

Colorado

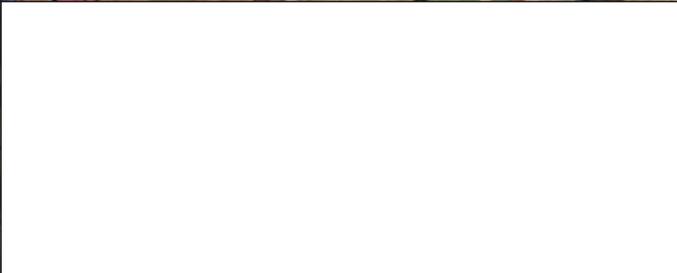
# CONSTRUCTION & Design



## Renovation/Addition and Reuse Round Up



Inside AGC Colorado  
page 60





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Mike Branigan & Polly Emmons

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Colorado-based architectural design firm Stantec showcased renderings and initial timelines in recent public meetings alongside preliminary plans to transform the West Parking Lot at 19th and Wazee Street into a dynamic mixed-use environment spanning an entire city block.

Image courtesy of Stantec.

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## Headline



Mike Branigan, Publisher



Polly Emmons, Editor/  
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Dear Reader,

In this issue of CCD we take a look at many projects underway in Colorado. Reporter Sean O'Keefe gives us an update on hospitality projects, and Julie Wanzer gives another in depth report on the status of steel construction projects. Her steel construction report is accompanied by an update from Rocky Mountain Steel Construction (RMSCA) President Casey Brown, who recaps recent activities of the RMSCA.

Thank you all for following us online and in print throughout 2017. We have exciting things in the works for 2018; for example, CC&D Magazine's NEW E-News letter which will include feature stories, and AEC industry breaking news, along with updates on what's happening with CC&D. We will also be unveiling an updated CC&D website with a new way to view and share press releases, submit articles, advertise, and read each edition at home or "on-the-go". Happy New Year to all!

As always, send us your news. We're here to help you build your business.

Sincerely,

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## National Western Neighborhood's Transformation Creates Historic Demand

4920 North Washington Sells for \$7.1 Million or \$175.18 PSF (\$1.655 Million Per Acre)

Newmark Knight Frank (NKF) announces the sale of 4920 North Washington Street in Denver. The 40,530-square-foot industrial asset located on 4.29 acres was sold by GI Investments, LLC for \$7.1 million, or \$175.18 per square foot, to a local developer.

Located near the new \$1.1 billion National Western Center (NWC) in the Globeville / Elyria Swansea neighborhoods (coined the National Western Neighborhood) with frontage along Washington Street, 4920 North Washington's sale price achieved the highest price-per-square-foot so far in an area defined by high demand and redevelopment opportunities. NKF's Russell Gruber represented GI Investments, LLC on the sale transaction.

"The National Western Stock Show redevelopment has triggered the next genre of transformation for the National Western Neighborhood, and the sale of the older, Class C industrial asset 4920 North Washington for record level pricing per square foot indicates the high demand for redevelopment opportunities in the area," noted

NKF Managing Director Russell Gruber. "Located ideally for value creation, the competition was fierce for 4920 North Washington. Now that much of the vacant land is off the market, the next level of opportunity will focus on older, antiquated industrial real estate – especially ones located on larger land parcels, and with a larger than average footprint."

**"Denver is booming, both economically and culturally..."**

The National Western Neighborhood is transforming into a vibrant, world-class community with active development and ongoing competition for opportunity. NKF Research notes the top three largest industrial sales in the past ten years, including the sale of 4920 North Washington Street, have occurred in the past 16 months, and 2017 has seen industrial sales in the area achieving an unprecedented price-per-square-foot, topping out (thus far) with 4920 North Washington at \$175.18 per square foot.

"It is notable that this pricing is only two years behind those achieved at River North (RiNo), one of Denver's most competitive and active redevelopment neighborhoods," added Gruber. "However, RiNo does not have any industrial buildings for sale that are larger than 30,000 square feet; while the National Western Neighborhood currently offers six industrial buildings for sale that are more than 30,000 square feet. This is a significant difference that will further spur activity in the National Western Neighborhood."

"Denver is booming, both economically and culturally," commented George Medley, owner of GI Investments. "This is an opportunity to redevelop this industrial space for a new use in line with the transforming National Western Neighborhood's rapid growth. This is the third transaction I've worked on with Russell Gruber and NKF, and I couldn't be more pleased with the outcome," added Medley.

## Ohlson Lavoie Collaborative (OLC) is Moving to STEAM on the Platte

On December 1st, 2017 OLC, an international architecture, interior design and aquatics design firm, moved its Denver headquarters to the newly renovated historic STEAM on the Platte (STEAM) development at 1401 Zuni Street, Suite 102.

OLC's space is located in the first phase of the project, a 65,000 square foot brick and timber warehouse which

was turned into a workspace for tech companies and creative businesses.

The development team for STEAM included Urban Ventures, LLC of Denver and White Construction Group of Castle Rock, CO.



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## JLL Secures 44,264 SF in I-70 Corridor for Logistics, Delivery and Warehouse Company



JLL recently secured a 5-year lease of Class B warehouse space for Precision Equipment Placement (PEPMOVE) at 14603 East Moncrieff Place in the Moncrieff Business Center. The 44,264-square-foot industrial space is almost twice as large as their previous space – as the business continues to flourish in the Denver’s very active industrial market. Moncrieff Business Center is located just off I-70 and I-225 in Northeast Denver.

The 100,000+ square-foot Moncrieff Business Center offers a near unparalleled location, sitting half way between downtown Denver and the airport with excellent access

to both I-70 and I-225. The property, owned by local real estate group Etkin Johnson, has nine dock-high doors, two drive-in doors, one ramped drive-in, six rail doors, ample parking and is zoned for light industrial.

PEPMOVE (Precision Equipment Placement) is the resource for the move, delivery, installation or storage of your high-value, sensitive, electronic or large equipment such as copiers, medical equipment, servers, gun safes, fitness equipment, lab equipment, heavy industrial equipment, kiosks and other difficult to move items.

## Sagebrush Companies Selects Local Boulder Developer

Sagebrush Companies has announced the sale of 2691 30th Street in Boulder (the former site of Robb’s Boulder Music), a property they received multiple offers for and made the decision to help address the city’s homelessness strategy when selecting their buyer, ALR Investments.

The firm, which specializes in value-add real estate investments and new development, decided to sell the

## MEP Engineering Providing Mandatory IECC Commissioning Services

MEP Engineering has announced enhancements to the firm’s commissioning services, for property managers and owners who are now required to present commissioning reports to local jurisdictions, as an outcome of the 2015 International Energy Conservation Code (IECC) adoption.

MEP Engineering’s new IECC 2015 Commissioning Services include:

- Final IECC 2015 Commissioning Report
- Functional performance testing
- Project design review to ensure code and building standard compliance
- Trouble shooting on-site project problems.

“The 2015 IECC is impacting office properties where tenant improvement work is nearing completion, but a property manager, owner and/or General Contractor are unaware of the requirement to have a completed commissioning report,” said Mitchell Sawin of MEP Engineering. “This is resulting in failed final inspections, no certificate of occupancy and the property manager is unable to turnover their space to tenants. It is a costly oversight on many fronts, including lost time and construction budget overages.”

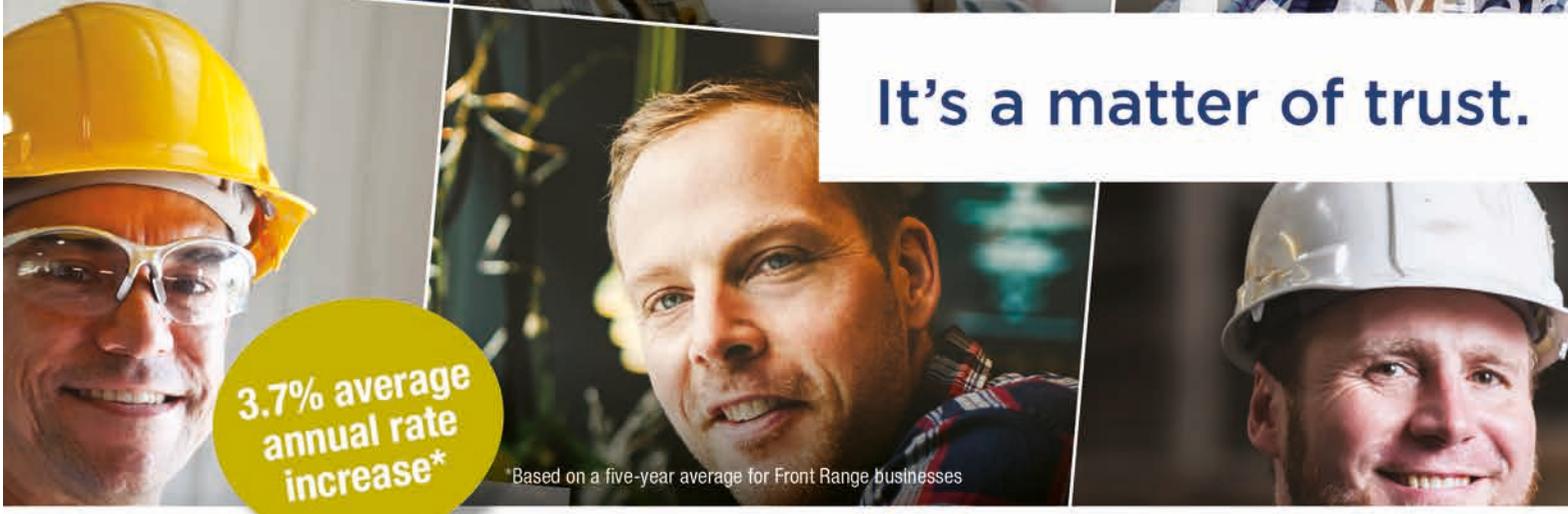
property to a local developer, headed by Don Altman, who has specialized in affordable housing in Boulder. According the development team, the site will become a hub for homeless services for the next two years, and then be redeveloped into approximately 50 units of affordable housing.



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## RedPeak Purchases Two Denver Apartment Buildings in the Span of Two Weeks

960 Grant Apartment Building in Capital Hill, and 1375 High in Cheesman Park are the Company's Latest Acquisitions.

RedPeak, Colorado's innovative and highly respected multi-family owner and operator, has announced the acquisition of two Denver apartment buildings within a two-week timeframe, bringing the company's current portfolio of multi-family properties to 29. The company is actively pursuing high quality acquisition opportunities in Denver's premier neighborhoods.

"With these two recent purchases, our current portfolio of properties that RedPeak owns and operates stands at 29, and we're excited to be able to provide Denver's growing population with quality residences in great urban locations," said Bobby Hutchinson, Chief Investment Officer for RedPeak. "These are two of Denver's finest apartment buildings, with classic brick facades and provide us with the opportunity to make renovations where needed, and upgrade them even more with the RedPeak brand."

## Denver-Based AE Design Moves to Wazee Exchange Building



AE Design - Jeff Mullikin, Jon Brooks

AE Design, a downtown Denver-based firm known for its award-winning integrated lighting design and electrical engineering solutions, today announced that they have moved their offices to 1900 Wazee Street, Suite 205 in the Wazee Exchange building. The firm's staff has doubled in size since 2013 with an overall 2016 year-over-year increase in revenue of 20 percent, making this move a critical step for continued growth. With more than 5,000 square feet, AE Design's new offices located within the same building also offer greater configurable open space for increased collaboration among staff and clients.

### 960 Grant / Capital Hill

960 Grant in Capital Hill was purchased for \$11.25 million and includes 69 apartments and the adjacent parking lot. The building was built in 1937, and consists of studios and one-bedroom units. RedPeak purchased the property from a family that has owned and operated the building since 1963.

### 1375 High in Cheesman Park

1375 High in Cheesman Park was purchased for \$14.75 million and included 54 one and two-bedroom apartments. The property was built in 1963, and extensively renovated in 2008. RedPeak purchased the building from Coughlin & Co.

## T Grand Opening

PMRG, a nationally recognized, full-service commercial real estate firm, and its partner National Real Estate Advisors, are pleased to announce the grand opening of their 35-story apartment project, The Confluence ([www.theconfluencedenver.com](http://www.theconfluencedenver.com)). Located at Denver's founding site, where the South Platte River and Cherry Creek converge, The Confluence makes a modern architectural statement at the NW corner of downtown. This prime Denver site is situated across from the REI flagship store, adjacent to LoDo and minutes from major sports arenas.

GDA Architects designed The Confluence and Clark Construction is the general contractor.





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## Construction Underway on New Williams Village East Residence Hall Designed by KWK Architects for University of Colorado Boulder



saving energy, but also encourage students to get into the habit of being energy conscious,” said Meghan Bogener, AIA, IIDA, Project Architect and Interior Designer at KWK Architects. “When designing these types of projects, we often ask our clients,

**“Do you want to LOOK green, or do you want to BE green?”**

Construction is well underway on the 178,000-square-foot Williams Village East residence hall at the University of Colorado Boulder. KWK Architects is part of the design-build team, which also includes architect-of-record alm2s of Fort Collins, CO and Whiting-Turner Contracting Company of Denver, CO. The projected move-in date for the \$96.7 million residence hall is August 2019.

Construction on Williams Village East began in August 2017 on the south side of Baseline Road at approximately 35th Street. The building will sit just east of the Williams Village North residence hall on a site currently occupied by a parking lot and four tennis courts that are no longer in use.

The 700-bed, seven-story Williams Village East was designed to match the architectural style and exterior finish of Williams Village North, which opened in August 2011. Williams Village East will be built according to LEED Gold standards, with renewable energy features. “A lot of the energy efficient features we designed into the building focus not only on

We find that the best design solutions incorporate both aspects.” Williams Village East will provide additional on-campus housing to keep pace with recent enrollment growth, and help address the growing demand from upperclassmen who want to remain in campus housing, according to information provided by the university. The building’s design is that of a more traditional residence hall that allows for more beds. Additional project updates and information may be found at [www.colorado.edu/fm/WillVillEast](http://www.colorado.edu/fm/WillVillEast)

## Adolfson & Peterson Construction Opens New Woodland Park Aquatic Center

On a warm Sunday afternoon, Adolfson & Peterson Construction (AP), along with Barker Rinker Seacat Architecture (BRS) and City of Woodland Park celebrated the grand opening of a new 24,530-sf indoor aquatic-only center. The center includes a zero-entry leisure pool, play features, a lazy river, a six-lane competitive lap pool with a diving board and a front entry that includes a party room, child care and administrative space.

In attendance at the event were members of the project team, including those from BRS, City of Woodland Park and AP, along with Woodland Park’s Mayor, Neil Levy.



## Pinkard Construction Completes The Retreat at Sunny Vista Assisted Living and Memory Care

Construction Manager/General Contractor Pinkard Construction Company has completed construction of The Retreat at Sunny Vista, the new memory care and assisted living on the Sunny Vista Colorado Springs campus.

The grand opening for the \$18 million, 55,000 square foot AL and MC campus was held in November. Construction cost was \$13.8 million.

Designed by Lantz-Boggio Architects, The Retreat offers 38 assisted and 28 memory care apartments, and features a therapy

gym, full kitchen and dining room, community life gathering areas, three fireplaces, and a secure courtyard with outdoor patios and fire pit, a sensory garden, exercise stairs, and walking paths.

The Retreat is across the street from The Living Center at Sunny Vista, a skilled nursing community, constructed by Pinkard in 2012. The Retreat at Sunny Vista sits on the site of Sunny Vista's original building, which operated from 1911 until 2012. Cappella Living Solutions will provide management and operation services.

## E-470 Road Widening Project Reaches Completion

E-470's Road Widening Project, aimed at providing improved mobility by adding a new third lane in each direction along the toll facility between Quincy Avenue and Parker Road, is officially complete. The eight-mile project will allow E-470 to accommodate projected growth in the coming years and continue to maintain a free flow of traffic for customers.

