

CDE News Briefs

Pinkard Construction starts CSU revitalization project

Colorado State University, with Pinkard Construction and 4240 Architecture, recently began construction on the William O. Eddy Hall revitalization, a phased \$12 million aesthetic and life-safety upgrade to the 51-year-old academic and office building.

Construction cost for the 69,457-square-foot revitalization is \$8.5 million. It includes new mechanical and electrical systems, remodel of existing bathrooms, new windows, exterior skin upgrades, code and Americans with Disability Act upgrades, a new fire sprinkler system, upgrades to the fire alarm system, and a new 3,565-sf steel frame addition on the building's east side.

A 3,500-sf, two-story glass-enclosed addition on the building's east side will serve as the structure's new entrance and alleviate the crowding common to Eddy Hall. Other improvements include updated classrooms and faculty offices, wider hallways, new paint and new carpet. The building also will include community gathering places called "Eddy's Eddies."



Rendering courtesy of 4240 Architecture

Pinkard Construction and 4240 Architecture began construction on the William O. Eddy Hall revitalization on the campus of Colorado State University.

The building's exterior will be re-clad in brick and stone to make it match the red sandstone on campus, and a landscaped plaza will be added.

Eddy Hall, constructed in 1963, currently houses the English and philosophy departments, and will house ethnic studies when complete.

"We are very excited at the prospect of a remodeled and revitalized Eddy Hall," said Ann Gill, dean of the College of Liberal Arts. "Undergraduate students from every CSU college attend classes in Eddy, so there will be

much to celebrate when this project is completed."

Construction is expected to take more than a year. Apart from flood remediation after the 1997 flood, the building has had no major renovations in its history.

Phase I of the project, set for completion in December, will focus on construction on the south and east sides of building. Phase II, which begins in January and is scheduled for completion in August, will focus on the north and west sides of the building. All work is being conducted under occupied conditions.▲

Adolfson & Peterson begins work on school projects

Adolfson & Peterson Construction has started work at the St. Vrain Valley School District Mead Middle and Elementary schools.

Work includes a \$3.3 million new administration wing, new entrance and remodels to the entire cafeteria at the middle school. Both schools also will have updated classrooms with media and computer labs to enhance and meet 2008 education specifications as well as include additional technology infrastructure.

Further scope of work includes refinishing or replacing interior doors, installing Americans with Disabilities Act compliant hardware, replacing original bathroom fixtures, upgrading the building maintenance system with full electronic controls, installing a fire sprinkler system and upgrading electrical services, intercoms



A rendering depicts renovations to the St. Vrain Valley Mead Elementary school.

and the fire alarm systems.

"We are excited to give back to the Mead community, as well as be a part of it," said Brendon Loveday, A&P's project manager for the project. "We are proud to be creating a safer and more secure learning environment for the students and staff of the school district."

A&P also is rebuilding exterior bleachers to meet 2008 athletic

standards, providing new exterior entry lighting and developing exterior irrigation ponds. Work also includes parking lot lights, repairing site drainage, repairing roofing as needed, removing old sidewalks, replacing deteriorated elements with new concrete, repairing exterior walls and replacing the rooftop exhaust fans and the rooftop units as required.▲

Saunders commences work on early childhood center

Saunders Construction Inc. has broken ground on the new Volunteers of America Early Childhood Education Center in the Westwood neighborhood at 5000 W. Alameda Ave.

Dirt was officially moved by 10 neighborhood children and supported by Denver Mayor Michael B. Hancock, other officials and donors, including the Anschutz Foundation, the city and county of Denver, Daniels Fund, Temple Hoyne Buell Foundation, Gates Family Foundation, Colorado Health Foundation, Qualistar Colorado, Kenneth King Foundation, FirstBank and Volunteers of America Colorado board of directors.

As the construction manager and general contractor, Saunders joins the architectural team of Intergroup Architects on the 11,425-square-foot center, which will include five classrooms and is immediately adjacent to a new affordable housing community



Saunders Construction Inc. held a groundbreaking ceremony for the new Volunteers of America Early Childhood Education Center.

where families and children who are eligible for Head Start services reside. The center will expand the number of children served by VOA's early childhood education classes from 68 to 170.

Construction is scheduled to be complete in fall 2015.

"Saunders is proud to be a part

of this exciting project for the Westwood Neighborhood and VOA community," said Greg Schmidt, president for Saunders Construction. "VOA's commitment to providing early childhood education excellence is demonstrated by the support of their tightknit community."▲

Roth Sheppard Architects contracts for 16 new projects

Roth Sheppard Architects recently has been contracted for 16 new projects.

