will help to ensure

that ideas are being introduced that will satisfy the overall needs of the community while contributing to positive transformations.

Phil Steinhauer, owner of Designsapces Colorado, is actively working with municipalities to improve and revive parks, open spaces and even the playgrounds and playing fields at elementary schools. A great deal of the work involves the reuse of materials, including boulders downed trees and flood debris that can be converted into use on organic playgrounds. Reduced lawns, interactive trails, pathways and urban gardens are all the more prevalent in the revival and renovation efforts.

Multifamily projects are also making a push to the outdoors, where more and more outdoor spaces are being created. These areas include larger patios, entertainment areas and



Promenade Park. Image courtesy of Designsapces Colorado.

common outdoor spaces. On the ground level, the landscapes are being elevated with more drought-tolerant native grasses as property owners and cities work to beautify their urban corridors.

Jim MacRae, principal at Design Workshop, reflects on the affects the pandemic has had on public landscapes, especially as it relates to the growing need for outdoor spaces in urban environments. Streetscapes, alleyways and park are now faced with a more critical eye as thought leaders discover ways to convert these urban amenities into more pedestrian and user-friendly spots to rest, recreate and socialize. For example, streets that were closed to accommodate outdoor dining during the pandemic may remain closed, and even dressed-up more with attractive features and activities. Alleyways may become places where people



Market District. Image courtesy of Design Workshop.

can gather for drinks, food and fun, opposed to being service corridors for trash pick-up and deliveries.

As more people move into the urban core, the infusion of capital and activity will make cities a 24-hour/7-day-a-week center of attention. Pocket parks, small concert stages

and tactical urban amenities will raise the level of enjoyment and attractions that a city can provide. By minimizing vehicular traffic and dedicating roadways to bike zones and pedestrian walkways, cities will become a safer and more pleasant place to be.

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Social equity and large mixed-use projects highlight ULI Colorado's 2021 IMPACT Awards



A distinguished jury has chosen 15 finalists in five categories in contention for a prestigious IMPACT Award from Urban Land Institute (ULI) Colorado. The projects honored range from the mixed-use redevelopment of a former hospital in central Denver, to an energy-saving factory that employs 500 in a low-income neighborhood, to supportive housing for homeless youth in Grand Junction.

Since 2013, the IMPACT Awards have highlighted ULI best practices in land use and real estate. Winners will be announced at the fifth ULI Colorado Impact Awards gala on Thursday, September 23 at Seawell Ballroom, Denver Center for the Performing Arts. In addition, the awards will honor two individuals: a Legacy Award for Lifetime Achievement and Rising Star for Young Leader 35 and under. Previous Legacy Award winners have included Dana Crawford, John Shaw, Harry Frampton, and Susan Powers.

Innovation Category A project that exemplifies innovation in land planning, finance, green tech, or another significant area (sponsored by Redland).

Nominees

Next to the tracks at Union Station, **The Coloradan** is a LEED Gold, 334-unit condominium (10 percent reserved as affordable) that features 22,000 square feet of curated retail and a robust civic art component. However its most innovation feature may be a 432-space parking garage that uses occupancy sensors and license plate readers to maintain efficient use of garage space.

Developer: East West Partners, Denver. **Architects:** GBD Architects, Portland. **GC:** GE Johnson, Denver. **Debt/Equity:** Ascentris, Denver. **Others:** Slifer Smith & Frampton.

Denver Water Operations Complex Redevelopment (OCR) ensures a continuous water supply to 1.5 million customers in Denver and its suburbs. Over nine years, the project team redeveloped a 36-acre site operated by Denver Water for 130+ years with new and rehabbed buildings that feature Net Zero energy performance and innovative water conservation and recycling.

Developer/Owner's Rep.: Trammell Crow Company, Denver. **Owner:** Denver Water. **Architect:** Stantec, Denver. **GC:** Mortenson, Denver. **Engineers:** Martin/Martin (civil), Lakewood; IMEG Corp. (MEP), Greenwood Village, KL&A (structural), Golden. BCER (IT/AV/Security), Arvada Ambient Energy (LEED), Denver; Aqua Nova Engineering (water recycling system), Earlysville, Va.



The Coloradan 432-space parking garage with occupancy sensors and license plate readers and the 334-unit condominium. Photos courtesy of East West Partners.



Denver Water Operations Complex Redevelopment (OCR).
Photo credit: Frank Ooms



TruStile Doors' Headquarters and Denver Production Plant.
Photo credit: Rick Peters www.insideoutstudios.com

Influence Category A project that has inspired imitation by demonstrating positive community impact and financial success. (Sponsored by Brinkmann Constructors)

Nominees

Laurel House, Grand Junction, provides supportive housing (0-30 percent AMI) with 34 apartments for youth exiting homelessness in a healing environment linked to neighborhoods and open space.

Developer: BlueLine Development, Missoula, Montana. **Owner:** Karis Grand Junction
Architects: Shopworks Architecture, Denver. **GC:** FCI Constructors, Grand Junction. **Engineer(s):** Structural: Monroe & Newell, Denver. Mechanical: Able Consulting Group, Denver. **Energy:** Group 14 Engineering, Denver. **Debt/Equity:** Boston Capital (equity, now Boston Financial Investment Management); Boston Capital Finance (debt); Colorado Department of Local Affairs, Division of Housing **Others:** Winthrop and Weinstine (legal), Minneapolis.

In Denver's Cole neighborhood, **Women's Village at Clara Brown Commons** offers a prototype solution for the 5,800+ unhoused people in Metro Denver, including 940+ living on the streets, by creating the first Tiny Home Village for unhoused women.