The Authority, which is user-financed, began work on the approximately \$90 million project in the spring of 2016. The new lanes opened to the public on October 16, two months ahead of the originally projected schedule. Final work on signage, landscaping and lighting is ongoing, but anticipated to wrap up in the coming weeks.

The project also included the construction of a new regional trail along the west side of E-470 between Quincy Avenue and Ireland Way, which opened to the public on December 1. The trail has been constructed past the designated end point at Ireland Way, along the E-470 right of way to the Arapahoe/Douglas County line, although this section is not yet open to the public. The Town of Parker is working with neighboring jurisdictions to determine the connectivity and final design for the trail reaching to the Cherry Creek trail west of Parker Road. E-470 sees the construction of the trail as laying the groundwork for future connections and travel options in the area through partnerships with the local jurisdictions.



Colorado College

### Tutt Library Renovation

New Center for Immersive Learning and Engaged Teaching

Swiss Pearl skin and Rulon wood ceilings with complex installations

Net-Zero building

Green Roof

Pfeiffer Partners Architects, Inc.

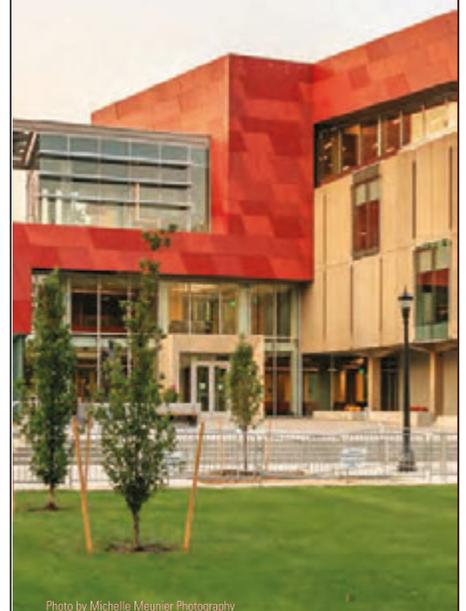


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# Project Updates



## Vertex Builders Selected to Renovate Swedish Medical Center-Southwest Emergency Room

Vertex Builders, a culture-focused construction company, is pleased to announce that the company was selected to provide renovations to the Swedish Medical Center-Southwest Emergency Room. The work will include updates to the main waiting room and reception desk (which will be highlighted by a new, wood ceiling and custom casework) and renovations to the patient and nurse areas. The project is scheduled for completion in the first quarter of 2018.

The architect for the project is Boulder Associates, a longtime associate of Vertex Builders on multiple medical design and construction assignments.

## NAVA Real Estate Development's Frisco Retail Center Achieves Summit County's First LEED-CS Certification



NAVA Real Estate Development (NAVA), a Denver-based commercial development firm, is pleased to announce that its retail center in Frisco is the first commercial project to achieve LEED Certification in Summit County, Colorado. Located just off I-70 on Summit Boulevard, the main thoroughfare between Frisco and Breckenridge, the retail center was the last remaining parcel of undeveloped land along the corridor. "The LEED designation aligns directly with NAVA's

commitment to absolute quality, and creating environmentally-conscious spaces that enrich the communities in which they are located," stated developer Brian Levitt of NAVA.

As the first LEED Certified core and shell retail center in Summit County, the development was recognized for its achievements in water and energy efficiency, environmental stewardship, recycling measures, use of sustainable resources, quality of materials and overall innovation and design. "The NAVA Frisco Retail Center is a great milestone for Summit County," says Steve Loppnow of YR&G Sustainability, who served as the LEED Advisor for the project. "It reminds us that green building aligns with our highest ideals for environmentally-conscious design and construction. We hope this project spurs more green building development in Frisco and the rest of Summit County."

## Collegiate Peaks Bank Shines Bright in RiNo

Located on Brighton Boulevard near 38th Street, the new home of Collegiate Peaks Bank can now be seen rising two and one half stories above the street level.

White Construction Group has completed the work on the foundations, stair cores, slabs, and most recently, steel framing on a site with challenging logistics. The project topped out just before Halloween and is on track to be occupied in mid-2018.



Designed by Surround Architecture, the bank's form is defined by a combination of soaring structural steel portal frames wrapped in Cross Laminated Timber panels, all punctuated by an expansive glass curtain wall.

## Weitz Completes Two Projects in Denver Tech Center

The Weitz Company has recently completed two new office buildings in the Southeast Suburban Corridor, bringing the national construction firm's square feet of built office space in Denver to over 25 million.



Located in the Denver Tech Center, the Dry Creek Spec Office Building is an eight-level, 256,000-square-foot mid-rise that will serve as an additional building to the corporate headquarters campus for Arrow Electronics. Originally designed as a spec office building, it changed into a build-to-suit project for the tenant early in the construction process,

which significantly changed how Weitz constructed it.



One Belleview Station is the newest 15-story, 335,000-square-foot high-rise at the corner of Belleview and Interstate 25. Developed by Prime West, in partnership with Goldman Sachs, and built by the design-build team of Gensler and The Weitz Company, One Belleview Station is a premier, Class A, Transit Oriented Development office building in the Southeast Submarket, Metro Denver's largest office submarket.

## Colewood Apartments Substantially Complete

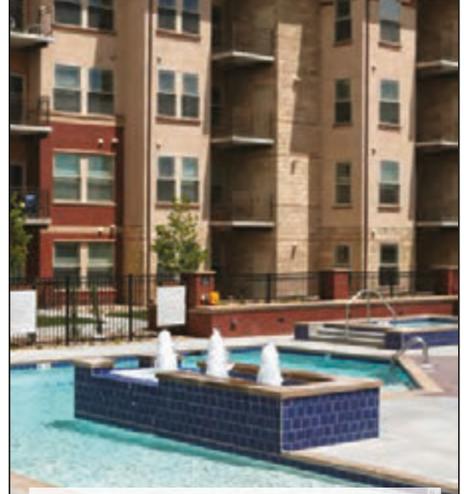
Alliance Construction Solutions (ACS) has substantially completed its development of the new Colewood Apartments, a 49-unit complex residing in the Berkeley neighborhood of Denver.

Dan Farrar, Dan Miller, and Matt Ondricek make up the Alliance team for the project, serving as the superintendent, project manager, and project engineer, respectively. This team has been working vigorously in recent weeks to close out the project. The date for the Grand Opening has not yet been

announced, but is expected to take place in late December/early January.

These luxury apartments will feature 49 one and two bedroom units, as well as a community room and two levels of below-grade parking. With nearly 100% of the property area filled, the site is a true "zero lot line" project. Colewood is being developed by Riverpoint Partners, with design and planning by Craine Architecture. Iron River Management is the management company for the property.

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## Stadium District Development Plans Unveiled to Enhance Lower Downtown Denver's Urban Landscape

*Project fills final parcel of Denver's iconic "LoDo" area with construction slated for 2018*



Colorado-based architectural design firm Stantec showcased renderings and initial timelines in recent public meetings alongside preliminary plans to transform the West Parking Lot at 19th and Wazee Street into a dynamic mixed-use environment spanning an entire city block. Highlighted by a Colorado Rockies Hall of Fame facility and an outdoor gathering plaza, the development will also include hospitality, office, residential, retail, entertainment, and food and beverage spaces.

**the plaza will serve as Denver's 'outdoor room,' a year-round space that can accommodate neighborhood concerts, festivals and other activities,"** said Daniel Aizenman, senior principal at Stantec.

### Completing A Critical Piece of Denver's Downtown Fabric

One of Denver's oldest and most historic neighborhoods with more than a century of heritage, Denver's Lower Downtown (LoDo) has become a socially and economically thriving component of the city's downtown landscape. The Coors Field-adjacent West Lot (middle left) represents the last open land parcel connected to the LoDo district, Union Station, RiNo district, making the development a critical connection point.



The Colorado Rockies will serve as project developer for the West Lot transformation. Hensel Phelps will be the general contractor while Denver based RNL, now Stantec, will serve as lead architectural designer, with multiple Stantec offices contributing. The firm's Boulder, CO-based visioning, brands, and experiences group is the lead experience designer while Stantec's Chicago-based architecture group will provide the hotel design. The project is entering the entitlements phase with construction slated to begin in 2018.

### A National Trend in Urban, Stadium-Centric Renewal

The Rockies' West Lot effort (bottom left) represents a growing trend in major mixed use developments surfacing within sport stadium and arena districts across North America. Stantec is currently providing design support on growing stadium districts in several major metropolitan cities, including Denver, Dallas, Tampa, Chicago, and Edmonton, Alberta, among others.



### West Lot Development - At a Glance

Plans for the multi-use West Lot development (top left) are spread across nearly three acres which sit adjacent to Wynkoop Plaza, and will feature an outdoor "content plaza," the first of its kind in Denver. **"The plaza is designed as a pre- and post-game gathering place for Rockies fans, complete with unique restaurants and state of the art audio and visual systems,"** said Larry Weeks, principal at Stantec. **"Beyond baseball,**



## Etkin Johnson Leases New 153,018 SF Spec Building in Colorado Technology Center

Lease-Up of 633 CTC Boulevard Triggers Construction of 400,000 SF Spec Campus

Etkin Johnson Real Estate Partners, a full-service, privately owned commercial real estate investment and development company based in Colorado, today announced the completion of its 153,018-square-foot speculative building located at 633 CTC Boulevard in Louisville's Colorado Technology Center (CTC). Three companies have signed long-term leases to fully occupy the new building: The Keystone Group, Molecular Products and Wild Goose Canning.

"Our developments have helped drive significant growth in the CTC over the past several years, and the addition of these companies will further add to the economic vitality and longevity of the area," said Ryan Good, executive vice president and partner at Etkin Johnson. "Now that 633 CTC Boulevard is fully leased, we're starting construction on a brand new spec campus in the CTC with state-of-the-art technology and amenities."

The new speculative three-building, 400,000-square-foot industrial/flex campus – dubbed Louisville

Corporate Campus at CTC – will be constructed on a 33.12-acre parcel purchased by the company and annexed into the CTC earlier this year. Like other Etkin Johnson properties in the area, Louisville Corporate Campus at CTC will feature 24-foot ceilings, heavy power, loading docks and an energy-efficient design. Etkin Johnson purchased the 12.2-acre 633 CTC Boulevard property in 2015 from Hill Properties for \$1.975 million (\$3.72 per square foot). The company currently owns nearly five million total square feet in Colorado.

Chris Boston and Michael-Ryan McCarty from Gibbons-White represented The Keystone Group in the transaction. Eric Brynestad and David Shirazi from JLL represented Molecular Products. Aaron Haflinger from Savills Studley and Chad Kollar from Cresa Partners represented Wild Goose Canning.

For more information about Etkin Johnson and its holdings, please visit [www.etkinjohnson.com](http://www.etkinjohnson.com).



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## Visionary Design-Builder is New DBIA Rocky Mountain Region Executive Director



**Dennis Ashley** will help lead industry efforts in four-state region. He has been committed to not only educate and advocate on the value of design-build but he's also put that commitment to work on important projects throughout the west. Dennis is a 2015 DBIA Distinguished Leadership Award winner and has led DBIA student and academia outreach programs for more than a decade. He has created and has led the DBIA National Design-Build Student Competition since its inception.

Dennis Ashley gained 44 years of construction and architectural experience before his recent retirement from Swinerton Builders.

## CD Specialty Contractors Hires Two New Professionals

CD Specialty Contractors, a Denver-based commercial and industrial insulation and scaffolding company, recently hired two new members to its team, Director of Safety Dan Self and Business Development Manager Earl McJunkin.



**Dan Self** will oversee the safety department, ensuring that all projects remain accident and injury free while exceeding customer expectations in safety performance and regulatory compliance. Self has 30 years of mining and construction safety management experience.



**Earl McJunkin** has more than 28 years of experience in the scaffolding industry. Prior to CD Specialty Contractors, he owned his own company and specialized in multiple industries, including pulp and paper, refining and power.

## IECRM Announces its 2018 IECRM Board of Directors

**Pete Aden**, Bauerle & Company, P.C.  
**Jim Bakhaus**, Namasté Solar  
**Robert Cheney**, RK Electric  
**Lindsey Cox**, 1st Electric Contractors  
**Pete Farreny**, Weifield Group Contracting  
**Nathan Goodman**, EATON Corporation  
**Leighland Gutierrez**, Courtesy Electric  
**David Jones**, QED Electric Supply  
**Justin Martin**, Bret's Electric  
**Herb Phelps**, Network Insurance Services, LLC  
**David Scott**, Encore Electric Inc.  
**Dennis Walker**, United Rentals  
**Robert Watkins**, Kenny Electric

IECRM's Board of Directors is comprised of 13 energy contractors and industry businesses. It is the overarching governing body of the Chapter focused on creating business opportunities and providing the programs that keep the electrical and energy industries thriving.

## Colorado Announces Shad Cloeter to Rocky Mountain Project Executive



The Colorado office of The Weitz Company announced the promotion of **Shad Cloeter** to Project Executive. As Project Executive Shad is responsible for overseeing all operations in the Rocky Mountain region. He is coach and mentor to the Operations team. Specific responsibilities include project oversight, staffing

and support, contract negotiations, coordination of preconstruction services, strategic project planning, safety, and insuring complete client satisfaction. He works closely with the project teams and leads our project management services and efforts.

Shad brings 17 years of construction management experience with Weitz to the position. He has also been on the forefront of our critical operations initiatives within the company including Lean Construction, analysis and adoption of the Procore project management system and the implementation and training of ASTA scheduling software.

Shad earned his B.S. in Construction Management from the University of Nebraska in 2000 and his LEED AP accreditation in 2009.



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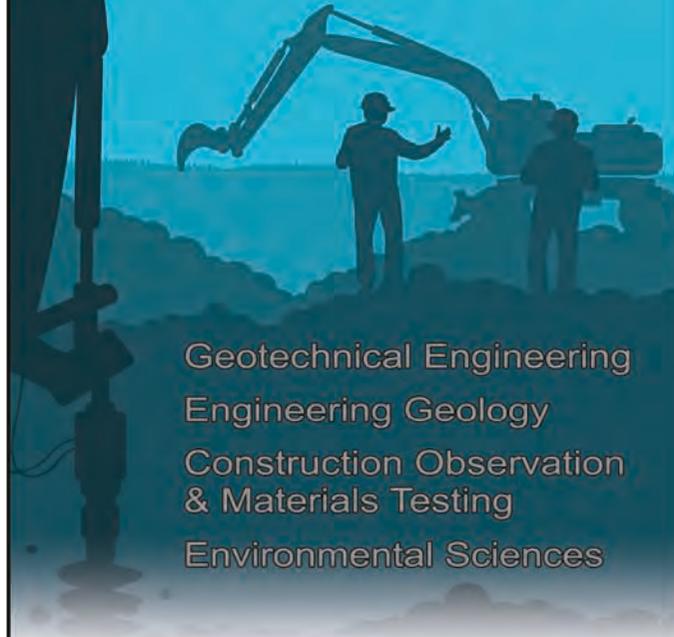


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**2018 EDITORIAL CALENDAR**

**WINTER/SPRING 2018**

Today's Electrical Contractor, Office and Mixed-  
Use Round Up, AGC Colorado Special Section

**SPRING 2018**

Healthcare (Hospitals, MOB) and Senior Living  
Round Up, AIA Northern Colorado Regional  
Report, Masters in Masonry with the Rocky  
Mountain Masonry Institute,  
AGC Colorado Special Section

**SPRING/SUMMER 2018**

Jobsite Safety, Multi-family Residential Round  
Up, AIA Western Colorado Regional Section,  
AGC Colorado Special Section

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# People News

## Consilium Design names Kim Ketchel as Director of Business Development

### JVA, INCORPORATED CONTINUING THE LEGACY



**Tom S. Soell, P.E., LEED AP | Immediate Past President, Vice President Director of Structural Engineering**

With the company since 1979 and President from 2007 to 2017, Tom has greatly influenced JVA's growth from a 10-person Boulder structural firm to today's 100-person, multi-

discipline firm with five offices statewide. Tom will remain active as Vice President.