New projects in various stages of design and/or development include the 4,500-square-foot remodel and expansion of the Cucina Colore restaurant in Cherry Creek, which was originally designed by Roth Sheppard in 1994. This Denver restaurant offering contemporary Italian cuisine is planning to add a wine bar and other amenities to be announced later this fall. Four other Denver-based restaurant remodels also are under contract.

The design of five new ground-up law enforcement projects in Houston, Dickinson, N.D., Blackhawk, and two projects for the Colorado Bureau of Investigation also

were awarded to Roth Sheppard.

Additional projects include a single-family residence in Littleton, the remodel of three big-box retail furniture store facades around the country and a new restaurant in Florida.

"After more than 30 years in business, we still enjoy immersing ourselves in multiple interesting projects and bringing on new staff to continually renew and refresh our approach," said Jeffrey Sheppard, co-founder and design principal of Roth Sheppard Architects. "The many new and diverse projects we've taken on this year have allowed us to hire some very talented new staff, and push our edges a bit. It's been a lot of fun."▲

Study ranks Denver No. 7 in country for green buildings

According to a recent study led by Maastricht University in the Netherlands in close collaboration with the U.S. Green Building Council and CBRE, Denver has been ranked No. 7 in the top 10 cities in the United States for certified green commercial real estate building.

The report noted that Denver continues to qualify as one of America's greenest cities as measured by the quantity and percentage of green buildings.

Denver has 215 certified buildings, representing almost 53 million square feet of office space. Denver finished in the top 10 in a number of green building metrics, including 10th in total green buildings with a total of

16.3 percent of the building stock, compared with a national average of 13.2 percent. Denver ranks sixth in the number of Energy Star labeled buildings with a total of 40.6 percent, well above the national average of 30.3 percent. With 49.3 percent of all square footage green certified, Denver also ranks well above national average of 39.27 percent.

Denver ranks sixth of all cities with 27.5 percent of all square footage holding some level of LEED certification, well above the national average of 19.4 percent and trailing only Minneapolis, San Francisco, Houston, Seattle and Chicago, the study reported.▲

Neenan Co. starts Tabor Grand Hotel renovations

The Neenan Co. recently started renovations to the historic Tabor Grand Hotel in Leadville.

Renovations to the 1885 landmark will bring the building up to code. Building renovations include asbestos abatement, enhancements to the exterior masonry veneer, windows, wood framing and structural

repair to foundations on the east side of the building.

The \$5.7 million renovation is slated for completion in December. In 1993, the hotel, vacant at the time, was renovated into 37 affordable housing apartments.

Following renovations, it will remain an affordable property.▲

I2 completes Weatherford expansion at Coors Tech Center

I2 Construction recently completed the occupied remodel and expansion to Weatherford Laboratories' facility at its Coors Technology Center location in Golden.

Working in collaboration with Gensler, work included the installation of a new two-stop hydraulic elevator and the addition of 9,000 square feet of office space.

Additional laboratory space created and/or expanded included an extraction laboratory, isotherm laboratory, rock mechanics laboratory, photography/lithology area and a crushed lab/processing facility. I2 also coordinated the lighting/black lighting upgrades to four core viewing areas and installed an acid neutralization system.▲

Boulder Brands headquarters building earns LEED-CI Gold

Unico Properties LLC, a Seattle-based real estate and investment operating company, achieved LEED-CI Gold certification for Boulder Brands Inc. at 1600 Pearl St. in Boulder.

As a majority owner of Pearl Street Properties, a 356,000-square-foot, 15-building, mixed-use portfolio with retail at the ground floor and office above, Unico served as the LEED project consultant advising on sustainable design elements and decisions for the certification of Boulder Brands' 18,300-sf tenant space. Comprising the entire third floor at 1600 Pearl,

the newly certified space serves as the new corporate headquarters for Boulder Brands, one of the largest natural consumer packaged food companies in the United States.

"We are thrilled to serve as an instrumental partner to help Boulder Brands design its corporate office space as a vehicle to promote energy efficiency and create high-performing building systems that maximize environmental and economic efficiencies," said Brett Phillips, Unico Properties director of sustainability. "As an owner with a dis-

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Law

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1. *No restrictions on general solicitation and advertisement.* Historically, one of the most significant disadvantages of raising capital through a private offering was difficulty in finding investors. Such offerings were limited to persons with which the issuer or its intermediaries (such as broker dealers or placement agents engaged by the issuer) had a substantive pre-existing relationship. Under 506(c), issuers may now use all types of general solicitation and advertisement to attract investors, including radio, televi-

sion and newspaper advertisements as well as Internet and social media solicitations.