Developer/owner: Colorado Village Collaborative. **Architect:** Shears Adkins Rockmore Architects (SA+R), Denver. **Contractors:** Cherry Creek Innovation Campus, Whiting-Turner, Mortenson. **Engineer:** KL&A

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TruStile Doors' Headquarters and Denver Production Plant combines a 65,000-square-foot corporate headquarters with a 220,000 square-foot modern factory that provides 500 jobs in Adams County. The project remediated a 12.8-acre brownfield while employing solar arrays and a biomass boiler that slashes typical energy use by about half.

Developer: EFG-Denver, LLC, Denver. **Owner:** TruStile/Marvin, Denver. **Architect/engineer:** Ware Malcomb, Denver. **Contractors:** Ryan Companies, Minneapolis. **Debt/Equity:** US Bank; Marvin **Other financial:** S.B. Clark Companies, Denver; Midwest Renewable Capital, Brownfield Revitalization, Central States Development Partners, Dudley Ventures, Colorado Growth and Revitalization Fund, Colorado Enterprise Fund. Solar: REC Solar



Laurel House, Grand Junction. Photo courtesy of Shopworks Architecture.



Women's Village at Clara Brown Commons.
Photo credit: Jess Blackwell Photography



Vida @ Sloan's Lake from Southeast corner. Photo courtesy of ULI.

Vida @ Sloan's Lake consists of a new 26,200 square-foot medical and senior center on the ground floor of a seven-story, mixed-use building with 175 homes for very low-income seniors and those with disabilities.

Developer/owner: Denver Housing Authority.

Architect: Santulan (Parikh Stevens). **GC:** Pinkard

Construction. **Civil engineer:** Wilson and Co. **Debt/**

Equity: Wells Fargo Community Lending and Investment, Boston Capital, Corporation for Supportive Housing. **Others:** Shames Makovsky, Centura Health, Denver Health, Fresenius Dialysis Clinic, Kutak Rock, Butler Snow, EnviroFinance Group, City and County of Denver, CDOH, CHFA



9th & Colorado (9+CO) mixed-use, parks and plazas. Photo courtesy of Continuum Partners.

Infill Category A project that exemplifies compact, walkable infill. (Sponsored by Otten Johnson)

Nominees

9th & Colorado (9+CO) redeveloped the 26-acre former site of University of Colorado Health Sciences Center in Denver. A highly walkable development, 9+CO complements and connects with surrounding residential neighborhoods, integrating open space and pedestrian amenities with 2 million square feet of mixed uses, and four acres of parks and plazas integrated with public art.

Developer: Continuum Partners (7 of 12 blocks); CIM Group, Greystar, Koelbel, Mile High Development.

Owners: Continuum Partners and CIM Group.

Architects: SA+R. **Contractors:** Saunders, Kiewit.

Others: 4240 Architects, Gensler.



McGregor Square mixed-use development next to Coors Field. Photo credit: Ryan Dravitz

McGregor Square replaced a parking lot with a vibrant mixed-use entertainment/hotel/residential district and on one city block next to Coors Field.

Developer: West Lot LLC. **Architect:** Stantec

Architecture Inc.; **GC:** Hensel Phelps. Fabrication: Creo Industrial Arts **Engineers:** ME Engineers (MEP, ITC)

Martin/Martin (structural) R&R Engineers (civil). **Debt/**

Equity: Integrated Property. **Others:** Stok (wellness consultant), iCrave (hotel interior), Applied Aquatics Acoustics (pool); Shen Milsom & Wilke LLC, Marx Okubo (accessibility consultant); Sage Hospitality (Rally Hotel operator); The Laramie Company (leasing); Panasonic (security)

Riverwalk Castle Rock. Replacing parking lots and sketchy uses with 230 apartments, 32,000 square feet of office, and 16,000 square feet of retail, Riverwalk has revitalized Castle Rock's historic downtown.

Developer: Confluence Companies, Golden. **Architect:** Craine Architecture, Denver. **GC:** Confluence Builders. **Engineers:** Given & Associates Inc, Lakewood. **Debt/Equity:** CIBC, US Bank. **Others:** Castle Rock Downtown Development Authority, Town of Castle Rock

Inspire Category A horizontal project (e.g., transit, infrastructure, parks, public spaces, that catalyzes ULI best practices in land use and development. (Sponsored by Trammell Crow Company)

Nominees

The Foundry Plaza. The Foundry has transformed Loveland's historic downtown by revitalizing three city blocks with apartments, retail, dining, a hotel, and movie theater. The Foundry was nominated for its dynamic central plaza programmed with free concerts, and movie nights. The project will house up to 365 new residents downtown and up to 240,000 visitors a year.

Developer/owners/debt/equity: Brinkman Real Estate, Fort Collins; Brue Baukol Capital Partners, Denver; Colmena Group, Salt Lake City; City of Loveland; The Foundry Loveland Metropolitan District. **Architects:** OZ Architecture, Denver. **GCs:** Brinkman Construction (parking garage, mixed-use buildings, hotel, public plaza), Fort Collins; Rand Construction (movie theater), Loveland. **Engineers:** KL&A (structural), Loveland; Interwest Group (civil), Windsor; The Ballard Group (mechanical/plumbing), Lakewood. **Others:** AE Design (electrical), Denver. BHA Design (landscape architecture), Fort Collins; Carl Walker, Inc. (parking), Charlotte, N.C.; Jim Miller Architect (specifications), Denver; Earth Engineering Consultants (soil), Windsor; Cushman & Wakefield (broker); FirstBank, Independent Bank (formerly Guaranty Bank & Trust), Great Western Bank, BBVA; Loveland Downtown Partnership (plaza programming)

South Downtown Revitalization, Colorado Springs, is transforming 82 blighted acres into a new gateway to downtown. New infrastructure artfully connects the \$87 million U.S. Olympic and Paralympic Museum with America the Beautiful Park, greenways, and an emerging mixed-use neighborhood representing \$150 million in new investment.



Riverwalk Castle Rock. Photo courtesy of ULI.