**Kevin A. Tone, P.E., LEED AP | President Director of Civil and Environmental Engineering**

Kevin joined JVA in 1999 to start the civil and environmental engineering disciplines. Since then, the departments have expanded to over 60 staff throughout the five offices. As President, Kevin will

maintain JVA's focus on continuous improvement. He will champion the firm's commitment to excellence in quality and service, while promoting collaboration across multiple offices and disciplines.



Consilium Design is proud to announce the hiring of **Kim Ketchel** as their new Director of Business Development. Kim brings a breadth of talent in all aspects of business development, marketing and client relationship management to the team.

Kim has 20 years of experience in a variety of industries including real estate, media, education and digital advertising, and holds a B.S. in Journalism from University of Colorado, Boulder.

### Walker Names Helene Jewett Business Development Representative



Walker is pleased to announce that **Helene Jewett** has been named Business Development Representative for the firm's Denver office. In her new position Jewett will develop business relations throughout Colorado, Wyoming, Montana, Idaho, Nevada, Utah, Arizona, and New Mexico.

Helene Jewett has over twenty years of experience.

## Concepts In Millwork, Inc. Announces New Hires and Promotions

Concepts welcomes John Wylie as our new Director of Operations. John comes to Concepts with 20+ years of leadership, operations and manufacturing background and will oversee the day-to-day operations of the Engineering, Installation, Production and Project Management Departments.

Concepts also welcomes three New Project Mangers: Bob Frazier and Jonathan Haney, both with 20+ years in the millwork industry and Christopher

Broussard, 10 years in the construction industry, a new Project Coordinator: Sarah McFarland, 5 years in the construction industry and a new Sales Associate, Michelle Maher.

Concepts Promotions: Congratulations to Melisa Scherer in her promotion to Project Manager. Melisa has worked for Concepts for over 5 years and has been in the construction industry for 8 years.



Bob Frazier



Jonathan Haney



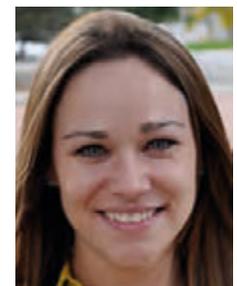
Chris Broussard



Sarah McFarland



Michelle Maher



Melisa Scherer



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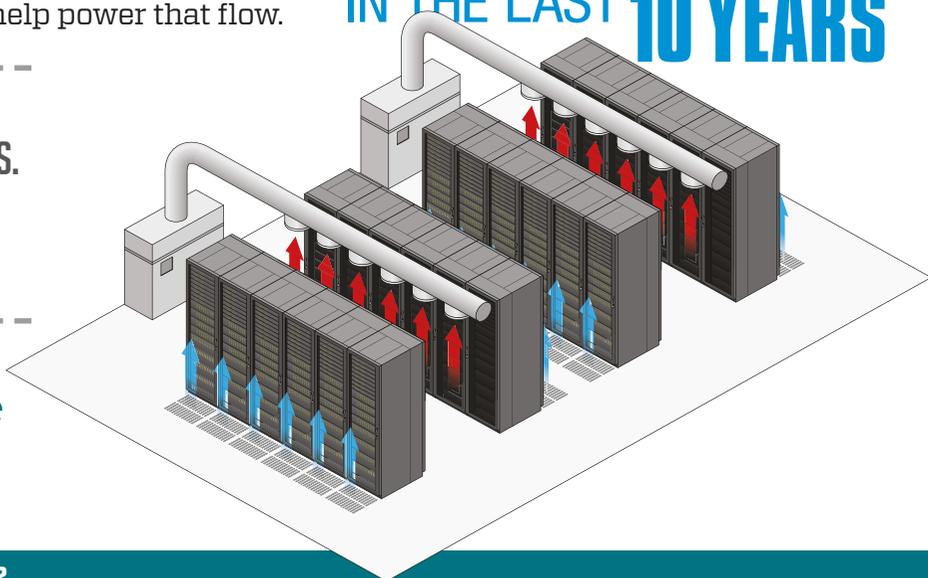


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# People News

## Pinkard Construction Names New President, Chief Opera

Pinkard Construction announced today that Tony Burke has been named president of Pinkard Construction Company and Jeff Barnes has been named chief operating officer.



Starting as a project engineer at Pinkard in 1999, **Tony Burke** has moved through the ranks as senior engineer, project manager, senior project manager, and construction manager. He has a B.S. in Building Construction Management from Purdue University, and is a LEED Accredited Professional.



**Jeff Barnes** joined Pinkard Construction in 2000. In the construction business since 1973, Jeff has hands-on experience as a superintendent, project manager, senior project manager, construction manager and operations manager. He is a problem solver who excels at team building, communication, and financial management.

## JHL Constructors Welcomes Jeff Johnson's Return



JHL Constructors, Inc. (JHL) is excited to announce that **Jeff Johnson**, a rising leader in Colorado's construction industry, has returned to the JHL Team. Johnson rejoins JHL Constructors after ascending to the position of Vice President with Calcon Constructors since leaving JHL in 2004. In his new role

with JHL, Johnson's daily tasks will overlap business development, preconstruction services, and project management responsibilities, building on his previous experience as a project executive.

**"Jeff has an exceptional history of leading complex projects by understanding the design vision, gaining the owner's trust, and delivering a successful, profitable built reality,"** says JHL President & CEO, Ben Steller.

## Craine Architecture Announces New Hires



**Carla Polkrywka Cole** was hired as a Senior Project Manager, and brings nearly 20 years of experience to the firm. She specializes in design/construction project management for commercial developments, including LEED certified projects, projects for Fortune 500 companies and a wide array of industries

including transportation, residential, education, retail, hospitality and more.



**Andrea Rome** joins Craine Architecture as a Business Administrator, and has held various business management and business administration positions during her 15-plus year career. Her areas of specialization include fiscal project management, accounting and contract processes for projects.



**Eric Bottenhorn** has been named the Director of Design at Craine Architecture, and has more than 20 years of experience in the industry. During his career, he has served as a project manager, project designer and project architect. He is also LEED certified.



**Deron Granville** joins Craine Architecture as a Senior Project Architect, with more than 20 years of experience. His primary focus has been on mixed-use projects, master planning and urban design in various cities across the U.S.

## CFC Construction Names Orville Hinerman President



As president, **Orville Hinerman** is responsible for all strategic and operational aspects of the company.

Hinerman holds a bachelor of science degree in architectural engineering from the University of Colorado-Boulder.

## CTL|Thompson Founder Bob Thompson Looks back at 45 years in Business



**Bob Thompson** spent last year looking back at his career, including 45 years as founder, president, and now consultant to CTL|Thompson. The firm, due to Bob's unmatched expertise, has provided geotechnical, structural and environmental expertise and materials testing on an estimated 100,000 residential and commercial building projects.

In his 55-year career, Thompson emerged as a national leader for devising engineering solutions to challenging slope stabilization and earth retention projects, especially in mountainous areas. He is one of the foremost experts on expansive soil behavior and introduced technologies and testing that have changed Colorado's landscape – opening up building in regions that were formerly untouchable due to expansive soils.

He also led the field of foundation design, mine remediation and anchor wall design for large excavations. His team is currently applying his teachings on commercial buildings such as 1144 Fifteenth and Louisville's DELO development.

**“Bob’s work cast a long shadow on our industry and the Colorado community,”** said CTL Vice President Marc Cleveland. **“The average tenure of our leadership team exceeds 20 years, because of the corporate culture created by Bob, the wisdom he imparted and the many essential and exciting projects that his leadership attracted to the firm.”**



# CTL|THOMPSON





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Thompson's work spread far beyond the company he founded. Instrumental to Colorado construction, Thompson joined forces with like-minded colleagues to establish what became the Colorado Association of Geotechnical Engineers (CAGE), in 1995, and worked tirelessly to establish standard practices for geotechnical firms in Colorado and across the U.S.



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# Renovation/Addition and Reuse Round Up

by Sean O'Keefe

New and invigorating energy continues to sweep over Colorado, pouring from development offices, design studios, and construction sites into existing buildings, neighborhoods, and communities. This edition of the Round Up covers a collection of great projects stretching geographically from Fort Collins

to Mesa Verde and programmatically from sanctity to science with a little bit of everything in between. Celebrate the reuse, repurpose, and revitalization of Colorado with some of the designers, builders, and clients breathing new life into old places.



Image credit: the City of Loveland

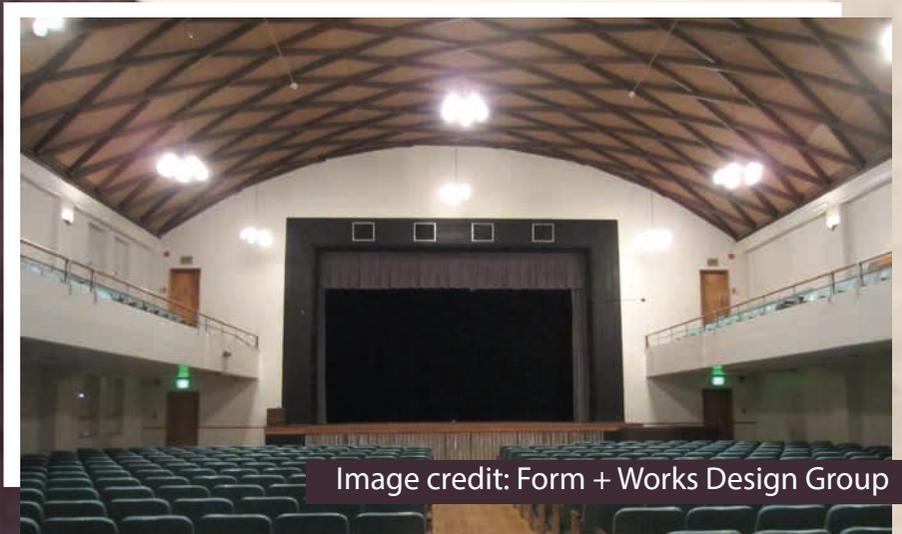


Image credit: Form + Works Design Group

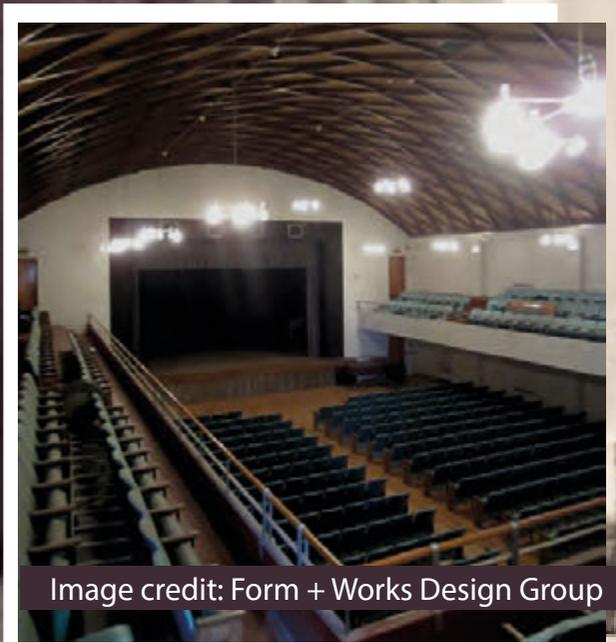


Image credit: Form + Works Design Group

## Loveland Auditorium Undergoes Historic Preservation with Form + Works Design Group

The City of Loveland is in-progress with plans to rehabilitate The Pulliam Community Building, constructed in the late 1930's, was funded by the Works Progress Administration (WPA) in President Franklin D. Roosevelt's New Deal in combination with a \$20,000 gift from D.T. and Lillian Pulliam. The City received two WPA grants intended to construct both a City Hall and a community auditorium, the two funds were combined to construct a single community

structure to accommodate both functions. Typical of WPA funded projects, the building was composed of local, low-cost materials and incorporated Art Deco design characterized by minimal ornamentation on stepped facades with low geometric relief.

The City has engaged **Form + Works Design Group**, of Denver, to lead design services for the historic rehabilitation that will address a combination of

# Renovation Round Up

life safety, code compliance, ADA, and preservation issues. Features within the building that will be carefully preserved include the arched roof supported by a unique wood lamella truss system and the lobby's terrazzo floors, which mimic the truss patterns.

Two stair tower additions will improve egress from the auditorium and increase the building's capacity to be used for a wide variety of community events. General contractor selection is expected to be complete in January an anticipated completion in the fall of 2018.

## Sacred Heart Catholic Church Readies for the Next 100 Years

Sacred Heart Catholic Church, located in Old Colorado City, is undergoing a top-to-bottom restoration in anticipation of the next hundred years of service. Originally completed in 1922, the Spanish Mission-style church's rehabilitation will mark the first phase of a 20-year master plan for the parish campus at 21st Street and Colorado Avenue in Colorado Springs. **Nunn Construction** leads general contracting and **Taylor Architecture and Design, LLC** provided design services for the 7,206-SF interior and exterior restoration.

On the exterior, the building is being resurfaced in new stucco and a handicap access ramp was added to the front entrance. In addition to upgrading

mechanical and electrical systems, interior improvements considered the church's desire to rehabilitate or re-use as much of the original materials as possible. The unique wooden-slat ceiling is being restored and some of the wood in the existing pews will be reclaimed to make new confessionals. Remaining pews will be sent to a sister church for reuse. A local woodworker and parishioner, **Jeffery Keating**, has been commissioned to make new pews and a custom altar. The campus has remained active throughout construction, with services being held in an adjacent gymnasium building while the community awaits the early 2018 reopening of Sacred Heart Church.