2. *No SEC review of offering documents.* Unlike a public offering, there is no requirement for the offering documents to be reviewed and approved by the SEC or by state regulators. As a result, such offerings may be commenced much more quickly and inexpensively than a registered or public offering.

3. *No limit on the amount of money to be raised.* There is no dollar limit on the amount of money that may be raised.

4. *No limit on number of offerees or*

purchasers. There is no limit on the number of potential investors to whom an offer to purchase securities may be made and, although all investors must be accredited investors, there is no limit on the total number of purchasers.

5. *No state regulation of offering.* Federal law preempts state regulation of offerings made in reliance on Rule 506(c). As a result, although states may require the filing of a notice of sale and may charge a filing fee, they do not otherwise have the authority to review and approve offering documents or to impose restrictions or limitations on the offering terms.

6. *Limitation of liability.* A U.S. Supreme Court decision has held that federal law claims for negligent misrepresentation (lack of due care or due diligence) do not apply to private sales such as 506(c) offerings. As a result, there are limitations on the ability of investors to make future claims against the issuer that are based on assertions that there were unintentional errors or omissions in private offering documents.

7. *The issuer does not become a public company.* Although securities sold in a public offering generally are more attractive to prospective investors because

they may be resold freely, there are also disadvantages to sale of securities in a public offering. The registration process is expensive and time-consuming, following completion of the offering there are significant costs associated with SEC periodic report filing requirements, and there are significant corporate governance and compliance considerations applicable to public companies. Raising capital through a 506(c) offering instead of a public offering allows an issuer to avoid, or at least postpone, dealing with the cost and compliance issues applicable to public companies. ▲

CDE Who's News

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worked on include the Cherry Creek North and Fillmore Plaza streetscape renovation; the Decatur Federal Station Area Plan & General Development Plan along the South Platte River; and the Interstate 70 East Corridor EIS.

Amina Adnan also joined the firm from Design Workshop. She will support a variety of the firm's work nationally, including parks, planned

communities and resorts. Adnan has two years of experience in design, planning projects and competitions, including the recent design for the Morrill Math & Science School in Chicago.▲

Jim Criswell is retiring from his roles as vice president of design and project management for **Tenant Planning Services**, effective Sept. 15.

Criswell was with the firm for 28 years.▲

Boulder

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tinct focus on sustainable building operations, we have made numerous investments in the space to enable Boulder Brands to more easily achieve this LEED-CI Gold certification. We are honored to collaborate with Boulder Brands on its efforts in achieving this premier green benchmark."

Some highlights of the LEED-CI Gold certification include: extensive use of recycled and locally sourced and manufactured materials and furniture; a 45 percent reduction in light-

'We are honored to collaborate with Boulder Brands on its efforts in achieving this premier green benchmark.'

– **Brett Phillips, Unico Properties**

ing power energy use and 35 percent reduction in water use; 100 percent of energy use offset through renewable energy credits; low-VOC paints, sealants, flooring materials, carpeting and wood products; reuse of beetle-kill wood; and a zero-waste office policy.

In partnership with Unico and Boulder Brands, the collaborative project team for the company's LEED-CI Gold certification included Surround Architecture, 2020 Engineering, AE Design, Blue Spruce Construction and Midyette Architects.▲

CREJ'S TOOLS & RESOURCES

Log on to CREJ's website for the most comprehensive set of commercial real estate resources in Colorado.

- ▶ Search the **Industry Directory** for lenders, brokers, property managers, architects, contractors and more. Over 1,000 entries with firm profiles, contact names, phone numbers and email addresses!
- ▶ Research **Projects Under Construction & Planned** and stay current on which projects are underway, and the companies building them.
- ▶ Use our **Sales & Mortgage** tool to see who's buying, selling and lending for properties over \$500,000 in 13 Colorado counties. Loan transactions include the names of the borrower and lender, plus the property address, loan type and closing date for each mortgage. Sale transactions include the names of the seller, buyer, address and purchase price and closing dates.
- ▶ Search **Property Listings** for billions of dollars worth of available properties for sale or lease. Sort property results by city, county, zip code, property name, rates, lot size, and space available.
- ▶ Research **Market Statistics** by geographic region including rental & vacancy rates, absorption, etc. Find links to the most recent, comprehensive commercial real estate market statistics and forecasts.
- ▶ **Find Financing** according to property type, location, loan size & loan type. Our financing tool lets you find lenders that match your search criteria.
- ▶ Use our **Loan & Investment Calculators** to determine monthly and annual mortgage payments based on loan amount, interest rate, amortization period and term, or determine how much you can afford to invest in a property.

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