The Foundry Plaza. Photo credit: OZ Architecture



South Downtown Revitalization, Colorado Springs. Photo courtesy Nor'wood Development.

Inspire Category (cont.)

South Downtown Revitalization -

Developers: Southwest Downtown Business Improvement District; Nor'wood Development Group, Colorado Springs. **Owner:** City of Colorado Springs. **Architects:** Diller Scofidio + Renfro (museum and pedestrian bridge); Anderson Mason Dale Architects, Denver. Skidmore Owings and Merrill, Washington, D.C.; Gensler, Denver. **Contractors:** Kiewit Infrastructure Group, Colorado Springs; Wildcat Construction, Colorado Springs; Colarelli

Construction, Colorado Springs. **Engineers:** AECOM, Colorado Springs, KL&A, Denver, Classic Consulting, Colorado Springs. **Debt/Equity:** Southwest Downtown Infrastructure Bonds; RBC Capital Markets, LLC, Denver. **Others:** 505 Design, Boulder (landscape architecture); Dig Studio (wayfinding), Denver; Brownstein Hyatt Farber Schreck, Denver; Spencer Fane, LLP; Greenberg Traurig, LLP; Clifton Larsen Allen, LLP, Colorado Springs; Colorado Springs Urban Renewal Authority.



City Park Golf Course Redesign. Photo courtesy of Saunders.

City Park Golf Course Redesign. To resolve flood issues that damaged neighborhoods, the design-build team excavated and graded 389,000 cubic yards of dirt while rebuilding an updated 18-hole course. In the process the team preserved over 250 trees and planted 750 new trees; built a new LEED-certified clubhouse; and replaced 85-year-old underground infrastructure.

Developer: City and County of Denver Department of Transportation and Infrastructure. **Owner:** Denver Department of Parks and Recreation.

Architects: Course: iConGolf Studio and Clubhouse & Maintenance. Facility: Johnson Nathan Strohe. **GC:** Saunders Construction. **Engineers:** Martin/Martin, JF Sato, Dig Studio, The CE Group. **Others:** Zoeller Consulting, LLC, Matrix Design



Arroyo Village in Denver. Photo credit: The Unfound Door.

Inclusive Category A public or private project that is inclusive of all people and works to provide equal opportunity to the diverse incomes, races, ethnicities, genders, and cultural heritage that abound in Colorado (new category sponsored by Vectra Bank Colorado).

Nominees

Arroyo Village in Denver's West Colfax area is the first Colorado project to encompass a continuum of housing for people experiencing housing instability. Under one roof, it includes a homeless shelter, permanent supportive housing, and affordable/workforce housing, all next to a renovated city park and light-rail station.

Developers: Rocky Mountain Communities, Denver; BlueLine Development, Missoula, Montana. **Owners:** Arroyo Village Apartments LLLP, a joint partnership between Rocky Mountain Communities and The Delores Project. **Architect:** Shopworks Architecture, Denver. **GC:** I-Kota Construction, Denver. **Engineers:** Enayat Schneider Engineering, Inc. (structural), Denver. Wilson & Company (civil), Denver. **Debt/** ABLE Consulting Group (mechanical), Denver.

To register for the ULI Impact Awards Gala, visit:
<https://colorado.uli.org/events/impact-awards/register-for-the-2021-impact-awards/>

Equity Principal Participants: BlueLine Development; Boston Capital and Sugar Creek Capital (syndicator for state tax credits). JPMorgan Chase Bank (construction lender, with participation from Colorado Federal Savings Bank).

Raices Brewery, Denver, is Denver's first Latino-owned brewery operated out of a remodeled repair shop. A symbol of the rebirth of Sun Valley, Raices celebrates both Hispanic culture and the South Platte waterfront.

Developers: Urban Ventures, LLC, Denver, White Construction Group, Denver. **Owners:** Jose Beteta, Tamil Maldonado Vega, and Martín Vargas, Raices Brewing Co. **Architect:** Chord Design Studio, Denver. **GC:** White Construction Group and Built Construction, Denver. **Engineers:** EES Engineering (Civil), Glendale. Portis Structural. **Others:** Davis, Graham and Stubbs (legal), Denver.

Located on historic West Colfax in Lakewood, **Indy Street Flats** blends old and new buildings to transform a disjointed site into 115 affordable homes for low-income families and seniors.

Developer/owner: Metro West Housing Solutions, Lakewood. **Architect:** Shopworks Architecture, Denver. **GC:** Taylor Kohrs LLC, Thornton. **Engineers:** Enayat Schneider Engineering (structural), Denver. Ware Malcomb (civil), Denver. MV Consulting (electrical), Denver; Able Consulting Group (mechanical), Denver. MEC Inc. (plumbing), Westminster.

The ULI Colorado awards committee is co-chaired by Tom Kooiman of Brinkmann Constructors and Becky Stone of OZ Architecture. Members are: John Blackshire, Transwestern; Brian Cohen, Taylor Kohrs; Sarah Komppa, Tryba Architects, Mike Pietschmann, Redland, Libby Rivers, and Jackie Sciarra, CreativDesign Studio.

Meet our 2021 jury:

- Chris Waggett, D4 Urban (chair)
- Nicole Ament, Brownstein Hyatt Farber & Schreck
- Jordan Block, HDR, Inc. (2019 Rising Star honoree)
- Albus Brooks, Milender White
- Jeff Handlin, Oread Capital
- Virginia McAllister, Iron Horse Architects
- Mark Tompkins, Strae Advisory Services



Raices Brewery owners. Photo courtesy of Urban Ventures LLC.



Indy Street Flats roof garden. Photo courtesy of Taylor Kohrs.

