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Buildings

**Renovation/Addition
and Reuse Round Up**

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Renovation / Addition & Adaptive Reuse Round Up

by Sean O'Keefe

This edition of the Round Up explores some of the many renovation, expansion and adaptive reuse projects in bloom across Colorado and the firms at the helm for design and construction. Whether adding vitally needed space at community-facing facilities like libraries or health clinics or repurposing an existing building to a new lifecycle, the creativity and hard work that goes into making the old new again is celebrated in this issue.

Image credit: Arch11

Image credit: Arch11



Front Street Properties Repositioned in Louisville

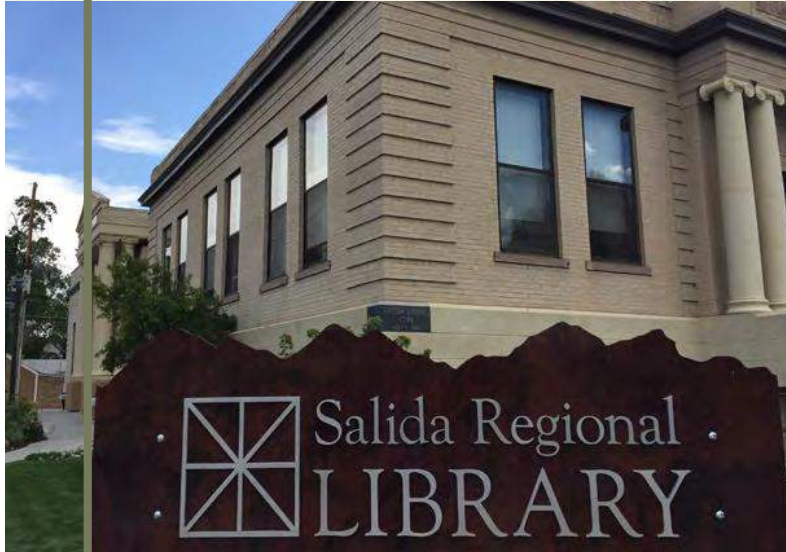
Owner **BC Properties, LLC** is moving forward with the transformation of 726 Front Street in Louisville, Colorado. This adaptive reuse project that saw two former Class-B mercantile buildings recomposed as a unified Class-A office building in the heart of town. The property consisted of a single- and a two-story building, and both are receiving a complete core, shell, and interior remodel in the process on being unified. Design services are being led by **Arch11** with **Duggan Construction** leading the execution.

Schedule for completion in February of 2019, the transformation involved enlarging many of the street-side openings across both buildings for better visibility, daylighting and interior/exterior connections. A new dark stucco façade on the two-story portion is enhanced by a resin panel rainscreen at the entry, a theme continued by a cement board rainscreen system on the single-story side and new angular awnings finished with weathering steel panels. Inside, the new core interiors will feature butted-glass partitions, sky-lit stairwells, hardwood steps, glass-panel guard rails and frameless glass swing-doors at suite entrances.

Learn more about submitting your projects to the Round Up in 2019 by emailing Sean O'Keefe at sean@sokpr.com. Topics include Offices and Mixed-use, Education, Multi-family and Sr. Living, Healthcare, Government, and Hospitality.

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Image credit: Humphries Poli Architects



Salida Library Builds On the Past

The Salida Regional Library looks toward the future in choosing Denver-based Humphries Poli Architects to lead design services on an addition to the existing library on E Street in Salida. The original building completed in 1908 is a Carnegie Library, one of more than 2,500 public libraries built using money donated by Scottish businessman and philanthropist Andrew Carnegie between 1883 and 1929. A subsequent addition built in 1997 took building's square footage to 10,600 in total but also resulted in uneven floor plains between the two structures, presenting a unique challenge to resolve.