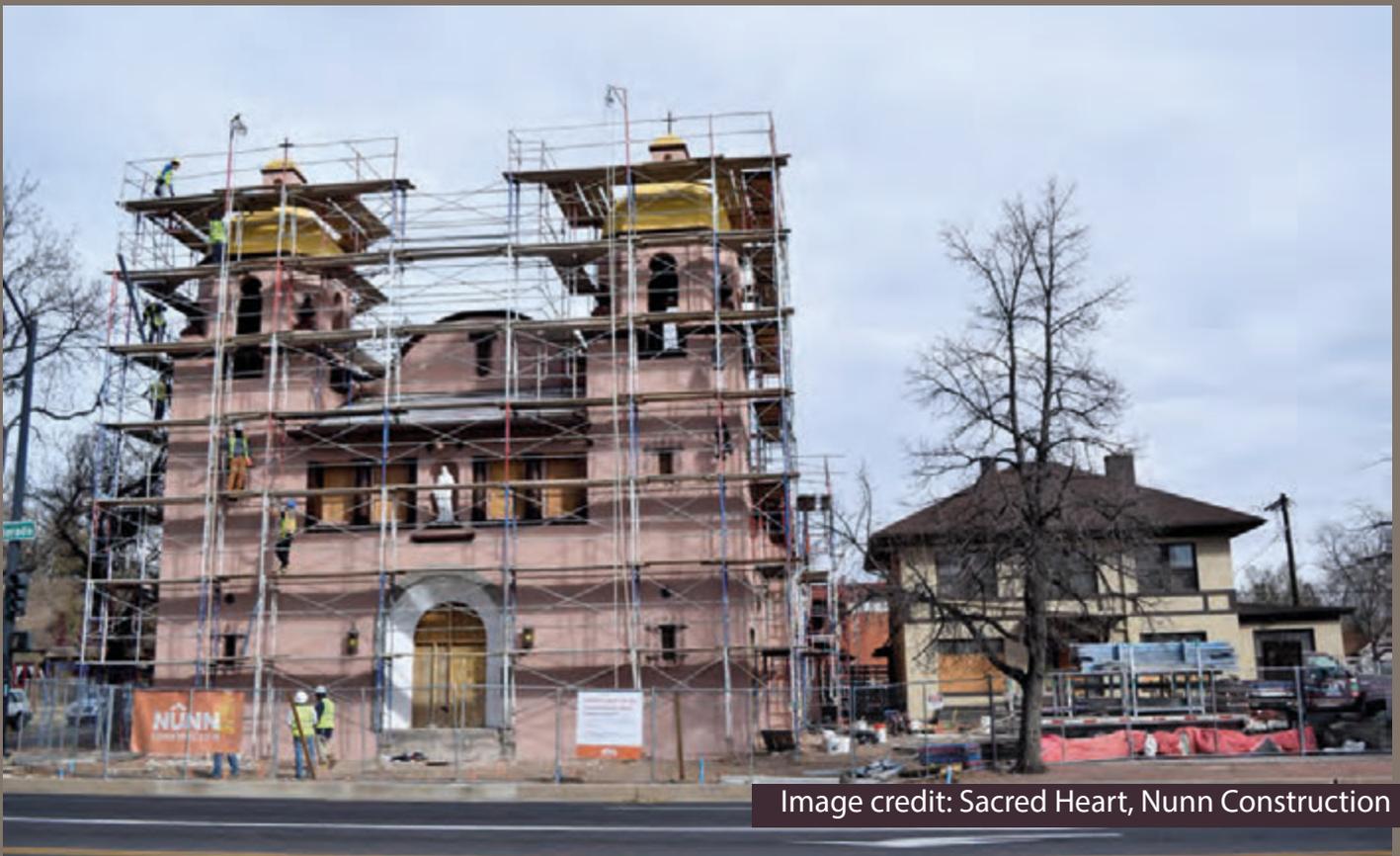


Image credit: Sacred Heart, Nunn Construction



Image credit: Form + Works Design Group

## Far View Visitor Center to Begin New Chapter in Mesa Verde

The former Far View Visitor Center of Mesa Verde National Park, located in Southwest Colorado is being readied for reuse after several years of dormancy. Originally constructed in 1964 as a theater space, the building was soon repositioned as Mesa Verde's primary visitor center in 1968 and served in that capacity until 2012 when a larger, more accessible, modern visitor center was opened much closer to the Park's entrance along U.S. 160. The distinct, round, mid-century modern building is referential to the kiva structures that fundamentally define the Park's ancient cliff dwelling architecture and has been declared eligible for listing on the National Register of Historic Places. Denver-based architecture and historic preservation firm, **Form + Works Design Group**, has

been hired to conduct an assessment and develop a Historic Structure Report to identify the building's conditions and needs. The 6,000-SF Far View Visitor Center's stone cladding, sweeping terrace views, and indoor/outdoor stairs and entrance ramp combine to uniquely nestle the building into the landscape. Since the building is so thoroughly integrated within the context of the Park, the proposed new use involves partnering with a University interested in the site's living natural history and the educational and research opportunities it provides. The Historic Structure Report will be completed by the end of 2017 and the resultant rehabilitation construction is expected to be planned by the **National Park Service** in 2018.

# Renovation Round Up

## The W Building to be Rejuvenated in Colorado Springs

The Winfield Scott Building in Colorado Springs is an example of late 19th Century masonry construction that was originally built as the Colorado Springs & Interurban Railway's trolley barn and repair shop. The electric trolley system connected Colorado Springs and Manitou Springs, operating from 1902 to 1932 when buses fully replaced the railcars. Named after the railway founder, Winfield Scott Stratton, in the decades since the railway closed and the property changed hands ad hoc renovations, interior partitioning, and additions to the facade accumulated to mask the building's charm and history.

The building has been home to Southside Johnny's a popular



Image credit: Echo Architecture

neighborhood restaurant and bar for more than 15 years joined by a rotating assortment of retailers. The central downtown location with patio-width sidewalks and the structure's wide interior bays make the 13,300-SF building ideal for a collection of open-plan restaurants. The new design will restore a sense of outward order by returning the façade to a clean, minimally ornamented exterior in brick and metal. Cues from the building's past that informed the design concept include trolleys, tracks, and mechanical operations

evidenced by the use of steel, wheels, and vertical roll-up doors.

Owner **Neibur Development** has engaged design firm **Echo Architecture of Colorado Springs** and **Thomas General Contractors** to lead the building's revitalization. Construction is in-progress as of November 2017 and the completed building is expected to be ready for re-occupancy in the Summer of 2018.

## Renovations to Golf Club at the Broadmoor Moving Forward

The Golf Club at the prestigious Broadmoor Hotel in Colorado Springs is undergoing renovations that will upgrade existing facilities and add long-needed amenities to the main floor entry of the original 1918 building. Approximately 25,000-SF of public circulation spaces surrounding the lobby will be rejuvenated and enhanced by additional retail offerings, new display cases, and greatly expanded and improved lounge seating.

The Golf Club restaurant will be completely refurbished with a new bar, seating, and finishes throughout. The existing coffee shop will be replaced by a full-service café serving espresso, pastries,

specialty chocolates and wine. A new chocolate kitchen will be visible from the café, to showcase the craftsmanship and care of the preparation process. The club's Heritage Hallway will be lined with new display cases to share the club's history, heroes, and accomplishments.

A primary challenge for builders **GE Johnson Construction Company** has been protecting and supporting the massive yet delicate grand staircase made of granite in the lobby. Construction began in November of 2017 and is expected to be complete in April of 2018. Design services on this project were provided by **Goodloe Architecture, Inc.**



Image credit: Gensler

## The Yard, An Adaptive R

e

The Yard, an adaptive reuse of a former warehouse, adds 86,000-SF of new creative office and gathering space to the Denver market at 2323 Delgany Street within the Denargo Market. A joint venture between **EverWest Real Estate Partners** and **WHI Real Estate Partners L.P.**, the adaptive reuse project began with a single-story, concrete tilt-up panel warehouse that had been subjected to years of additions, subtractions, and utilitarian modifications over many previous lives. Located just steps from Coors Field, the Yard was completed in December 2017 and puts tenants in a highly amenitized environment less than a half-mile from the RiNo, Ballpark, and Union Station submarkets.

With **Gensler** leading design services and **Provident Construction** taking charge of general contracting, the centerpiece of the design is an 8,000-SF indoor common area surrounded by perimeter offices of full-

height glass walls. Tenant spaces will have their own interior entries and brand expression opportunities but also benefit from the economy of shared conference rooms and the large central gathering space. The design takes a less is more attitude, removing unnecessary exterior and interior elements from the existing structure. An expansive front porch has been added to create an inviting transition into the space and accommodate an identifiable entry, which includes prominently displayed bike storage. The building's double-height interior is daylit by enlarged 18-ft window openings and some 25-ft skylights.

# Renovation Round Up





## Denver Art Museum's North Building Celebrates 50 with a Bang

As the Denver Art Museum's North Building nears its 50th anniversary in service, it is undergoing a dynamic revitalization to return some luster to one of Denver's architectural gems. Originally designed by famed Italian architect Gio Ponti, the museum's industrialist design-style and ceramic tile skin have made it an iconic cultural beacon in the city center for generations. Serving some 750,000 visitors in 2014, the reinvestment program will see the addition of a gleaming 50,000-SF Welcome Center and 210,000-SF of renovations.

The Welcome Center will centralize visitor entry and amenities for the entire museum and add event space on the second level. A restaurant, quick-service café, and community gathering spaces on level one will be joined by a state-of-the-art conservation lab and art storage facility on the lower level. Emphasizing the importance of meticulous conservation, pedestrian-level windows into the lab will allow public observation from the Kemper Courtyard, which will also see extensive renovations. Within the existing building, renovations will touch 13 distinct museum areas. Budgetary constraints of the original commission prevented the museum's 7th-floor viewing deck from ever being completed or fully opened to the public. This project will finally complete Ponti's vision for the observation deck which celebrates the museum's distinctive crenellation of the roof with an outdoor plaza and view portals.

**Fentress Architects** takes responsibility for design services with **Saunders Construction** working as construction manager / general contractor for the project, which begins construction in January 2018 and is expected to be complete in 2021.

Images credit: Fentress



# Renovation Round Up

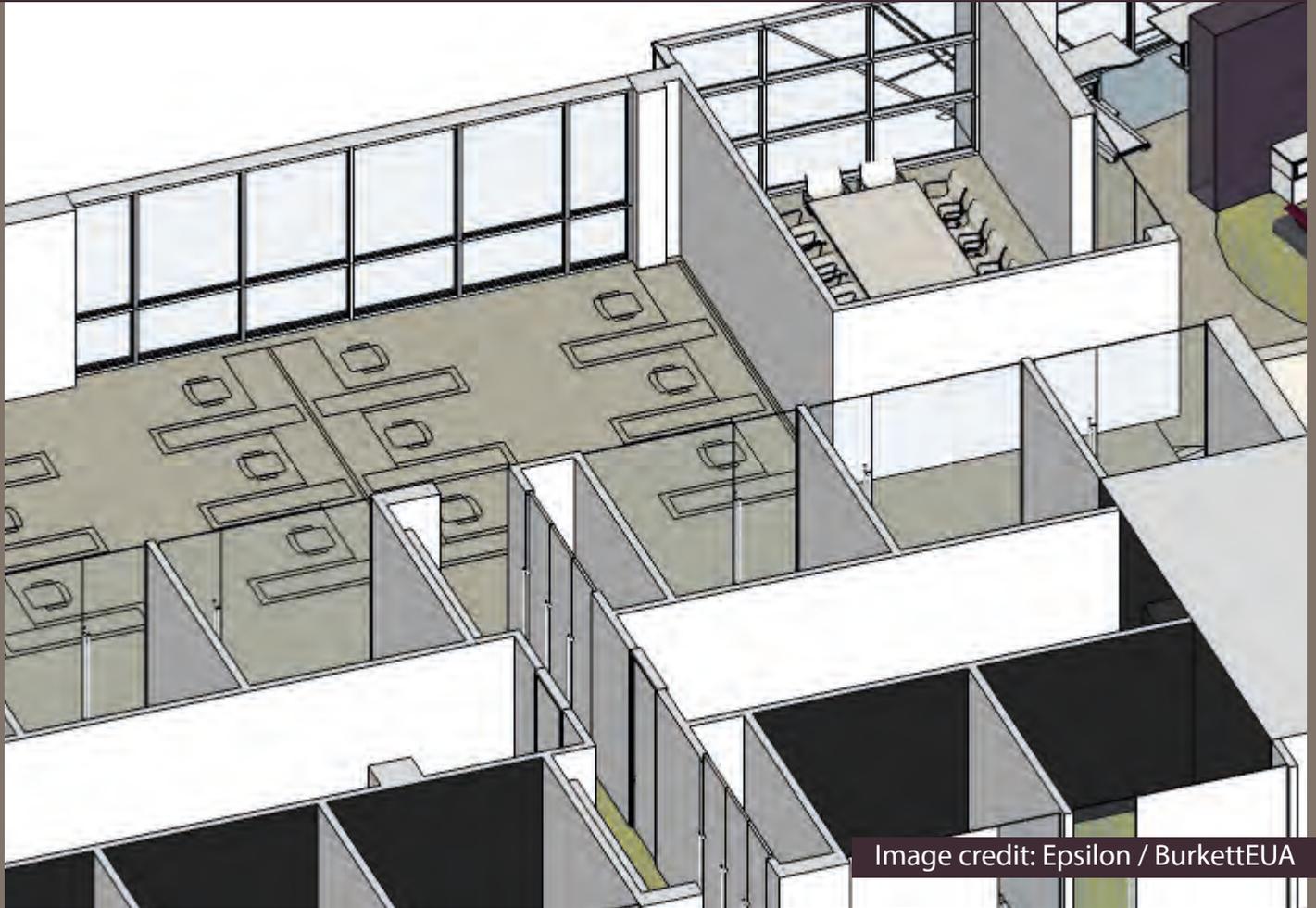


Image credit: Epsilon / BurkettEUA

## Epsilon Builds-out Regional Headquarters on Fast-Track

**Global Marketing** and consumer research giant, **Epsilon**, is transforming more than 68,000-SF of second-generation space for use as their new regional headquarters in Westminster. Located at 11030 Circle Point Road, Epsilon's new space will take all of floors two and three and half of level-one in the four-story office building. The transformation is being led by a local team that includes commercial real estate brokers, **Cushman & Wakefield**, designers, **BurkettEUA**, with construction services being delivered by general contractor **BOOTS Construction**. The space is being delivered on a fast-track schedule that began in November 2017 and will wrap up in April of 2018.

The design for the redeveloped space places a premium on enhancing staff environments for compared to their previous offices. Employees

will benefit from great access to natural daylight with human-scale individual and team workspaces lining external walls. Large, thematically-distinct breakrooms at both ends of each floor are designed as shared experience destinations for the entire office. Office spaces along internal corridors are complemented by breakout spaces and lavatories. Other improvements include ergonomically-correct Cityline workstations from **Teknion** and extensive lighting upgrades to enhance the natural daylight. Since BurkettEUA had also designed the previous tenant's space during new construction, they were able to gracefully and economically reincorporate existing design features into Epsilon's refreshed aesthetic.



Image credit: 4240

## Colorado State University's College of Natural Resources Revitalized

Colorado State University, in partnership with **Pinkard Construction** and **4240 Architecture**, is currently transforming the Warner College of Natural Resources on the Fort Collins campus in preparation for the next generation of learners. Named for the primary donor, the Michael Smith Natural Resources Building will incorporate a full facility modernization with an overhaul and expansion of the College's programmatic offerings. In total, the project will see 113,000 SF of fire protection upgrades to existing space and 45,000-SF of new construction to meet the college's growing needs. New programmatic features of the revitalized facilities will include a student success center, state-of-the-art teaching labs, meeting space, and a new home for the Center for Collaborative Conservation. Rethinking the building as the front door to the

College of Natural Resources, a bold new entrance incorporates a 55-ft structural turned glulam column that extends dramatically to the 4th level terrace's cantilevered roof. The architecture reflects both nature and the meticulous, delicate pursuit of scientific truths sought by the programs housed within through strong, transparent connections with outdoor views and durable sustainable materials. Natural daylighting, use of regional building materials, and a living green wall add environmentally-friendly charm and character.

Construction services began in the summer of 2017 and the new and reposition facilities are expected to be welcome students for the Fall of 2018 semester.

## PCL Construction Continues to Support Red Cross with New Donation Architecture + Planning

PCL Construction is pleased to announce a \$300,000 donation to the American Red Cross and Canadian Red Cross Disaster Management programs. The latest Red Cross donation is a continuation of the 2011 and 2014 agreements and will see \$75,000 donated annually to each humanitarian agency over the next two years.

This renewed commitment comes during one of the most costly years for natural disaster recovery in the United States. Like many businesses and families in the areas impacted by the western US wildfires and Hurricane Harvey, PCL Construction and its employees were directly affected. Many PCL employees dedicated themselves to providing relief support during the crisis, including by assisting their coworkers with rebuilding efforts.

The donation will provide financial support for the Red Cross Disaster Management program. This enables the organizations to better prepare communities throughout North America for crisis situations through

a proactive investment in disaster-response operations, training for disaster-response personnel, and the establishing of critical disaster-response infrastructure. Learn more about the impact of our Red Cross donation here.

This is PCL's third proactive donation to the Red Cross, and will bring PCL's total contributions to the American and Canadian Red Cross to \$1.5 million since 2011.