ULI Colorado's fifth Impact Awards program attracted 34 entries in five categories from across the state. Our jury met in June and July to choose five winners, ranking the finalists and winners using strict scoring guidelines vetted by site visits. **The winners will be a closely guarded secret until the awards gala on Thursday, September 23 at Seawell Ballroom, DCPA.**

2021 Impact Award Sponsors

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Urban Perspectives

ULI's Impact Awards Offer Litmus Test for Our Times

by Michael Leccese



Michael Leccese is ULI Colorado's first and only forever Executive Director. <http://colorado.uli.org>. Consider nominating one of your great projects for a ULI Colorado Impact Award. Finalists and winners will be celebrated at a banquet at Seawell Ballroom on Thursday, September 23.

In 2020 and 2021, we experienced every urban crisis save a flaming-nostril Godzilla vs. Mothra smackdown. The pandemic seemed to clamp down on everything, except for unrest spurred by George Floyd and ... an election. Entire sectors of real estate (office, hotel, retail) slowed to a crawl.

To top it off, the Rockies traded Nolan Arenado for a retired ballpark usher, a flat diet Coke, and a bobblehead to be named later.

Given these disruptions, we at ULI Colorado were pleasantly surprised when we received 34 high-quality applications for our 2021 Impact Awards. (The 15 finalists are pictured on pages 48-53). Diving into the pile, this year's round certainly reflects our times. We received only one nomination for a hotel (the beautiful Elizabeth in Fort Collins) and three or four for retail-themed projects.

And many more with that placed social and environmental goals front and center. From the applicants, eight projects provide affordable housing. Another four make new homes for the unhoused. Five extend health care and wellness to areas and people grossly underserved. In the environmental department, numerous entries are LEED-certified and beyond; several rescue and remediate brownfields or provide smart ways forward to conserve water or provide green solutions for flood control.

Civic pride also abounds in new public spaces that provide free cultural activities for all and link previously isolated districts to parks and greenways.

Many of these projects also made the finalist list. Read through the applications and you appreciate the sweat that goes into making a great place that serves a broad swath of the population. An affordable housing project with financial sources stacked to the sky ensuring a quality building made from warm, natural materials and embraced by natural landscaping. A labor-of-

Hercules nine-year project to remake a water utility as a conservation-conscious demonstration garden for the Denver region. A door factory that essentially burns its own waste to save energy.

A lesson of the pandemic is that the world didn't really come to a standstill. ULI members and the readers of CC&D persevered to build their projects. When we emerged from our Covid foxholes, McGregor Square had displaced a parking lot. 9th+CO had reclaimed 26 acres of former university hospital with sophisticated mixed-use development.

In Colorado Springs, the gleaming Olympic and Paralympic Museum opened as the hub of an 82-acre redeveloped gateway to downtown. The state's first Latino-owned brewery, Raices, closed, stayed alive with window sales, and reopened to teeming riverfront crowds in the spring.

Last year, global ULI and ULI Colorado named diversity, equity and inclusion as a top priority. My response mixed optimism with resignation as so many crises generate initial enthusiasm before petering out. The Impact Class of 2021 suggests otherwise. We see our members adapting business models to foster different outcomes. Real estate and associate land-use professions will always be a business (even if backed by governments and nonprofits), but social and environmental outcomes are increasingly emphasized.

When we asked Impact applicants to describe their Covid-coping strategies, we received every creative response under the sun. Many building owners worked with tenants to help local businesses survive and to ensure that essential workers kept a home.

Come join us to hear these stories and more in person at our September 23 gala Impact event at the Seawell Ballroom, Denver Center for the Performing Arts. <http://colorado/uli.org/events>.



Engineering Colorado

Advocacy Update for 2021 Colorado Legislative Session

*by Marilen Reimer
Executive Director*



The 2021 Legislative Session proved to be ACEC Colorado's busiest in its 65-year history. Two big themes dominated this session:

1. The pursuit of new and sustainable revenue streams to fund transportation projects, and
2. The exploration of pathways to meet Colorado's goals to reduce greenhouse gas emissions.

Below is a synopsis of a few bills that met these key legislative themes.

After many years of trying, both through the legislative process and on the ballot, Senate Bill (SB) 21-260: Sustainability Of The Transportation System finally outlines new funding streams and enterprises that will be supported by fees to fund Colorado's transportation infrastructure of the future and to reduce greenhouse gas emissions. Besides the new fees that will generate about \$3.8 billion, the legislature also committed about \$1.5 billion from the general fund and stimulus dollars over 11 years. ACEC Colorado has offered to work with the Colorado Department of Transportation (CDOT) regarding Section 30 of this bill and its environmental impacts on capacity projects. Although SB21-165: CDOT Project Procurement Methods was defeated because it would have limited CDOT's ability to use alternative delivery methods, elements of SB21-165 were added to SB21-260 to include meetings to inform the public and the industry regarding the selection of a particular alternative delivery method and the posting of that information on the CDOT website.

Over the past two years, ACEC Colorado has worked with the Colorado Energy Office and numerous stakeholders to amend portions of House Bill (HB) 21-1286: Energy Performance For Buildings that would have been onerous to building owners. After many long and difficult conversations, the amended bill will now require owners of large buildings to collect and report on energy-

use benchmarking data, and the establishment of an 18-person task force to develop performance standards to reduce energy use and greenhouse gas emissions.

HB21-1303: Global Warming Potential For Public Project Materials contains measures to limit the global warming potential for certain materials used in vertical and horizontal public projects. ACEC Colorado represented both sectors of our membership along with many stakeholders that provided valuable input to guide the Office of the State Architect and CDOT in developing policies and processes to reduce carbon-embedded materials in projects.

We are very grateful to our numerous members, committees and staff who assisted in developing talking points, reached out to legislators and other stakeholders, and testified at committee hearings to provide consulting engineers' perspectives on the effects of legislation on their businesses, the state and Colorado communities. Although the session sine die on June 8, ACEC Colorado is already preparing for the upcoming coordination that is needed to work with agencies and stakeholders on the implementation of these new laws.