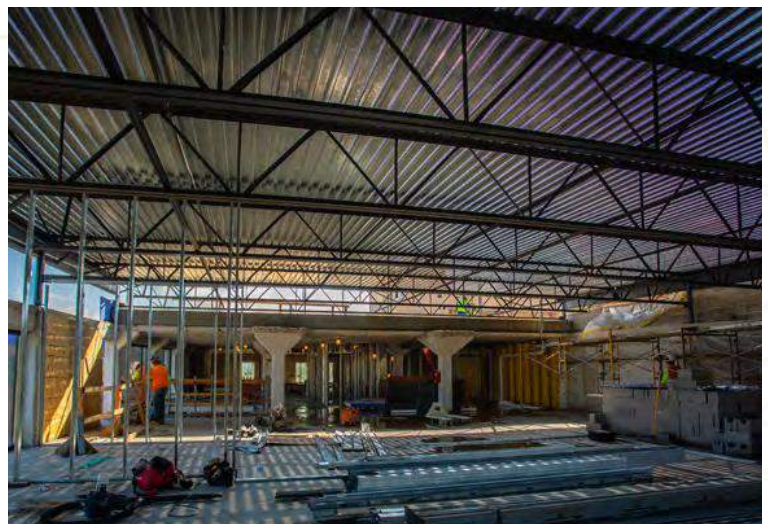
The new addition, currently in design, proposes adding 7,000-SF of new space to function as a children's library and community meeting rooms, while also resolving accessibility issues caused by the disjointed structures. Design services were initiated in November of 2018 and the architects anticipate a May 2019 construction start and a May 2020 completion.

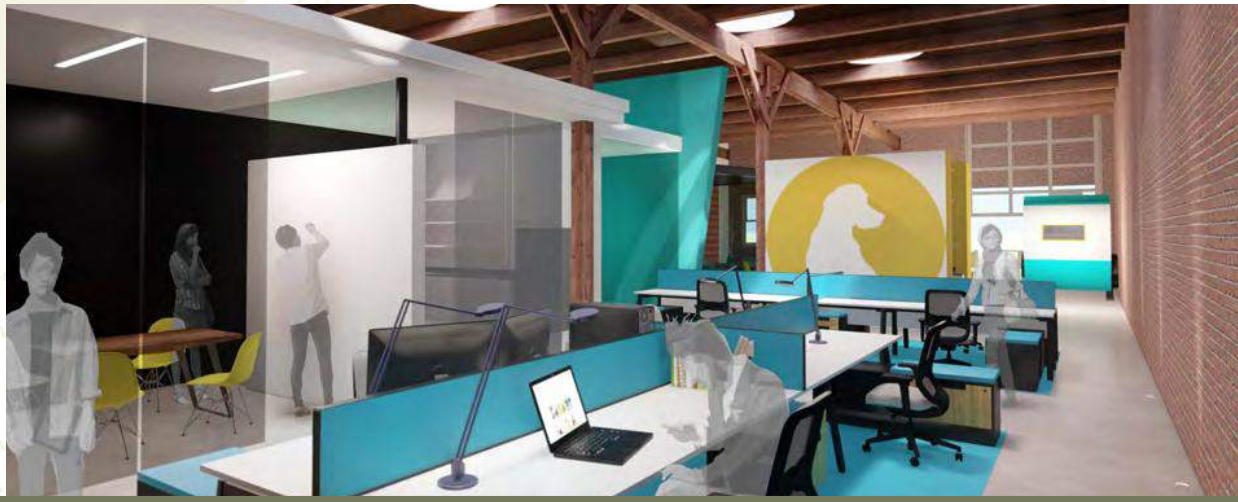
Hyder Construction Transforms Santa Fe Warehouse

General Contractor, Hyder Construction is excited to take occupancy of their new office space in Denver after breathing fresh life into a dilapidated warehouse property at 1023 Santa Fe Drive. The acquired structure was actually three separately-built buildings which had been combined over time. Compounding matters typical to adaptive reuse projects of this nature; the entire south face of the building is walled in by an abutting building with no accessible daylight. Working with design firm Elsy Studios, a floorplan was developed to maximize views and daylight from the remaining three sides. A full-height glass curtainwall along the north side will open the space up to city views and daylight.

Hyder's tenant improvement efforts cover 17,500 of the building's 36,000 total square feet, with work on three levels- basement, second, and third. In remembering the building's past, ghosted lettering that remained from previous uses has been carefully preserved in the process. Work on the new space began in April 2018 and wrapped up in December.

Image credit:
Hyder Construction





Yellow Dog Printing and Graphics Getting Excited

In the theme of old building, new tricks owner, YellowDog Printing & Graphics | YellowDogLab, is ready to activate construction on the transformation of approximately 7,200-SF of former warehouse space for use as their new office and lab. Taking advantage of an existing brick structure at 3881 Steel Street constructed in the 1940s, the open warehouse concept makes the perfect launch point for a new brand integrated design. Stout masonry walls and timber columns frame 19-ft ceilings and full front-to-back transparency to allow creative vibes to flow freely throughout the new space.