### Donation History

PCL has a history of supporting the Red Cross's disaster response efforts, having provided financial support to the Red Cross during a number of crisis situations that included Hurricane Katrina and the Haiti Earthquake. Since 2011, PCL has committed \$1.5 million to the Red Cross's Disaster Management program. This proactive approach saves money by supporting disaster response preparation, rather than reactively funding a specific disaster response operation.



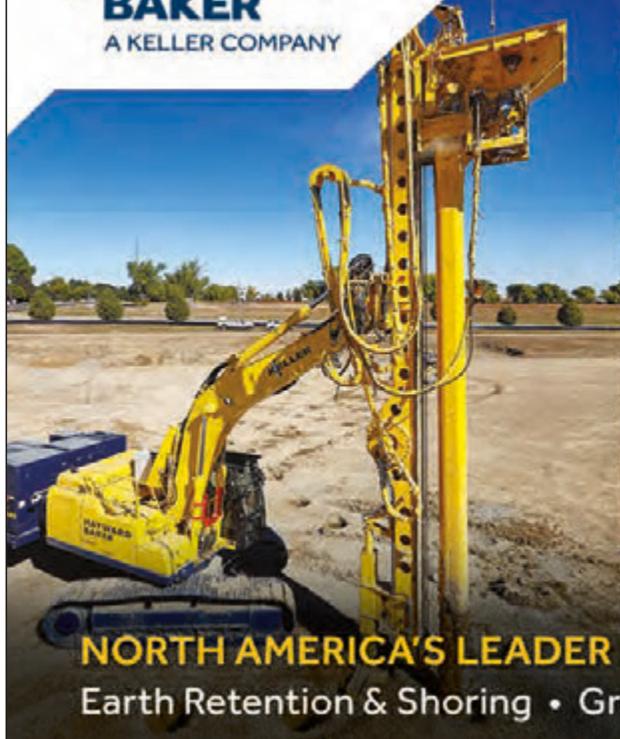
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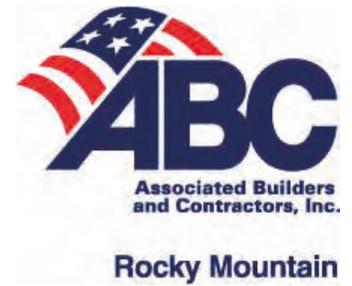
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# AWARDS



## **Associated Builders and Contractors, Inc. 2017 Excellence in Construction Awards Celebration**

### **Excellence in Construction Award Ceremony**

The Rocky Mountain Chapter of Associated Builders and Contractors (ABCRCM) celebrated member companies for their exceptional construction projects at the 16th annual Excellence in Construction (EIC) Awards on October 20th, 2017 at Infinity Park Event Center in Glendale, Colorado. The event was brought to the ABC membership by the chapter as well as the Bald Eagle Sponsors, Adolfsen & Peterson Construction and Spacecon Specialty Contractors, LLC, and the Golden Eagle Sponsor, Jones Hartz Building Supply.

#### **A panel of 9 industry experts judged the 24 award submissions:**

**David Bellomo** – Kawneer

**Kira Chafee, LEED AP** – CFC Construction

**Sara Coutts** – Neenan Archistruction

**Jake Hallauer, CCIM** – Chrisland Real Estate Companies

**Kelly Hedlund, LEED AP** – Armstrong World Industries

**Travis Hossfeld** – Stafford Construction Services Corp

**Liz Newman** – McCauley Constructors

**Leif Rosenvold, P.E., LEED AP** – KLOK Group

**Tyler Whittaker** – The Beck Group

The judges evaluated the projects based on criteria including factors such as complexity, unusual challenges or problems overcome, innovative techniques or programs, value-engineering, safety records, and owner satisfaction. Scores in these areas determine a project's award level: Award of Excellence (first place), Award of Merit (second place), or Letter of Commendation (third place). Excellence and Merit award winners are eligible to submit their projects to compete at the ABC National Excellence in Construction Awards, which take place in March 2018 in Long Beach, California.



EIC attendees mingle during the cocktail party prior to the awards ceremony.

## Excellence Winners

### **Douglass Colony Group**

28th & Canyon: Exteriors

### **Encore Electric, Inc.**

Colorado State University Stadium,  
Electrical: More than \$10 Million

### **FCI Constructors, Inc.**

Eaton Area Community Center,  
Institutional: \$10-\$25 Million

### **Milender White**

Toolik Ecological Observatory,  
Other Construction: \$2-\$100 Million

### **Mortenson Construction**

Colorado State University On-Campus Stadium,  
Mega Project: More than \$100 Million

### **MTech Mechanical**

401 Lawrence,  
Mechanical: Commercial \$2-\$10 Million

### **RK Mechanical, Inc.**

Aggie Village at CSU,  
Mechanical: All Projects More than \$10 Million

### **RK Specialties, Inc.**

UCCS Village at Alpine Valley,  
Other Specialty Construction:  
Commercial Less than \$10 Million

### **Spacecon Specialty Contractors, LLC**

University of Colorado,  
Colorado Springs Ent Center for the Arts: Interiors

## Merit Winners

### **Adolfson & Peterson Construction**

Block 32 Utilities Administrative Building,  
Institutional: \$10-\$25 Million

### **Adolfson & Peterson Construction**

Silverthorne Performing Arts Center,  
Institutional: \$5-\$10 Million

### **Douglass Colony Group**

Country Club Towers,  
Sitework/Landscape/Hardscape

### **Douglass Colony Group**

State Capital Reroof,  
Other Specialty Construction:  
Commercial Less than \$10 Million

### **Encore Electric, Inc.**

Silverthorne Performing Arts Center,  
Electrical: Commercial Less than \$2 Million

### **Encore Electric, Inc.**

Vail Valley Medical Center Phase 1 - West Wing,  
Electrical: Commercial \$2-\$10 Million

### **Hensel Phelps**

Denver Health 601 Broadway Hospital  
Support Services Building,  
Healthcare: \$25 to \$100 Million

### **Hensel Phelps**

Union Tower West,  
Commercial: \$25-\$100 Million

### **Kuck Mechanical Contractors**

Larimer County Humane Society,  
Mechanical: Commercial \$2-\$10 Million

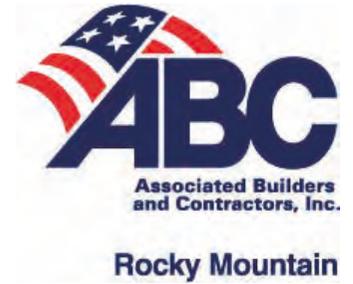
### **Pinkard Construction**

Moorhead Recreation Center,  
Institutional: \$10-\$25 Million

### **RK Mechanical, Inc.**

245 Columbine,  
Mechanical: Commercial \$2-\$10 Million

# Awards



## ABC Individual Chapter Award Winners at EIC

Two individuals were recognized as the ABCer of the Year and the Young Professional of the Year. These awards distinguish members who have contributed above and beyond expectations and have shown a dedication of time and energy to promoting the merit shop philosophy and growing the chapter.

### ABCer of the Year

Aaron Eide, Flood and Peterson

### Young Professional of the Year

Jill Dustman-Coe, White Construction Group (photo at right)



FCI Constructors, Inc. receives the Specialty Award for a Design Build Project for the Eaton Area Community Center.

ABC's BEAM Club is comprised of members who actively work to recruit new members. The following individuals either have recently joined the BEAM Club or have moved up a level, and they were called up to receive their BEAM Club plaques at the EIC Awards.

**BEAM Club: Recruited 5 or more new members** - Darren Hinton, Milender White; Rachael Koch, Power Management Systems & Sales; Rob Marceau, RK Mechanical, Inc.

**Merit Level: Recruited 10 or more new members** - Bob Purchase, Graybar Electric.

**Merit PLUS Level: Recruited 15 or more new members** - Jason Maxwell, White Construction Group.

**Presidential Level: Recruited 25 or more new members** - Dennis Walker, United Rentals.

## Special Recognition Awards

### Excellence in Marketing

Marika Bacon, FCI Constructors, Inc.,  
Eaton Area Community Center

### LEED Project

Adolfson & Peterson Construction,  
Block 32 Utilities Administration  
Building

### Design-Build Project

FCI Constructors, Inc.,  
Eaton Area Community Center

### Free-Enterprise Award

Milender White,  
Toolik Ecological Observatory



Jill Dustman-Coe, White Construction Group with Mark Latimer, ABC President/CEO after she is named ABC's Young Professional of the Year.

An advertisement for Colorado Construction &amp; Design magazine. The background is a yellow and blue gradient with the words 'PRESS RELEASES BRAND', 'SPONSORSHIPS MARKETING', and 'ADVERTISING' repeated in a light yellow font. The main headline reads 'WE'RE HERE TO HELP YOU BUILD YOUR BUSINESS IN PRINT • ONLINE • ON TIME'. Below this, the website 'www.ccdmag.com' is listed, along with email addresses for news and marketing. The bottom right features a tablet displaying the 'MEDIA KIT 2018 AD RATES EDITORIAL CALENDAR' and a stack of magazine covers. The magazine covers show a construction site and the title 'Colorado CONSTRUCTION &amp; Design'.

# Awards

## ACEC Colorado Announces 2018 Engineering Excellence Award Winners

The American Council of Engineering Companies of Colorado (ACEC Colorado) announced the winners of its 2018 Engineering Excellence Awards (EEA) at yesterday's celebration luncheon held at the Denver Marriott City Center (Denver, Colo.).

The Grand Conceptor Award, presented for the overall best engineering project, was awarded to **AECOM** for the Innovative Long-Term Biological Treatment Facility for Petroleum-Contaminated Soil project. **Merrick & Company** was recognized with an Excellence Award for their Nuclear Reactor Vessel Water Jet Peening Tool Deployment Bridge & Pump Equipment project.



ACEC Colorado recognized eleven innovative Colorado engineering projects during the Engineering Excellence Awards luncheon at the Denver Marriott City Center.

### The following firms received Honor Awards for their projects, including:

**AECOM** for the Colorado Hazard Mapping Program (CHAMP) - Post Flood Risk Analysis project;

**Farnsworth Group, Inc.** for the Pipeline Triad Relocation project;

**Felsburg Holt & Ullevig** for the I-70 Vail Underpass project;

**The RMH Group** for the Red Rocks Community College Student Recreation Center.

### Additional awards presented included Merit Awards for the following firms and their associated projects:

**Felsburg Holt & Ullevig** for the Town of Windsor Railroad Quiet Zone project;

Photos: The Unfound Door

**Huitt-Zollars, Inc.** for the Newton Court Family Housing Pedestrian Bridge Upgrade project;

**KL&A, Inc. Structural Engineers** and Builders for the Viceroy Palm Jumeriah Dubai Sculpture project;

**MDP Engineering Group** for the Union Tower West project.

**Martin/Martin Consulting Engineers** also received a Merit Award along with the Outstanding Project Board award for the Auraria Higher Education Center Tivoli Quadrangle project.

The ACEC Colorado EEA program annually recognizes consulting engineering firms for projects that demonstrate an exceptional degree of innovation, complexity, achievement and value. For 50 years, Colorado firms have entered their most innovative projects and studies into this competition. The ACEC Colorado EEA program generally follows entry guidelines established for the ACEC National EEA program.

ACEC Colorado will display the project boards from the EEA Luncheon at the State Capitol February 18, 2018 - February 24, 2018 in honor of National Engineers Week. The winning projects also received commemorative videos that will be available on ACEC Colorado's YouTube Channel to further promote the innovative work of its member engineering firms.



Nancy Clanton (L), President of ACEC Colorado, presented the General Palmer Award to Jill Tietjen (R) at the Engineering Excellence Awards luncheon.

## **Jill S. Tietjen, P.E. Honored by ACEC Colorado with The General Palmer Award**

The ACEC Colorado honored Jill S. Tietjen, P.E. from Technically Speaking, Inc. with The General Palmer Award at yesterday's Engineering Excellence Award celebration luncheon held at the Denver Marriott City Center.

**"We are honored to recognize Jill Tietjen, who embodies all of the qualities we look for in The General Palmer Award recipient. As a visionary, General Palmer was a civil engineer, industrialist and philanthropist who founded Colorado Springs. We bestow this award to individuals that advance the engineering community and have made noteworthy contributions to the State of Colorado,"** commented Nancy Clanton, PE, President of ACEC Colorado.

With more than 40 years in the electric utility industry, Tietjen has made significant contributions to the engineering industry through her consulting career, volunteerism and service on several board of directors for various associations and firms. Described by the Colorado Woman's Hall of Fame (as an inductee in 2010), as a veritable powerhouse, author, speaker and electrical engineer, Tietjen has worked to raise awareness of infrastructure issues and has been an advocate for women in the engineering field.

In addition, Tietjen mentors young woman in the technology and engineering fields, and has established national and local scholarships for women in those fields. In her role as a series editor for the Springer Women in Engineering Series, she is providing a platform for women to document their work in science and engineering.

# Awards

## **AGC Colorado Recognized Top General & Specialty Contractors at 2017 Industry Gala & ACE Awards**

780 contractors and industry leaders attended the Associated General Contractors of Colorado (AGC) Industry Gala & ACE Awards at the Hyatt Regency Colorado Convention Center on November 17. Reggie Rivers, a former running back for the Denver Broncos and now a professional broadcaster and motivational speaker, served as the Master of Ceremonies.

**“Colorado remains a strong economy with construction of over \$10 Billion dollars built over the last year. The Industry Gala & ACE Awards celebrated the achievements of our general and**

**specialty contractors on these projects that represent the top tier construction projects built in Colorado,”** commented Michael Gifford, President and CEO of AGC.



UCHealth Longs Peak Hospital - Project of the Year, Haselden Construction.

Eighty-five project entries were submitted by AGC member companies that demonstrated the creativity and skill of Colorado’s builders, architects, engineers and specialty contractors. Winners were recognized with three award levels, including ACE (first place), Silver and Bronze.

The following firms received ACE awards for their projects, delineated by several categories. Meeting the Challenge of a Difficult Job for a Specialty Contractor ACE award went to **Colorado Cleanup Corporation** for the Monarch Casino Garage Implosion. Best Building Project Under \$2 Million for a Specialty Contractor was awarded to **Weifield Group Contracting**



Haselden Construction was recognized for the Project of the Year award for their UCHealth Longs Peak Hospital project.

for the Westminster Pump Stations Improvements project. Best Building Project \$2 - \$6 Million for a Specialty Contractor recognized **Kenny Electric** for the Swedish Medical Center Neuro project. Best Building Project \$6 - \$10 Million for a Specialty Contractor was presented to **Sturgeon Electric Company** for the Denver Health Hospital Support Services Building project. The final award for specialty contractors went to **RK** for their Aggie Village project in the Best Building Project Over \$10 Million.

General contractors were recognized with the following awards. Contribution to the Community ACE Award was presented to **Nunn Construction, Inc.** for the Springs Rescue Mission project. Meeting the Challenge of a Difficult Job for a General Contractor was presented to

**GE Johnson Construction Company** for the Vail Health – West Wing Expansion/ Renovation project. The Best Building Project Under \$10 Million for a General Contractor was awarded to **Swinerton Builders** for the DEN Escalator Replacement Project. Best Building Project \$10 - \$40 Million for a General Contractor was presented to **Adolfson & Peterson Construction** for the Block 32 Utilities Administration Building project. **Haselden Construction** was awarded the next two categories of awards with the Best Building Project \$40 - \$70 Million for a General Contractor for their University of Wyoming High Bay Research Facility project and Best Building Project Over \$70 Million for a General Contractor for the UCHealth Longs Peak Hospital project. Haselden Construction also took home the coveted Project of the Year Award for

the UCHealth Longs Peak Hospital project.