Will Your Pay-If-Paid Clause Be There When You Need It?

by *Sean Hanlon, Partner*
and *Thomas Morales, Associate*



Thomas: Sean, I know that contractors look to pay-if-paid clauses during payment disputes with owners to avoid downstream disputes with subcontractors. But I've noticed that courts disfavor pay-if-paid clauses.

Sean: Payment disputes upstream can cause headaches downstream. These disputes can result in subcontractors filing lawsuits against the contractor and recording liens against the owner's property—which tends to spawn more litigation and claims between the owner and the contractor.

Thomas: That is why contractors should clearly articulate payment conditions in their subcontracts. In Colorado and elsewhere, typical payment clauses are pay-when-paid or pay-if-paid clauses. While these appear similar, they have different legal consequences.

Sean: It's important for contractors to understand the difference between the two:

A pay-when-paid clause establishes the time in which a contractor must pay a subcontractor. Importantly, the contractor is still responsible for paying the subcontractor within a “reasonable time” even if the owner has not paid.

A pay-if-paid clause, on the other hand, can excuse the contractor's payment obligation to the subcontractor. In other words, if the contractor does not get paid, then the subcontractor will not get paid either.

Thomas: And to enforce a pay-if-paid clause, Colorado courts require clear and unambiguous language establishing a condition precedent that the owner must pay the contractor before the contractor is obligated to pay its subcontractor. Finally, the shift in the risk of owner's non-payment must be clearly articulated and accepted by the subcontractor.

Sean: For example, in *MidAmerica Constr. Mgmt. v. Mastec N. Am., Inc.*, the Tenth Circuit Court of Appeals found an enforceable pay-if-paid-clause where the contract clearly stated: “Contractor's receipt of payment from the owner is a condition precedent to contractor's obligation to make payment to the subcontractor; the subcontractor expressly assumes the risk of the owner's nonpayment.”

Nonetheless, every contract is different, so it is important that contractors consult with counsel to discuss the payment provisions in their contracts.

Sean Hanlon is a partner leading the Colorado construction projects practice group at Holland & Hart LLP. Sean previously completed a fully dedicated secondment as in-house counsel for a large transportation infrastructure prime contractor.

Thomas Morales joined the construction projects group at Holland & Hart LLP, after more than ten years as a project and operational manager for a custom home electrical subcontractor.

A special thanks to Neda Mazdisnian who helped research and draft this article. Neda Mazdisnian is a rising second-year law student at the Georgetown University Law Center and joined Holland & Hart LLP this year as a summer clerk.

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MSC Safety Solutions

In 1990 Steve Miller created Miller Safety Consulting. At the time Steve was working for LPR Construction, and he was creating a safety culture within the company that had not been seen before in the steel erection industry. Rocky Turner, LPR's owner, encouraged him to start his own company to help others grow their safety culture. In 1992, with the help of many of the local steel erectors, he created Steel Erectors Safety Association of Colorado (SESAC).

“Our goal is simple: to level the playing field for safety in steel erection - it is in everyone's best interest to compete with erectors who are making comparative efforts in safety and health.” Steve Miller.

Steve worked on many large projects nationwide and specialized in steel erection, fall protection, and crane and rigging. He also worked with many other trades and had multiple patents for his fall protection equipment. In 2015 after 25 years as a leader in the safety industry Steve Miller retired and his partner Troy Clark became the sole owner.

Troy Clark has more than 25 years' experience in Health and Safety and has worked for companies like Ames Construction and Hensel Phelps. When Miller retired, the name was changed to MSC Safety Solutions. Troy felt he wanted to honor Steve's accomplishments but since there was no Miller working in the company, rebranding was needed.

MSC Safety Solutions (www.mscss.us) believes that we can succeed if we honor our past, present and future. Our purpose is to ensure that our clients as well as our employees reach their full potential. We can achieve this through quality service, responsibility, trust, honesty, integrity, and above all by honoring ourselves, our client's, and our families. We will continue to cultivate our roots to grow in knowledge, service, and loyalty. We will achieve success.

MSC Safety Solutions currently provides Health and Safety, and Risk Management services to well over 100 construction clients in Colorado and beyond. We provide training at our training facility or at your site when requested. As well as, creating and updating Health and Safety policies for all types of construction, and general industry clients. We also provide site evaluations that provide insight on existing and potential risks and recommend cost effective solutions. Need OSHA mediation and accident investigation services? We can do that too! MSC Safety Solutions serves as an in-house safety department for many companies.



In 2016 Troy took what Steve had built in the crane industry and created the **Colorado Crane Operator School (www.ccoschool.us)**. The Colorado Crane Operator School (CCOSchool) has become Colorado's premier crane operator school providing NCCCO Tower and Mobile Operator Certification, NCCCO Rigger and Signal Person Certification, Qualified Rigger and Signal person training, and additional classes for those in Management and Lift Directors. CCOSchool has become one of the country's largest training providers in the crane and rigging industry. Its dba Crane and Rigging Consultants (CRC) is the country's largest provider in crane inspection services. CRC provides annual, post assembly, and preassembly mobile and tower crane inspections. We have specialized in tower cranes, and the wind farm industry over the last 5 years. In 2020 CRC was on over 50 wind farms within the United States. Our inspection process is like no other. You will not find a report as thorough and as detailed as we provide.

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Inside AGC Colorado

2021 State Legislative Session Wrap-Up

AGC at the capitol representing construction throughout the session.

by Michael Gifford, MPA, IOM

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

AGC CEO Michael Gifford and lobbyists Jeff Weist, Laura Long and Amy Attwood were at the State Capitol throughout the session, advocating for the construction industry based on AGC Legislative Committee direction and input. AGC helped kill 2 bad bills, altered many others, helped a few good bills get passed, and landed \$400M in new public building project funding. Here are the results for construction:

HB21-1007 State Apprenticeship Agency - AGC Position was Amend

This bill was approved and creates a new State Apprenticeship Agency to take over for the US Dept of Labor Office of Apprenticeship & Training. The bill requires all existing and new programs (including programs that AGC is involved) to be regulated by a new State Apprenticeship Council. AGC secured 4 important amendments to this bill to protect our existing programs. One amendment added a seat to the Council for commercial construction and another automatically registers existing programs and grandfathers them in for 18 months.