Skylights and roll-up overhead glass doors will infuse the space with light and direct access to the exterior in fair weather. Welcoming, fun, and comfortable, natural light, natural materials, and large open work/print bays account for both aesthetics and functionality. Architectural Workshop takes responsibility for the design, which blends clean lines and new high-tech materials with some of the existing building's eclectic touches such as mid-mod features, glazed block walls, and local graffiti.

Construction services are expected to begin in January of 2019 and complete mid-year. No contractor has been selected as of this writing.

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Inner City Health Center Expands on Historic Campus

Inner City Health Center located at 3800 York Street is in progress with plans to design and build a 6,500-SF addition to their existing facilities on the historic campus of the Army Denver Medical Depot. This faith-based mission prides itself on being the premier provider of high-quality clinical health services for the underinsured and the under-served for medical, dental, and behavioral health services.

Davis Partnership Architects has been selected to lead the design and will work in conjunction with construction manager / general contractor Howell Construction on the execution.

The addition is planned to include a new primary entry and waiting area just off the parking lot and an expanded and remodeled medical clinic, four new dental offertories, new conference facilities and a fitness center. Respecting the architectural heritage of the 1942 building, which is listed on the National Register of Historic Places, involves engaging modern construction techniques to fluidly connect to the older, wood construction techniques and the Colonial Revival architectural style of the original building.

Images credit:
Davis Partnership



Construction on the addition and renovation is expected to start in March of 2019 for a roughly seven-month window concluding in September 2019.



Iconic Hotel Colorado in Glenwood Springs Readies for Renovation

The Hotel Colorado, a notable Glenwood Springs landmark of more than a century, is making plans to undergo a multi-phased renovation to modernize the interior. Built in 1893 at the edge of the Colorado River, the original architecture was modeled after the Villa De Medici in Florence, Italy and has stood the test of time for 125 years since. Property owners, the Meville family of Aspen, have chosen Denver architecture and interior practice **JOHNSON NATHAN STROHE** to redesign the hotel's 130 guest rooms along with public gathering and meeting spaces indoors and out.

The planned renovations will begin with a new model guest room and updated common spaces in the spring of 2019. Once plans are approved, construction on guestrooms will begin. As guestroom renovations are complete, exterior rehabilitation of the courtyard will likely start in the spring of 2020.

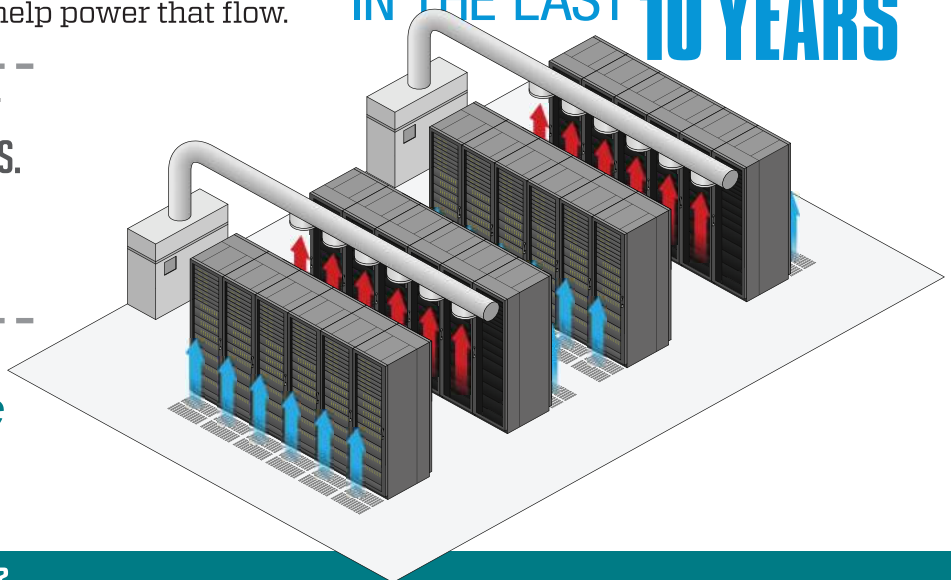
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Image credit: D2C Architects



Historic Building 909 is Ready to Soar

The Colorado Air National Guard is looking forward to the February 2019 completion of the historic preservation and renovation of Building 909 on Buckley Air Force Base in Aurora. Built in 1956, Building 909 was the first building ever built for the Colorado Air National Guard; it's the first and last building seen on every flight on base; and, perhaps most importantly, Building 909 is where the hugs and kisses are for soldiers and their families.