AGC also presented awards for the Jack Mincher People's Choice selections and the Construction Education Challenge Award. **Dynaelectric Colorado** was presented the Jack Mincher People's Choice award for Specialty Contractors for the Adams County Human Services Center project. **Hyder Construction** took home the Jack Mincher People's Choice award for the Pioneer Crossing Restaurant on Peak 7 project. Representatives from Colorado State University were awarded the Construction Education Challenge award for their Recruitment and Diversity Initiative project.



## The Fiore Story

### A Legacy Move to a Legacy Location



It's 1959...and Eddie Fiore has an idea. Some called him brave. Others called him foolish. The son of Italian immigrants, working from his home office on a piece of land that his parents homesteaded in 1936, Eddie launched Eddie Fiore Trucking...with only 1 truck. Determined and gritty, little did he know that his vision and doggedness would create a Legacy that is known today as Fiore & Sons, Inc.

Photo: Eddie Fiore

That wasn't all however, because in 1972, son Larry, a hardworking, dedicated, family man, with his wife Diane and four sons, Mike, Tony, Larry Jr. (Butch) and

With over 275 employees, 300 pieces of equipment, and the recipient of admirable awards for safety and service, Fiore & Sons, Inc. is today a pioneer heavy civil contractor in Colorado, providing a wide range of civil contracting and management services.



Three Fiore sons...today's executives

David, his "sidekicks" who were destined to be future leaders in the organization, endeavored to take the business to a new all-time high by "entering" the bid market. A major paradigm shift and risky but calculated, this new and exciting business model laid the groundwork for the unprecedented growth of Fiore & Sons, Inc. that we see today.



Candelas Sunset 2014



Fiore & Son's impressive equipment and operations today.

Offering the most complete range of civil contracting and heavy equipment services to property owners and developers in the Rocky Mountain region and surrounding areas, Fiore & Sons, Inc. maintains the highest level of service and scheduling with a continuous focus on quality and safety.

**"Want to see your business in the Spotlight?  
Contact Publisher Mike Branigan to find out how!"  
Tel.: 303-914-0574 or Email: [mike@ccdmg.com](mailto:mike@ccdmg.com)**

“Determined and gritty...”

“the recipient of admirable awards for safety and service...”

“...his vision and doggedness created a Legacy known as Fiore & Sons, Inc.”

“they were destined to be leaders...”

“Some called him brave, others called him foolish.”



Fiore & Son's impressive equipment and operations today.

Like the “Fiore Family” likes to say, “we do construction down to the ground and from the ground down” with services that include civil construction management, earthwork, demolition, site utilities, structural excavation, trucking, overlot, finish grading and environmental services.

Recently announced, Fiore's corporate offices expanded to 80 East 62nd Avenue, Denver, Colorado. The Operations, Maintenance and Transportation Departments remain at 730 W. 62nd Avenue, Denver, CO 80216. Larry Fiore, Jr. (Butch), President recently said, “We're excited to announce the expansion of our corporate office. As a third generation family-owned organization, we take great pride in our thriving legacy that dates back to the inception of the organization by our grandfather, Ed Fiore, in 1959. Our expansion allows for the continuation of over 58 years of continual operations with the same and intact family-owned business model. We take immense pride in our tradition of delivering consistent and professional services to our customers and the marketplace.”



Fiore & Son's new corporate location.

Of historical significance is Fiore's move to the former **‘Home of Wonder Bread’** site, a Legacy property in the Welby area, a long established Italian-immigrant farming community. The corporate offices, doubling in size, have been completely refurbished to accommodate a growing staff and there are plans to re-lease the entire warehouse space. The original, prominent neon signs are being repaired to a fully functional state that honors the distinctive history of this legendary property.

**“We're excited to keep this iconic facility in use for the new home of the Fiore Corporate Offices, says Fiore.”**

The second major office expansion of Fiore & Sons, Inc. since 1959 when Eddie Fiore set his sights on the future of his lineage and of an heirloom organization he loved so well, we have affectionately come to understand the historic intersection between the Fiores, a Legacy family and **“Home of Wonder Bread”**, a Legacy location and that's the **“greatest thing since sliced bread.”**

## Utility Investigations – Risks and Responsibilities for Engineers *by Marilen Reimer*



**Marilen Reimer, CAE**

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

ACEC Colorado hosted a workshop in partnership with the American Society of Civil Engineers (ASCE) Colorado Section and Colorado Department of Transportation (CDOT) to discuss the challenges that existing subsurface utilities create on projects, and offer solutions. One specific topic addressed the risks that engineers encounter when doing utility investigations. A related topic addressed the distribution of responsibilities for engineers, municipalities, utility owners, and contractors for conducting reliable utility investigations to produce design and construction drawings.

During the end of Colorado's 2017 legislative session, Senate Bill 17-290: Engineer Excavator Stamp Plan Underground Facility was introduced that forced a serious conversation to have reliable utility data depicted on construction plans. Along with new design duties for 811 one-call bill that will be introduced in the 2018 legislative session, further guidelines are being explored for the management of risks associated with utility investigation and construction.

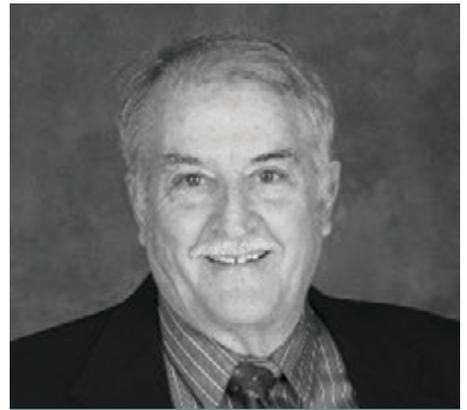
In 2002, ASCE published the Standard Guidelines for the Collection & Depiction of Existing Subsurface Utility Data (ASCE 38-02) in response to such responsibility dilemmas. This performance, risk-based standard allows the engineer to place a non-quantifiable utility uncertainty judgment to depicted underground utility segments. This "Utility Quality Level" allows users of the plans to know the level of effort and the results of that effort in investigating the site for the presence and location of known and unknown utilities based upon the professional judgement of the licensed professional engineer or

surveyor in responsible charge. Use of ASCE 38-02 in Colorado has been inconsistent to date; however, with pending 2018 legislation and increasing use by CDOT, it can be beneficial to understand how ASCE 38-02 can reduce and manage those risks that existing underground utilities present to engineers. Projects' savings can be found in fewer construction claims and contingencies, and less re-design work.

We received a lot of engaging feedback and commentary from the attendees, along with concerns that we hope to address in future stakeholder meetings around the state such as: Should the trigger for the use of ASCE 38 be about size, volume, dates or phases? Should the standard be used just for utilities in public right-of-way (ROW)?

This workshop will be repeated as a stand-alone-track during the 2018 Annual Training for Transportation and Environmental Professionals on March 6-7, 2018 at the Sheraton Denver Downtown Hotel; details can be found on the ACEC Colorado website at [www.acec-co.org](http://www.acec-co.org).

## OSHA's New Injury Reporting Rules by John Mayerle



**John Mayerle**

John Mayerle is CCIG's Director of Risk Control. He can be reached at [johnm@thinkccig.com](mailto:johnm@thinkccig.com) or 720-330-7919.

It was years in the making and has no shortage of critics, but OSHA's new workplace injury and illness recordkeeping rule finally went into effect Dec. 15.

Under the rule, companies with 250 or more employees – as well as those with more than 20 employees in certain high-risk industries such as construction and manufacturing – are required to submit their completed 2016 300A data via OSHA'S Injury Tracking Application website by that date.

This form shouldn't take a lot of time to tackle. It does not list specific injuries, employee names or incident details. Instead, it merely summarizes the number of injuries, total numbers of days away and days transferred/restricted, and total number of injuries and illnesses by broad category. More detailed forms will need to be filed next year.

It's important to note that the rule doesn't require companies to maintain new records; it just mandates electronic filing of records employers should have been keeping already.

OSHA's website offers you three options for submitting your data: Option one allows you to manually enter data into an online form. Another option gives you the ability to upload a CSV file (like an Excel spreadsheet) to process a single or multiple establishments at the same time. For the third option, if you use an automated recordkeeping system, you can submit your data electronically using an application programming interface—or API.

While OSHA says it's tried to make things easy, critics say the rule imposes a new administrative burden

on employers. There also are worries about false conclusions that may be drawn from incomplete information and the room for error in manually copying data into the new system.

Nonetheless, OSHA says analysis of the data it now collects electronically will improve its "ability to identify, target, and remove safety and health hazards, thereby preventing workplace injuries, illnesses, and deaths."

In explaining its rationale for the rule, OSHA said it believes making injury information publicly available will "nudge" employers to focus on safety. "And, as we have seen in many examples, more attention to safety will save the lives and limbs of many workers, and will ultimately help the employer's bottom line as well," it said.

Some employers have interpreted this to be an effort to "shame" companies based on their injury and illness records.

The rule also requires employers to inform employees of their right to report work-related injuries and illnesses free from retaliation.

The deadline for 2017 data is July 1, 2018. Data for 2018 will be due March 2, 2019. The annual deadline thereafter for submitting the prior calendar year's data will be March 2.

Lastly, it should be noted that OSHA is reviewing certain provisions of the rule and is expected to share its thoughts in an official notice sometime this year.

## Outward Ho! Is Colorado Pricing Out its Workforce? *by Michael Leccese*



Michael Leccese



I moved here in 1993, when Colorado had but 3.3 million souls. The average professional I met remained dazed from the great Colorado recession of the 1980s. During that period, the state lost population.

What a difference a generation makes. The state where the Columbine grows has now grown to nearly 5.6 million. Congestion aside, we have nonpareil livability; Denver has become first-class for culture and food; unemployment is barely 2.5 percent.

Now comes this report from state demographer Elizabeth Garner: 193,000 people clawed their way out of Colorado last year, an all-time high. That still made for a net gain of 30,000, but revealed disturbing trends. To wit: Denver home prices zoomed up 57 percent in the last eight years, while incomes rose only about 15 percent. Mounting traffic and congestion expose shortages to pay for basic infrastructure repair, much less expansion.

And this one from Richard Wobbekind, executive director of the business research division at CU Boulder's Leeds School of Business: **"The economy is strong here. We just don't have enough labor."** (This will hit the construction industry hard.)

Meanwhile, ULI's Emerging Trends in Real Estate 2018 report downgraded Denver from a Top 10 real estate investment to number 23 (shades of the Broncos!), citing the affordable housing shortage as a factor.

So: 1) Why should you care and, 2) what can you do about it? On the first point, see above. These trends hurt business. On the latter, it's time for our state

to support robust affordable housing programs and public-private partnerships, while easing restrictions on building housing at all price points.

There's more bad news than good on this front. But let's lead with the positive. Mayor Hancock's new housing initiative could provide \$150 million to create and preserve housing in a gentrifying city. Foundations are teaming up to purchase hundreds of single-family homes to preserve them as permanently affordable for working families.

In addition, we have fantastic affordable housing expertise here. This includes architects, financiers, for-profit developers, nonprofit developers, and housing authorities, who have created award-winning projects like Mariposa in central Denver and Boulder's Holiday neighborhood. We also enjoy the one-of-a-kind Urban Land Conservancy that buys and banks key sites, keeping land costs down to ensure future affordability.

On the negative, the new tax reform bill may submarine investment in tax credits for affordable housing. Rising construction costs make it difficult to build affordable anything. New housing starts lag far behind demand.

So, a few possible action steps for individuals and businesses. The workforce you preserve may be your own.

- Speak out against NIMBYism (not in my backyard). Lakewood is considering no-growth measures. There's a chance for a statewide ballot initiative. Become a YIMBY (Yes in My Backyard) to support more density and housing choices, including granny flats.



Developed by Rocky Mountain Communities, the new Arroyo Station project provides 130 affordable apartments at a station on RTD's West line. Photo courtesy Shopworks Architecture.

- Press state legislators for meaningful construction defects reform.
- Monitor the effects of federal tax reform on private investment in affordable housing. If we see a drop in this investment, let legislators know you are not pleased.

ULI does not lobby, but we do not avoid tough policy discussions. I make these suggestions based on our organization's best practices in land use. Happy New Year!

On January 18, ULI Colorado hosts its annual Emerging Trends in Real Estate program at the Hilton Denver City Center, 1701 California Street, Denver. This breakfast program features ULI's Global CEO Patrick Phillips and a high-profile response panel. <http://colorado.uli.org>

## A Successful 2017 Sets Up USGBC Colorado for a Productive 2018

by Patti Mason



### COLORADO



**Patti Mason**

Patti Mason, Mountain West regional director, USGBC

2017 was a huge year for green building in Colorado. We celebrated the 10th anniversary of our Rocky Mountain Green conference, bringing in green builders and sustainable building advocates from throughout the region. We saw the Denver Green Roof Initiative pass, increasing public awareness of sustainable building techniques and ushering in a new era in how large buildings in our city will be constructed. We supported the passage of the Denver Benchmarking Ordinance that requires buildings of certain sizes to report on their energy performance, working with local leaders and building owners to raise the bar and continually find ways to improve their building's footprint. We continually rank among the highest states in the U.S. for green building space per capita, cementing our reputation as a national green leader.

That said, we can't be content to rest on our laurels, and we think 2018 is going to be even better.

In May, we'll be welcoming the Green Schools Conference & Expo to Denver. The Green Schools Conference & Expo is the only national event to bring together teachers, administrators, builders and others who work to transform schools into healthier, more sustainable places to learn. Currently, Colorado has 68 LEED certified K-12 schools throughout the state, and is growing fast, so we think Denver is the perfect place to host the event in 2018.

What does it mean to be a green school? Successful green schools are built on three pillars.

- First, they reduce environmental impacts and costs through improvements to school infrastructure and grounds, addressing energy efficiency, water conservation, waste diversion and more.

- Second, they improve occupants' health and performance by addressing indoor air quality, acoustics, daylighting and more.
- Finally, green schools increase sustainability literacy, providing a clear opportunity to connect students with curricula in environmental and STEM education, and serve as a tool for interactive lessons across all subjects.

We're thrilled that the Green Schools Conference & Expo will be held in conjunction with this year's Rocky Mountain Green, the region's largest green building conference. This colocation will unite experts from diverse industries within the green building world for a unique opportunity for collaboration and networking. By engaging with education professionals and practitioners, Rocky Mountain Green attendees can garner the necessary perspective to approach school projects with creativity and expertise. It's this spirit of partnership that drives our efforts to ensure everyone has access to healthy, sustainable buildings.

As in past years, Rocky Mountain Green attendees will explore current green building trends, such as biophilic design and resilience, and identify upcoming projects that will help shape the growth of the green building movement throughout the Mountain West.

We'll also be offering implementation support for the Denver Green Roof Initiative and Benchmarking Ordinances locally and around the mountain west region. USGBC believes that benchmarking policies help increase transparency, foster partnerships among the city's building owners, and encourage continual improvement and reporting on other sustainability initiatives. This also coincides with USGBC's development of Arc, a technology platform that helps

buildings track and benchmark performance. The Benchmarking Ordinance will allow us to continue to refine our work on technologies that make it easier for building owners and facility managers to better operate buildings.

Finally, in 2018, we are re-launching our annual leadership awards to encompass the entire Rocky Mountain region. The USGBC Mountain West Region Leadership Awards celebrates innovative projects and people that are leading us towards a more resilient, healthy and equitable future. Applications are now open, to be celebrated at various events throughout the region in 2018. Learn more by contacting our team!

These items are just the tip of the iceberg for USGBC Colorado's work in 2018; we'll continue to provide education, volunteer and networking opportunities to advance buildings and communities in our region. If you're interested in joining us in the new year, please reach out to us. We'd love your input as we strive to transform the places where we live, learn, work and play!