HB21-1167 5% Max Retainage on Private Construction Contracts - AGC Position was Support

HB21-1167, an AGC supported bill to cap retainage on private construction contracts at 5%, was approved. The bill applies to all private construction contracts over \$150,000 except single family residential and multi-family from 1-4 units. The bill becomes effective on September 6, 2021 for contracts made on or after that date. AGC helped lead the effort for 5% max retainage on public projects a few years ago and now 5% retainage is standard for all commercial construction. Henry Bangert from BBG testified on this bill for AGC, and several other AGC members testified as well.

HB21-1286 Energy Performance for Buildings - AGC Position was Amend

This bill was approved. It requires required building owners of 50,000 sq. ft. or more to file an annual benchmarking report to the state and assesses penalties for failing to

report, and failing to meet emission reduction performance standards. The original bill contained fines for failing to meet performance standards of 2 cents per sq. ft. per day, or \$1,000 a day and up to \$365,000 a year for a 50,000 sq. ft. building. It also contained hard-to-meet performance standards including an Energy Star score of 75. AGC joined forces with NAIOP, BOMA and MCA in seeking relief from the performance standards and the steep fines in the bill. The coalition did manage to get the fines for failing to meet the building performance standards reduced to a maximum of \$5,000, got the performance standards removed, and got a task force added to the bill, that will develop the performance standards that will hopefully work better for industry. AGC CEO Michael Gifford provided key testimony on the bill in both the House and the Senate.

HB21-1303 Global Warming Potential for Public Project Materials - AGC Position was Amend/Support

This bill was approved. AGC has been discussing this bill with sponsors for the last 15 months and provided significant input to change the bill to work better for the construction industry. In its original form, the bill was going to cause a lot of confusion on how to comply with the requirements at the bidding or proposal stage, centered on which materials qualify for use in state building construction. The bill now requires the Office of the State Architect to create a framework for allowed materials, setting the maximum acceptable global warming potential for each material, and the designer hired for each project to specify materials and the requirements for EPD documents for each material (Environmental Product Declarations). Contractors will build projects according to the specs and ask for waivers from the designer and owner when an EPD is not available for a certain product. AGC CEO Michael Gifford provided key testimony on the bill in both the House and the Senate.

SB21-176 Protecting Opportunities and Workers' Right Act - AGC Position was Oppose

This bill was defeated! AGC aggressively opposed SB21-176 which would have made major changes to existing law on

how workplace discrimination claims are filed by employees and expand the pool of employees that could make a claim to include independent contractors. AGC teamed up with chambers of commerce around the state to slow the bill down and ultimately kill the bill in the House Judiciary Committee. Ray Nunn from Nunn Construction testified on this bill for AGC.

SB21-197 Workers' Comp Physician -

AGC Position was Oppose

This bill was defeated! AGC aggressively opposed SB21-197 which would have allowed workers injured on the job to select any doctor for their work comp injury care, and switch doctors at any point in the process. The current system allows the employer to designate 4 providers for work comp covered injuries. Pinnacol Assurance reported that if SB21-197 was approved, work comp insurance rates would increase 15%. Although the bill sailed through the Senate, when the bill got to the House, AGC Legislative Committee members coordinated a plan with Pinnacol and several Chambers of Commerce and started contacting House members asking them to oppose the bill. The contacts worked and the bill was defeated in the House Business and Labor Affairs committee. Danielle Curtiss from GH Phipps Construction and Ray Nunn from Nunn Construction testified on this bill for AGC.

SB21-202 Public School Air Quality Improvements Grants - AGC Position was Support

This bill was approved. AGC supported this bill which appropriates \$10M to the BEST Grant program to fund air quality improvement project grants to K-12 school districts.

SB21-205 Long Appropriations Bill – AGC Position was Support (Capital Construction)

This bill was approved. AGC attended the Capital Development Committee meetings and supported the CDC and JBC recommendations for Capital Construction and Controlled Maintenance. State projects received \$301M in funding the long bill.

SB21-207 Public School Capital Construction Assistance Fund - AGC Position was Support

This bill was approved. Last year state support to the BEST Grant Program for K-12 school construction was cancelled in a budget cut. AGC spent the last 12 months lobbying the JBC to add funding back in this year. The bill transfers \$100M to the BEST Grant Program.

SB21-218 CDLE Technology Fund - AGC Position was Support

This bill was approved. AGC has been a leader on Unemployment Insurance issues. CDLE finally completed a software upgrade for employee claims this year, but

employers are still stuck with an antiquated and inefficient system. This bill provides funding to upgrade the software for employers.

SB21-246 Beneficial Electrification - AGC Position was Amend

This bill was approved. The bill directs the PUC and electric utilities to develop incentive programs for building owners to adopt electric systems in place of fossil-fuel based systems. But the bill also required all contractors working on a project receiving an incentive to use an apprenticeship program. AGC CEO Michael Gifford and our lobby team worked to amend the bill and reduce this requirement to just the MEP contractors installing the incentive equipment. AGC CEO Michael Gifford attended the committee hearing to make sure the amendment made it into the approved bill.

SB21-260 Sustainability of the Transportation System – AGC Position was Support

This bill was approved. The bill funds \$5.4B in transportation improvements. Infrastructure improvements will help lead to more commercial building in the future. AGC participated in the coalition advocating for the bill.