The need for revitalization began after September 11th when changing Anti-Terrorism/Force Protection regulations required that the building's many windows be boarded up for blast protection. Other issues included a leaky roof, ADA accessibility, and the overall need to modernize the building's technological capabilities. The revitalized hangar will house multiple units while also accounting for more technologically advanced systems. A new mission training center and four F-16 Fighting Falcon flight simulators that will also have the capacity to take on the F-35 Lightning II platform.

A design team of Burns & McDonnell and D2C Architects addressed the challenges under an IDIQ contract and General Contractor JE Hurley was selected to build the work.

A New Life for Aspen's Historic Mesa Store Building

Rowland+Broughton Architecture in conjunction with general contractor Schlumberger Scherer Construction (SSC) is in progress on the renovation and rehabilitation of a historic building in Aspen for use as the design practice's Aspen studio. 500 West Main Street, known locally as the Mesa Store Building, is an iconic 1880s frontier building defined by lap siding and a false front façade with large storefront windows at street level and double hung windows on the upper level. Originally built as a general store with a shopkeeper's residence above, the building was previously rehabilitated in the 1960's and today is registered with the City of Aspen's Historic Preservation Commission.

Rowland+Broughton's reinterpretation of the space will see significant changes to the interior and a conscientious preservation and restoration of the exterior features. Forensic architectural research into the building's existing structural condition and era-authentic materials, means, and methods were key considerations the design team had to balance against the need for efficient, structural longevity and use-appropriate functionality. Exterior improvements included restoration of the entry overhang and the building's chimneys, and new windows while preserving as much of the existing lap-siding as possible.

Construction started in April of 2018 and the firm expects to take residence in their new home in March 2019.

Image credit: R+B Architecture



Image credit:
Architectural Workshop



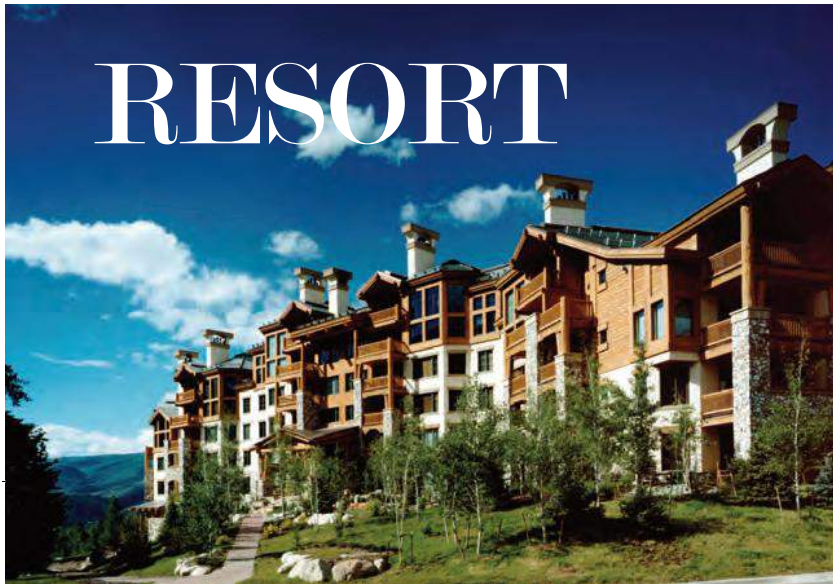
Architectural Workshop Embraces Change

Denver design practice Architectural Workshop (AW) is in progress on plans to redefine a 1950's era warehouse building located on the corner of Ellsworth and Kalamath as their new offices. Offering a combined total of 8,892-SF of space, the building will be sub-divided into 4,800-SF of offices for AW and two for-rent live/work artist studios, with the finished spaces ready for occupancy in March 2019.

Blending two eras of industry, the design solutions strives to harness the power of the current digital age with the can-do and know-how ethic that defined the end of the second industrial revolution, when the building was constructed. Openings are being enlarged along the historic masonry exterior to increase interior/exterior connections.

A rotated-two-story atrium and clearstory contributes to an open, collaborative environment enhanced by a west-facing roof-top deck. The existing steel post and beam structure and wood roof joists remain exposed as rich backdrop for the addition of contemporary accents like the structural aluminum stair case, plate-glass partitioning, and eclectic modern furniture. Smart building technology will include fully-integrated and automated lighting, sun shading and mechanical systems, roof-mounted photovoltaics, and a car changing station.

The live/work spaces will feature split-level work / live dichotomy with overhead garage door access along the street and private entry in the rear. Crossline Construction is leading construction services and began the building's transformation in August of 2018.



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