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## Scott Lindenau, FAIA: Ambassador of Design Congratulations to the 2017 AIA Colorado Architect of the Year by Gregory M. Friesen, FAIA



Gregory M. Friesen, FAIA

For Architect of the Year Scott Lindenau, FAIA, design excellence is the result of incorporating a broad worldview framed by extensive research and travel, and committing to a lifelong exploration of creativity. Through his unique approach, he challenges traditional design approaches with his personal insight and successfully incorporates the beauty of the natural environment in which he is working.

Stephen Dynia, FAIA and founder of Dynia Architects, applauds Scott's spectacular body of work. **"He is among the few that have committed to making architecture that is authentic and relevant to place and time. His inventive solutions connect interior spaces with nature and link buildings with community."**

As owner of Studio B Architecture + Interiors in Aspen, Colorado, Scott has established a company built on mentorship and personal growth.

**"At Studio B, it's all about taking a journey together -- a journey defined by discovery of oneself, one's lifestyle and one's view of the world,"** Scott explains. **"We 'live' creativity, art, design and all that is associated with ideas that enlighten and open our minds."**

In an effort to foster creative growth, Scott encourages his staff to take classes at local colleges and participate in monthly studio critiques. He also organizes annual team trips where time is spent sketching in foreign landscapes from Germany to Morocco. It's through travel and cultural exploration that much of the design inspiration for Studio B is found.

**"When I first heard of Scott's sketching trips -- from an inspired architect who worked at Studio B -- I wasn't sure I quite believed them. Traveling to study and sketch is as old as architectural education, but to literally travel the world as part of a relatively small firm is still hard to comprehend...I think it speaks volumes of [his] values, passion and commitment to the profession, as well as the success and stability of his practice,"** said John R. Cottle, FAIA, Principal of Cottle Carr Yaw Architects.

Many architects would keep these experiences closely held, but not Scott. For him, mentorship extends beyond those on his own payroll. He invites middle school and high school students to his studio where they can learn about a potential future profession. Scott has also shared his expertise as a teacher and guest juror at architecture schools including CU Boulder and Auburn. Even more, he participates in design juries across the nation, sharing carefully articulated observations telling what has been achieved and what more is possible in a role akin to acting as an ambassador for design.

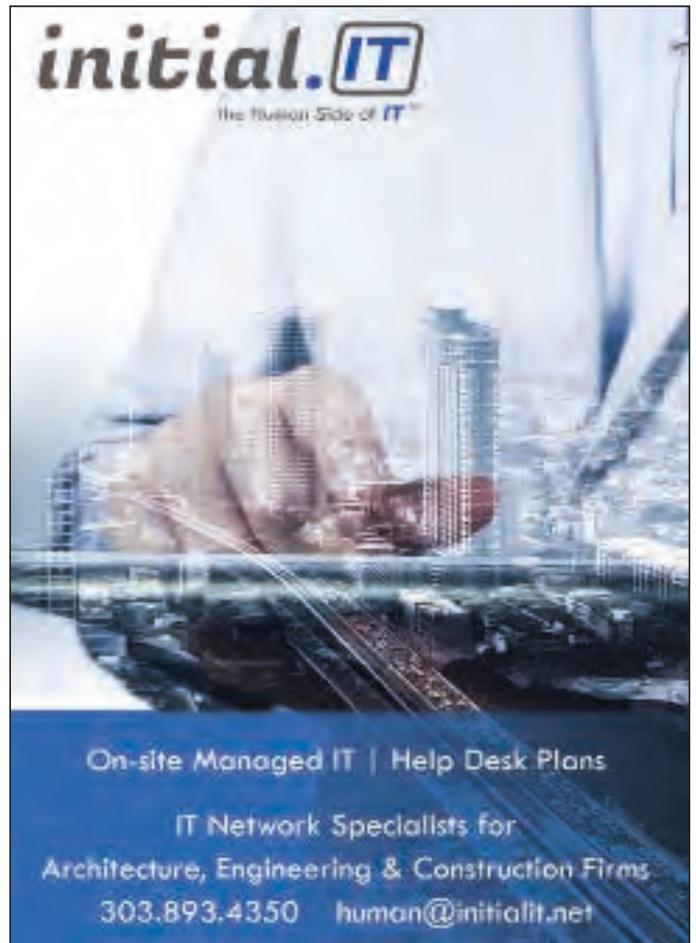
**"Scott's contributions in academia and mentoring students and young architects are a significant part of his commitment and service to our profession, and a true reflection of his passion to explore new ideas and share his knowledge and valuable experience with others,"** said Christopher Calott from the University of Berkeley's College of Environmental Design.

Scott is an active AIA member, having served on the AIA Colorado Board, participated in numerous AIA design award juries throughout the country, presented at AIA conferences and worked to identify potential

FAIA candidates as a member of the Colorado Fellows Committee. He has been recognized with over 70 AIA design and professional awards, including 2009 Firm of the Year, 2010 Mentoring Firm of the Year and 2010 Young Architect of the Year.

Studio B's body of work, guided by Scott's keen design vision, includes Aspen Middle School, designed with an emphasis on creative classroom learning and outdoor education; Aspen's Christ Episcopal Church, expanded to enhance the worship and fellowship facilities; and Kukkula Winery in Paso Robles, California, built within a hillside to create an optimal setting for wine storage. Pride is poured into each private residence, which like precious offspring are given names.

Under the thoughtfully executed designs of Scott Lindenau, modern architecture has found a home in Aspen, where it challenges and expands the public's perception of design. For this, as well as his dedication to serving future generations of architects and design professionals, Scott is a deserving recipient of AIA's 2017 Architect of the Year Award.



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## DECIDING WHETHER TO INCLUDE “CLAIMS” IN YOUR LIEN

by *Timothy W. Gordon, Esq.*  
*Sean M. Hanlon, Esq.*

HOLLAND & HART 

Mechanic’s lien laws are meant to provide protection and security for those who supply labor, materials, and equipment to improve real property for private construction projects. One who has increased the value of property as a result of labor or materials put into the property should have security in the form of a lien against the property. But there sometimes is a disconnect between what a contractor is entitled to contractually and what it can include in a mechanic’s lien claim. And when these two numbers are not the same, there can be competing motivations influencing the lien claimant.

### **I. The risk of recording an excessive lien.**

One should not file a mechanic’s lien for a sum in excess of what is actually due, and many states penalize parties who do so. Such penalties can range from losing lien rights entirely to monetary penalties and worse.

In Colorado, for example, filing a mechanic’s lien for an excessive amount can result in forfeiture of the entire lien claim, even that part of the claim that is genuine. Additionally, one who files an exaggerated mechanic’s lien can be made to pay attorneys’ fees and costs to the aggrieved party. The risks of having a lien completely invalidated and having to pay an opposing party’s attorneys’ fees make it important for lien claimants to carefully consider exactly what to include in their lien claims, and not simply pursue a lien for what they believe is owed them contractually. The problem comes when deciding whether or not to include claims for additional compensation above the original contract price in a mechanic’s lien.

### **II. If a claim is not proven, is the lien excessive?**

Nowhere is the friction between trying to maximize the value of a mechanic’s lien claim and trying to avoid the pitfalls of recording a potentially-overstated lien more prevalent than in the area of claims for alleged extra

work, delays, or impacts. Generally, if entitlement is proven, then the costs associated with performing extra work can be included in the recovery for a mechanic’s lien claim. Mechanic’s lien claimants do not have crystal balls, and cannot foresee whether they will be able to prove entitlement to their claims for performing additional work or for incurring additional costs. And some courts have held that a failure to prove entitlement to extra compensation for a claim means that the lien was excessive when originally recorded.

This should cause contractors some pause in deciding whether or not to include disputed amounts in a mechanic’s lien claim. If you include claims for additional compensation in your mechanic’s lien and cannot prove them, there are some courts that will deem the mechanic’s lien as originally recorded excessive and impose penalties.

The more reasoned approach is that a good-faith disagreement should not be the basis of invalidating a mechanic’s lien or imposing penalties. And even an overstated lien should not be the basis of invalidating the entire lien in the absence of some intent to defraud. But not all courts follow this approach, and trial courts unfamiliar with how construction claims work may be persuaded to find that a mechanic’s lien was overstated or exaggerated simply because the parties have a disagreement regarding entitlement to additional compensation.

### **III. Certain Components of Claims.**

Although mechanic’s lien statutes vary state to state, the amount of a lien is typically based on the “value” of the labor performed and equipment and materials supplied. And often times the claimant’s contract amount is the best indication of what that “value” is. In fact, some states limit lien claims to the contract amount. But simply because a claim for additional

compensation might be allowable under a contract or subcontract does not mean that the costs or damages associated with that claim can be included in a mechanic's lien. As one court put it, "a mechanic's lien proceeding is not intended to settle the contractual obligations of the parties." And just because a claim is allowable under a breach-of-contract theory does not mean that the associated costs can be recovered as part of a mechanic's lien. The items that seem to be the subject of most of the disputes are costs for idle and standby time, delay and impact costs, overhead and profit, interest and late charges, and attorneys' fees.

#### IV. Conclusion

State mechanic's lien statutes are the first place to start when determining whether and to what extent costs associated with a claim for additional compensation should be included in a mechanic's lien. Additionally, searching case law for additional answers is a must. But many states have never addressed issues such as whether delay damages can be included in a lien, and there is a split among the states

that have done so. This, coupled with the risk of being penalized for recording an excessive mechanic's lien, means that lien claimants must proceed cautiously in deciding whether and to what extent to include claims in a mechanic's lien claim. And you decide to include costs associated with a claim for additional compensation in a mechanic's lien claim you had better be prepared to explain why such costs are properly included, since those defending against the lien will be ready to argue that the inclusion of certain claims renders the lien excessive.

<sup>1</sup> C.R.S. §§ 38-22-123 and -128. Pope Heating & Air-Conditioning Co. v. Garrett-Bromfield Mortgage Co., 480 P.2d 602, 604 (Colo. App. 1971); Heating & Plumbing Eng'rs, Inc. v. H. J. Wilson Co., 698 P.2d 1364, 1367 (Colo. App. 1984).

<sup>2</sup> Pope Heating & Air-Conditioning Co., 480 P.2d at 602.

<sup>3</sup> See, e.g., A-C Const., Inc. v. Bakke Corp., 956 P.2d 219, 224 (Or. App. 1998).

<sup>4</sup> See, e.g., Cordeck Sales, Inc. v. Constr. Sys., Inc., 887 N.E.2d 474, 513 (Ill. App. 2008) (\$74,901.86 lien not invalid even though it was overstated by \$24,819.15, since no fraud shown).

<sup>5</sup> Artsmith Dev. Grp., Inc. v. Updegraff, 868 A.2d 495, 496 (Pa. Super. Ct. 2005).



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## 10 Construction Industry Marketing Ideas by EdOutWest

**In the construction industry, you're constantly dealing with changing costs, competition, and cyclical demands. The best way to keep your business on solid footing is to continually build relationships with new clients through a multi-faceted marketing strategy. We've put together ten suggestions to grow your sphere of influence and your business.**

### 1. Utilize Non-Competing Businesses for Referrals

Building referrals should always be on the top of our minds. The best referral sources are the businesses that sell to the same target customer. You should be investing, educating, motivating and soliciting referrals from your business peers.

### 2. Make Sure Your Website is Current

Having an updated mobile-responsive website sends a message: Your company is healthy, forward-thinking, and ready to take on new customers. Good companies evolve and grow over time, and your website is the best way to showcase who you are. If you use modern website design elements to tell your story, you're more likely to engage your audience, leave a strong impression, and stand out from your competition!

### 3. Create DIY Content

Creating good video content or a creative how-to explaining how to build or fix a given thing can help build trust and interest in your company. It is also a chance to showcase your expertise. Post on your website, social media, and industry forums.

### 4. Do Photo Shoots to Show Progress, Not Just Results

Utilize photos that show action. It assures potential customers that hiring your company means action/progress/hard working people. Ongoing construction and completed projects can be used on your website, marketing pieces, social media and more.

### 5. Maintain a Presence on LinkedIn

Most construction industry companies do not consider the benefits of using LinkedIn. By posting articles and creating ongoing content about your projects and services, your company can increase its visibility and chances of inquiries and new business partnerships. It's also important to join LinkedIn

Groups that your potential customers are a part of. For some companies, other forms of social media are also valuable.

### 6. Solicit Customer Reviews

Positive word-of-mouth is one of the major drivers of business for construction companies. And that's probably truer in this industry because most projects are so time-consuming and expensive, and happy customers create less doubt in prospective customers' minds about hiring your company. You should also incorporate testimonials on project/service pages on your website, not just on a Testimonials page.

### 7. Get Listed in a Directory

To ensure that your company has the best possible online presence, it should be listed in directories. It isn't necessary to be on every single directory, but you will want to have profiles on local directories and industry-relevant ones.

### 8. Give Back to Local Charities

Find a local charity and get your crew working on whatever project is going on near you. Promote this by letting your local newspaper know, in advance. Create and send out a press release. Promote on your website and on social media. This press and goodwill will build brand awareness.

### 9. Spring for Dinner

Set up a dinner and cocktail reception for your former clients, and encourage them to bring their friends. This can drive brand awareness and new business for your company. Another spin on this is to invite them to a Lunch and Learn where you present some information that is both valuable and useful to your attendees. A great way to show off your expertise! Include some great door prizes too!

### 10. Advertise in CCD Magazine!

Colorado Construction & Design is your information sharing resource for the design and construction industry in Colorado. Investing in an ad campaign is an effective way to reach your target market across the state! This publication will get your company in front of the decision makers!

EdOutWest is a full-service digital marketing firm. Since 1985 they have been providing clients around the country with successful marketing solutions. Contact Lisa at [lisa@edoutwest.com](mailto:lisa@edoutwest.com) or 303-847-1533. Visit them at [EdOutWest.com](http://EdOutWest.com)

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## SMPS UPCOMING A/E/C MARKETING EVENTS

### BEST PRACTICES FOR STRUCTURING YOUR MARKETING & BUSINESS DEVELOPMENT EFFORTS: Southern Colorado Workshop

January 17, 2018 | 1:00 pm - 6:00 pm

The Warehouse | 25 West Cimarron Street | Colorado Springs

Put the six domains of marketing practice to work for you and your firm! This event will feature round table discussions on:

- Market Research
- Marketing Planning

- Client Business Development
- Proposals
- Promotional Activity
- Management

We hope to see you there!



## ADDITIONAL UPCOMING SMPS EVENTS



### SAVE THE DATE! 2018 MARKETING EXCELLENCE AWARDS

March 8, 2018 | 6:00 pm - 9:30 pm

Sie FilmCenter | 2510 E Colfax Avenue | Denver



### DEVELOPMENT IN COLORADO SPRINGS: Southern Colorado Event

March 14, 2018 | 11:30 am - 1:00 pm

The Warehouse | 25 West Cimarron Street | Colorado Springs

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## **AGC Heads into 2018 with Record membership and New Strategic Plan**

### **Presidents Letter by Michael Gifford**



**Michael Gifford**

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



**AGC heads into 2018 with a record 550 members and a new 2018-20 strategic plan. The plan will focus on leading the recruitment of new workforce into our industry, improvement member engagement, and advocacy/economic development on critical issues for the construction industry. Here is more detail on our 2018 legislative agenda and some employee development opportunities:**

#### **AGC 2018 Legislative Agenda**

One of the main reasons that members join AGC is to advocate for those things they cannot advocate by themselves. Here is what we are working on for 2018:

#### **Housing**

##### 2018 Legislature

Overturn the Broomfield v. Brinkmann decision that will make it more challenging to build multi-family housing in Colorado

##### Nov. 2018 Ballot

Defeat 1% residential growth limitation measure on Nov. 2018 ballot. Partner with Colorado Home Builders Assn (CHBA), Colorado Concern, Denver metro Chamber of Commerce (DMCC) and other business associations in an issue committee

#### **Workforce Development**

##### 2018 Legislature

Extend Work Act Grant Program  
Support Community College Reimbursements for High School students that take Certificate Programs  
Perkins Act Funding – encourage use for construction programs in high schools

#### **State Capital Construction & Controlled Maintenance**

##### 2018 Legislature

Change flow of state building depreciation payments from Controlled Maintenance Trust Fund (CMTF) to Capital Construction Fund (CCF).