SB21-262 Special District Transparency – AGC Position was Support

This bill was approved. Special Districts, including Metro Districts, have been criticized lately for not being transparent and easy for citizens to understand how they are funded, board members are elected, etc. This bill requires special districts to be more transparent, and have a website with information on elections and annual budgets. Metro Districts are important tools for funding infrastructure needed for development, so AGC was in strong support of making Metro Districts a viable tool going forward.

Additional Bills

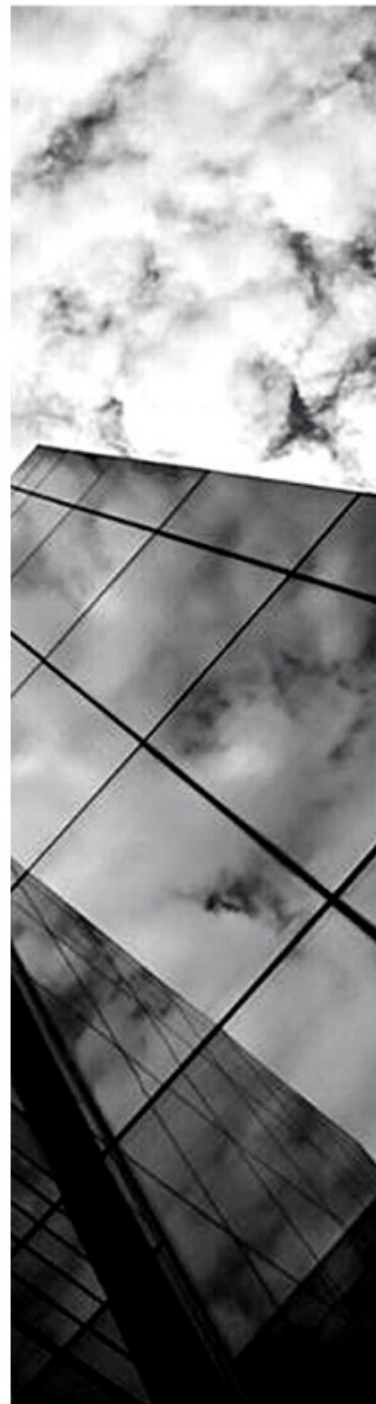
For a complete list of bills visit agccolorado.org and click on Advocacy then click on State Bill Tracker

AGC OF COLORADO ACE AWARDS CALL FOR ENTRIES!

The 2021 ACE Awards submission portal is now open! Submit your projects by **September 1, 2021** at 5:00pm. Visit agcace.com/how-to-submit/.

There will be a limited capacity cocktail reception on November 12, 2021. Tickets will be offered to companies that have submitted projects and sponsors before registration is open to the general membership. More information will follow closer to the event.


Email stephanie@agccolorado.org with questions.





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July 28, 2021

**Virtual Safety Awards
Presentation and
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8:00am—9:00am

Location:
Zoom

**AGC/ACEC/AIA Member
Registration:**
\$35

**Safety Awards Celebration
and Culture of Care
Resource Fair**
10:00 am—2:00 pm

Location:
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Denver, CO 80204

**AGC/ACEC/AIA Member
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Virtual Safety Awards Presentation

Join AGC in recognizing the safety accomplishments of our members during the last 12 months.

*Safety acknowledgments and awards given for
AGC Safety and Environmental Programs:*

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- Colorado Stormwater Excellence Program (CSEP)
- National AGC Safety Award (NASA)
- Construction Health and Safety Excellence (CHASE)

Culture of CARE Panel

Culture of CARE panelists from leading AGC Members will be sharing how they have prioritized the health and wellness of their employees and are building a culture of CARE.

The panel will be moderated by Mandi Kime, Safety Director for the AGC of Washington, and include Vincent Atchity, President and CEO at Mental Health Colorado, Tony Burke, President at Pinkard Construction, and Terri Olson Co founder and President of OE Construction.

Safety Awards Celebration and Culture of CARE Resource Fair

Come and enjoy Flipping Flap Jacks and visit resource booths for building your tool box of Culture of Care resources.

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Come join us as we carry on the
tradition of this great event!

Contact cathy@agccolorado.org for more information, team
registration, or sponsorship information.

Parting Shots

Ace Eat Serve in Denver, CO
June 15, 2021

CRMCA/CSSGA Summer Social



The Colorado Ready Mixed Concrete Association (CRMCA) and the Colorado Stone, Sand & Gravel Association (CSSGA) hosted their first in-person networking event since early 2020 on June 15! The event took place at Ace Eat Serve in Denver's Uptown Neighborhood. The event was well attended by association members and industry partners. CRMCA and CSSGA look forward to bringing together the aggregate mining and ready mixed concrete industries for future events as the state reopens and recovers from the COVID-19 pandemic.



Senator Rob Woodward, Annelise Shepherd and Todd Olheiser of CRMCA



Pete Boren - Wagner Equipment and Paul Kos - Stantec Engineering



Tammy Buck - Yeh & Associates, Jo Taylor - Colorado Public Works Journal and CSSGA Board Member, Dana Svendsen - Perkins Coie LLP



Brett Morris - MHC Kenworth, and James Sharn - Martin Marietta



Todd Ohlheiser - CRMCA/CSSGA, Kevin Pooley - Behrens and Associates - Environmental Noise Control, and Jerry Wheeler - Legislative Aide to Rep. Mary Bradfield



Sen. Rob Woodward (R-SD15), Annelise Shepherd - CRMCA/CSSGA, Todd Ohlheiser - CRMCA/CSSGA, and Laura Beverage - Jackson Kelly, PLLC.

Parting Shots

Ace Eat Serve in Denver, CO
June 15, 2021

CRMCA/CSSGA Summer Social



Karl Kumli - Jackson Kelly PLLC, ANNELESE Shepherd and Todd Ohlheiser of CRMCA



Dana Svendsen - Perkins Coie and Laura Beverage of Jackson Kelly law firms.



CRMCA/CSSGA Executive Director, Todd Ohlheiser addresses event attendees.