Highlight the need to fund 1% of Current Replacement Value (CRV) of state buildings for Controlled Maintenance annually. Current CRV is \$12B for 2,200 buildings at 44 state agencies and higher ed so \$120M should be budgeted annually. The state has met this target only twice in 20 years and the average amount is under \$30M.

#### **Use AGC in Your 2018 Employee Development Plans**

AGC has great education & training programs and should be a part of your 2018 employee development plans. Here are some of the most popular topics:

- Introduction to Blueprint Reading
- Estimating – The Process
- Construction Finance 101
- Leadership in the Field
- Project Management Essentials
- LEAN Construction Education Program (Unit 1-7)
- Supervisory Training Program (Unit 1-6)
- OSHA 10-HR
- Basic Stormwater Compliance
- Advanced Stormwater Manager
- Future leaders Forum
- Executive Leadership Academy



# Get the Benefits of AGC Membership JOIN TODAY!

## GROW YOUR BUSINESS AND INCREASE REVENUES

Your AGC Colorado membership can help expand your network, gain new partners, meet industry leaders, and secure more business. You can connect at events such as our GC Showcase, Specialty Contractors Showcase, Annual Golf Tournament, Hockey Fundraiser, Clay Shoot and many others in Denver, Northern Colorado, Colorado Springs and the Mountain Region.

## MANAGE AND GROW YOUR WORKFORCE

AGC is committed to workforce maintenance and development. AGC is your best source for tools to develop existing management and craft employees, scholarships for construction management students and venues for recruiting new people into the industry.

## UNDERSTAND THE LATEST TRENDS AND BEST PRACTICES

AGC America's leading construction economics experts detail current and future trends of the construction industry and provide news about today's construction marketplace.

Gain access to innovative training and education programs such as LEED and Lean Construction classes, Leadership in the Field series, Project Management Essentials, Executive Leadership Academy and Supervisory Training Program.

## PROSPER WITH AGC'S STRONG VOICE

Locally, AGC Colorado promotes construction issues and actively advocates for you. At the state legislature, we ensure laws and regulations enhance — rather than limit — your business operations. Nationally, AGC America stands up for you in the halls of Congress, at the White House, and in the courts.

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

## Membership Saves You Money on the Products and Services Your Company Uses Every Day!

- **Fleet Services and Discounts** - Discounted vehicle pricing, flexible vehicle funding, vehicle maintenance, fuel and disposable programs.
- **Business Solutions** - Receive 10% off the lifetime of any Citrix-ShareFile account, discounts on the highest quality work apparel and facility products through G&K Uniforms, up to 80% off office supplies at Office Depot and OfficeMax.
- **Verizon Wireless** - Qualifying members are eligible to save 22% on monthly access calling plans.
- **Industry Solutions** - Significant discounts on .build Domains, ClickSafety.com, ConsensusDocs, BirdDogHR, and Computer Science Corporation.
- **Shipping Solutions** - Save up to 29% on FedEx shipping and business services and competitive discounts with the AGC Shipping Program through UPS.
- **Car Rental** - AVIS, Hertz and Budget Car Rental discounts.
- **Dodge Data & Analytics** - Significant discounts on Dodge Global Network and Dodge Plan Room.

## ADDITIONAL MEMBERSHIP BENEFITS

### Health Insurance

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

### Workers' Compensation

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

### Safety Consulting and Training

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

### Innovative Programs and Services

The OSHA CHASE Safety Partnership Program is a unique recognition program for companies with excellent safety efforts. Partnering with area OSHA offices in Region 8, AGC offers three levels of participation. The Colorado Stormwater Excellence Program offers a unique compliance system. It is developed specifically for the vertical build jobsite and based on 100 percent BMP identification and management.

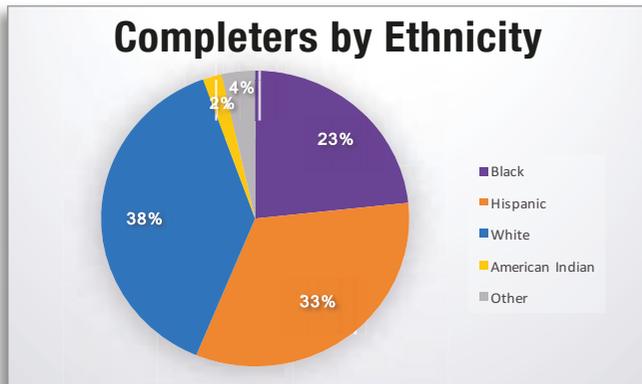
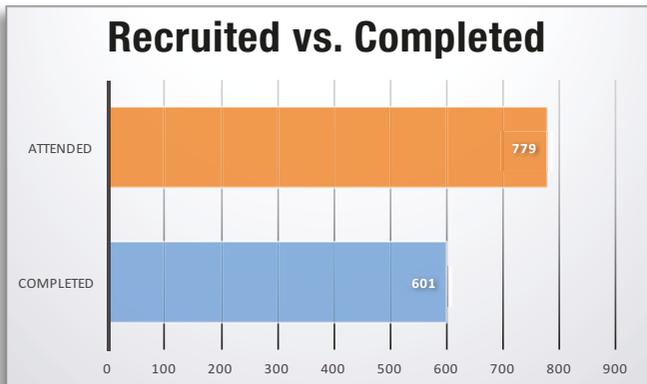
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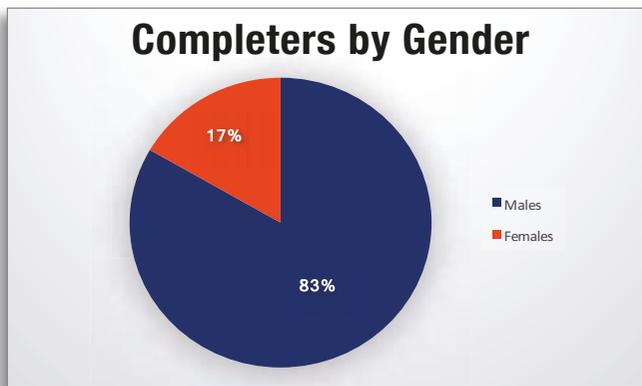
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Right: CCN Grads, Mortenson Construction

“You guys are awesome – keep doing what you are doing. This has been a great experience and opportunity. Thank you so much!

Travis - Glacier Construction - December '17 CCN Graduate

Every day on the job I appreciate how much effort you guys put into the course curriculum as it has really helped give me a leg up understanding what is going on.

Carlton - Haselden Construction Laborer  
October '17 CCN Graduate

**CONTACT: Lisa Seaman**  
lisa@agccolorado.org | 720-235-1909  
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### CONTACT

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# AGC Welcomes New Members



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## General Contractors

- ◆ Brinkman Construction, Inc.
- ◆ Flintco, LLC
- ◆ G.F. Woods Construction, Inc.
- ◆ Lester Development, LLC
- ◆ Vail Custom Builders, LLC

## Specialty Contractors

- ◆ Control Solutions, Inc.
- ◆ Groundskeepers of Aspen, Inc.
- ◆ Guarantee Electrical Company
- ◆ H&H Excavation, Inc.
- ◆ Hixxa Communications, Inc.
- ◆ Northwest Data Services
- ◆ Trailhead Property Management, Inc.
- ◆ Western States Contracting Corp.

## Professional Associates & Suppliers

- ◆ Ajax Estate Management
- ◆ Architectural Windows & Doors
- ◆ Beeble Company
- ◆ Brewster McLeod Architects, Inc.
- ◆ Colorado Appraisal Group
- ◆ DTI Trucks
- ◆ Giant Properties, Inc.
- ◆ JMack Enterprises, LLC
- ◆ Just be...LLC
- ◆ Mt. Daly Enterprises, LLC
- ◆ Ninyo & Moore
- ◆ ROLINC Staffing
- ◆ Sospes, Inc.
- ◆ Vibra-Tech, Inc.

## AGC COLORADO'S BREAKFAST with the BOARD & SPECIALTY CONTRACTOR SHOWCASE



**Wednesday | February 21, 2018 | 7:30am - 10:30am**

**Denver Marriott Tech Center • 4900 S. Syracuse Street • Denver, CO 80237**



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Whether you're a general or specialty contractor, architect, engineer, products supplier or service provider, CC&D helps you reach the most qualified decision-making customers in a clean, uncluttered format, in print and online at [www.ccdmag.com](http://www.ccdmag.com).

With a print circulation of more than 4,500 and a pass-along readership of 2.3 readers per copy, each twice-quarterly issue of CC&D reaches more than 10,000 decision makers. A well-managed circulation list gives advertisers direct access to top real estate owners, developers, government and economic-development officials, and the entire AEC industry across the state.

**"CC&D has driven millions of dollars of business to the AEC industry."**

**—Michael Gifford**  
*President, Associated General Contractors (AGC) Colorado*

**"Our ad campaign in CCD is one of the keys to our success."**

**—Dan Parker**  
*Director of Client Services  
Rocky Mountain Prestress*

**"CC&D is loaded with great content and I read it from cover to cover."**

**—Rick L. Kinning**  
*Chairman and CEO, RK Mechanical, Inc.*

**"We value our alliance with CC&D. It's the number one publication providing us with outreach across the state."**

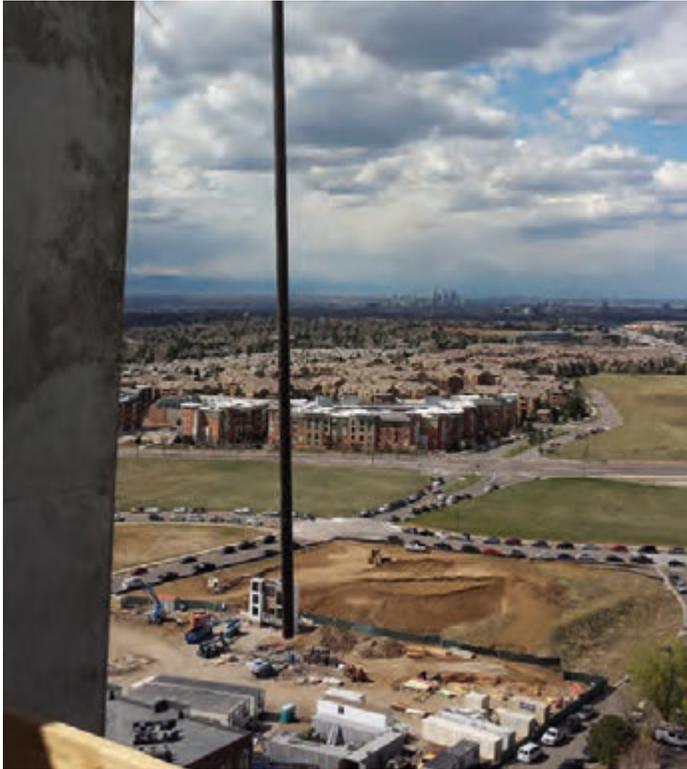
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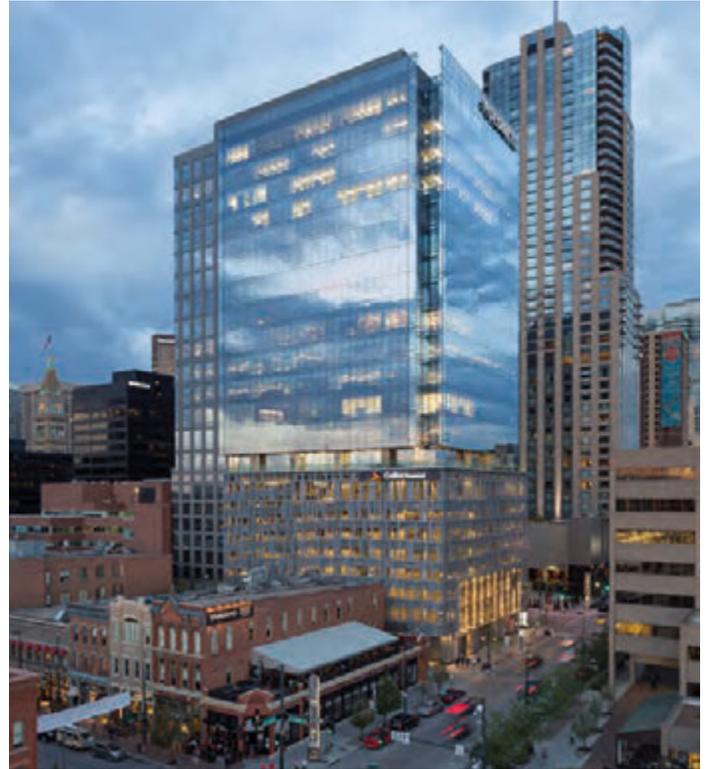
**—T. Scott Kennedy**  
*President and COO, CCIG*

**CC&D engages top real estate owners, developers, government agencies, economic development officials and AEC industry leaders across the State.**

## 2017 DBIA RMR Design-Build Project Awards



Office Buildings Category Winner - 1401 Lawrence - The Beck Group



Excellence in Subcontracting Category Winner - One Bellevue Station - MTech Mechanical



Civic Category and Best Project Winner - DEN Fire Station #35 - PCL Construction



Best Project Winner & Civic Category Winner - PCL Construction receiving award from President Jim Dent



Excellence in Subcontracting Winner MTech Mechanical receiving award from President Jim Dent

## ULI Holiday Party at McNichols Civic Center



Michael Leccesse, Executive Director - ULI Colorado



Mike Branigan, Publisher/Colorado Construction & Design Magazine, Name/Company, Name/Company



Name/Company, Brad Last Name/Company, Angela Last Name/Company



Name/Company, Kate Last Name/Company



Name/Company, Mark Last Name/Company



Angela Last Name/Company, Rick Last Name/Company, Name/Company

### AGC Associates Showcase Event



Earl Webster, ICI, Jimmy Stephens, ICI, Camron Steele, ICI



Tom Marks, Stego Industries LLC, Eric Gerst, Stego Industries LLC



Earl Webster, ICI, Andy Stewart, Howell Construction



Scott Z, initial.aec, RJ Steer, Rock Creek Canyon Group LLC



Randy DeMario, Owner of Heath Steel LLC & AGC Colorado Board Member, Andy Schmidt, Enterprise Fleet Management



Sarah Heaton, Coltivar Group, Debbie Murray, Coltivar Group



Jena Bergan, Bauerie and Company, PC, Jessica O'Doriso, Bauerie and Company, PC



Joey DeSimone, Travelers Haven, Drew McGeein, Travelers Haven

BWB Photos: The Unfound Door



John Marlford, U.S. Engineering, Rick Tucker, Hensel Phelps Construction & AGC Board Member, Phil Walker, RMP



Nate Offerson, Hunt Electric Colorado, Jeff Schulz, Hensel Phelps Construction



Art Daniel, AR Daniel Construction Services Inc, Speaker, and from AGC of America, Cliff Brewis, Dodge Data & Analytics and Speaker



Cliff Brewis, Dodge Data & Analytics/Speaker, Michael Gifford, Present/CEO/AGC Colorado, Art Daniel, AR Daniel Construction Services Inc, Speaker/AGC of America, Brian Laartz, AGC Board Member/Speaker/Golden Triangle Construction

**IECRM State of Industry Dinner and Board Election, 11/08/2017 - The Wellshire Inn - Denver, CO**

**IECRM State of Industry Dinner**



Gregg Banks, 1st Electrical Contractors, Lindsey Cox, 1st Electrical Contractors, Jay Shoemaker, 1st Electrical Contractors



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