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**Colorado
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Parting Shots

SATIRE BREWERY in Thornton, CO
June 16, 2021

National Utility Contractors Association of Colorado (NUCA) Networking Event



Laura Finch - Triton, Perry Silvey - BTC , Erica Sittloh - Belair, Terri Olson - OE CONSTRUCTION, Summer Morton - Fiore& Sons, Luke Miller - Colorado Pavement Solutions



Laura Finch - Triton, and Rob Slauson - Fiore & Sons



Neely Durun - Colorado 811, and Troy McCrimmon, ASSE



Terri Olson - OE Construction, and Otis Bennett - American West Construction



Colorado Construction & Design attended the NUCA Happy Hour event and made sure all beverages stayed cool!

About the National Utility Contractors Association of Colorado

As the only trade association dedicated solely to the utility construction business, NUCA of Colorado is the preeminent place to come together with other industry professionals to grow and develop, listen and communicate, and share best practices in a spirit of trust and cooperation. NUCA of Colorado offers its members the opportunity to build relationships and create unique business opportunities, stay up-to-date on the latest industry news, and participate in shaping industry-related legislation.

Colorado Utility Contractors Can Cut Retainage In Half

NUCA's Work to Reduce Fees To 5% Pays Off for Members

Colorado utility contractors are very pleased with a new bill signed by Colorado Gov. Jared Polis that will reduce their contract retention by half.

"This change to contract law in Colorado will greatly benefit small and midsized contractors. The increase in cash flow for these contractors will allow them to grow by reinvesting in equipment and personnel," said Rob Willis, Governmental Affairs Chair, NUCA Colorado.

Gov. Polis signed HB21-1167, "Private Construction Contract Payments," on May 17, with the bill taking effect 90 days after the state legislature adjourns. NUCA of Colorado expect the bill to take effect in mid-September 2021.

This new law will allow industry contractors and subcontractors to cut their retainage in half on private contracts. Retainage can be part of a construction contract where payment for a percentage of the value of completed work is withheld until completion of the project. In Colorado, that amount is typically around 10% of the total contract.

This arrangement grew out of a perception that retainage provided a level of protection to property owners, as well as giving incentives for proper and timely completion of the work. However, the profit margins in utility construction projects can be very thin and cash management is essential to a

contractor's success. Withholding retainage at this level has created a significant financial strain on contractors and subcontractors.

State utility subcontractors commonly carry hundreds of thousands of dollars in retainage and wait on average more than five months, and often up to a couple years, for payment of retainage. During that time, they are responsible for 100% of project costs. Funds tied up in retainage result in contractors being unable to take on new projects, hire new employees, or buy new equipment. They must borrow money to make up for delayed capital while expending overhead resources on collection of the owed retainage. And in many cases the property owner will not negotiate with a construction company to reduce this payment to a more reasonable level that benefits the company and its employees.

This new law prohibits a property owner from withholding from a contractor more than 5% of a private contract's price to ensure the work is satisfactorily completed. The law also prohibits contractors and subcontractors from withholding more than 5% from subcontractors and suppliers. This applies to contracts over \$150,000, or when there is an agreement to withhold retainage payments in a contract. It does not apply to contracts with public entities or building single-family or small multi-family dwellings.

NUCA of Colorado and its Colorado Contractors Coalition partners (ColoradoContractorsCoalition.com) worked with several state representatives and senators to shepherd this important industry bill through the state house. Reps. Duran and Will, and Sens. Gonzales and Scott are to be commended for their support and efforts to educate their colleagues about this unnecessary expenditure for small- and medium-sized construction businesses.

American Subcontractors Association Colorado, Colorado Roofing Association, National Utility Contractors Association of Colorado, Rocky Mountain Steel Construction Association

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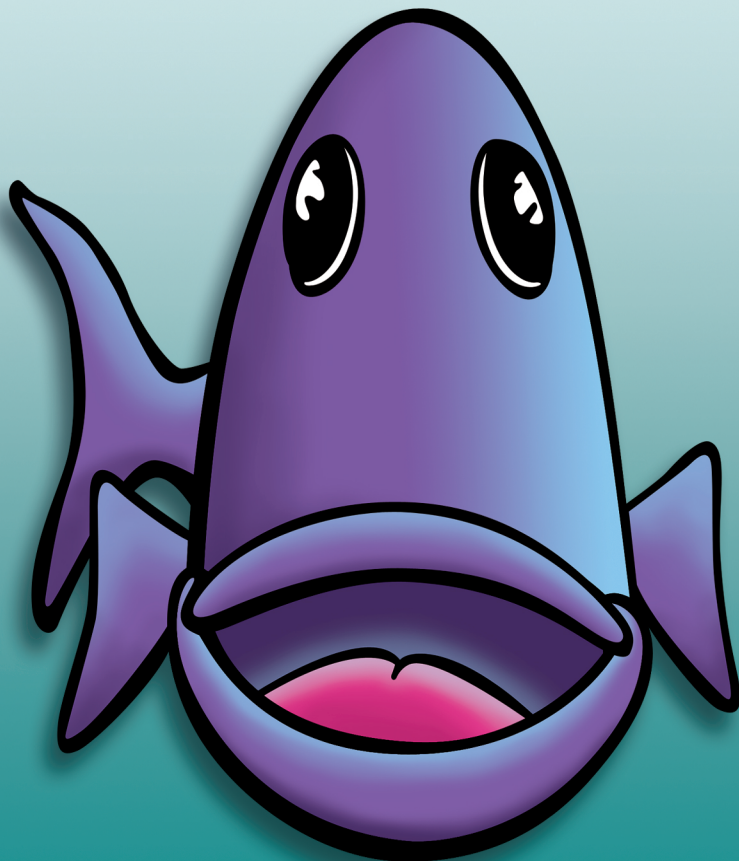
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