

HOLIDAY NOTICE

The Daily Journal will not produce an edition dated Monday, May 26 in observance of Memorial Day.

The advertising deadline for the Tuesday, May 27 newspaper is 10:30 a.m. on Friday, May 23.

Please call 888-814-0513 to advertise.

THE DAILY JOURNAL®

Building a Wide-Open Student Experience at Colorado School for the Deaf and the Blind

Superintendent Carol Hilty likes to say that the Colorado School for the Deaf and the Blind (CSDB), although unique, is simply a school serving the children of Colorado. "Our students just happen to be deaf and blind," she says.

Since its humble beginning in 1874 with just seven students who were deaf, the school has grown to serve an average of 235 students on campus and 500 students statewide annually, from birth to age 21. The campus occupies 17 buildings and sits on 37 acres in Colorado Springs.

In 2010 the school won a BEST Grant to fund a much-needed expansion and complete renovation of its 58 year-old Gottlieb Building, which now serves as the hub of student activity on the campus. The building had several security and life-safety issues, general condition problems, program-to-space matching challenges that had to be resolved, and poor visibility within the facility—especially problematic for a building focused primarily on serving students who are deaf.

RTA Architects, which specializes in K-12 education design, was selected as the architect for the project. "Two of the most important goals for the renovated building were an open design that would facilitate better visibility and communication for the deaf community and flexible spaces that could be used for multiple purposes at any given time," said Stuart Coppedge, RTA's principal-in-charge on Gottlieb.

The planning process was centered on a strategy that RTA would provide the school



Photo courtesy of RTA Architects

CSDB's new two-floor media center allows students to study and do their research without leaving the building.

design expertise and the Design Advisory Group (DAG) consisting of the superintendent, a board member, facilities manager and teachers from CSDB, would provide strong guidance about the needs of the student population. Residential schools have a unique culture, educational approach and philosophy.

"CSDB was very clear we wanted to work in close collaboration with the architect to develop the design concepts that support the needs of our students," said Hilty. "Utilizing interpreters, RTA Architects con-

ducted design charrettes in our DAG meetings that included administrators, staff who are deaf, and a board of trustees member. I always thought we had the perfect scenario.

"This is what the BEST program should be about: the partnership among school, architect, engineer and contractor," added Hilty.

The project partnership was rounded out by HCDA Engineers (structural), Plant Engineering Consultants (mechanical, electrical and plumbing), Bean Engineering (civil), and general contractor GH Phipps Cos.

NEWS briefs

ConsensusDocs Publishes Industry's First Federal Design-Build Agreement

ConsensusDocs recently published the industry's first standard design-build agreement for design professional services on federal projects. The comprehensive agreement provides the business and contractual terms and conditions for a design-builder to hire an architect or engineer on a design-build project in a manner consistent with federal contracting laws and practices.

The new agreement includes language that addresses new regulations for affirmative action requirements for protected veterans and individuals with disabilities from the Dept. of Labor's Office of Federal Contract Compliance Programs that recently took effect.

"ConsensusDocs design-build contracts are the most used and useful standard design-build documents that I see in my practice," said Tom Kelleher, senior partner with Smith, Currie & Hancock LLP, and the chair of the ConsensusDocs Working Group that produced the document. "The new design-build agreement for architect and engineering services provides a valuable off-the-shelf solution for federal design-build contracting that will be extremely valuable to design-builders, design professionals and the construction attorneys who serve them."

FIRMS breaking new ground

Luxury Hotel, Restaurant and Retail Planned for Denver Neighborhood

BMC Investments and Sage Hospitality plan to develop and operate a \$60-million, seven-story, luxury independent hotel with restaurant and retail space in Cherry Creek. BMC and Sage entered into a joint venture with Sullivan Group and Elevation Group for the development of 245 Columbine, otherwise known as the Old Post Office Building. BMC and Sage will serve as the joint-venture managing members and co-developers.

"This is the premier site available in Cherry Creek for a high-end hotel, and we feel that there is tremendous demand for a project of this caliber," said Matt Joblon, managing partner of BMC. "As with our Steele Creek project on First and Steele, we will work closely with the city council and the neighborhood to ensure we deliver an exceptional project that highlights Cherry Creek."

Sage Hospitality will co-develop and independently brand the 150-room luxury hotel, which will feature a rooftop pool. Sage Restaurant Group, which also developed Cherry Creek's s Second Home Kitchen + Bar, plans to implement one of its newest brands in part of the available restaurant and retail space.

BMC and Sage have engaged design architecture firms klipp/a division of gkkworks and JG Johnson Architects of Denver to design the building. Renowned New York-based interior designer Robert McKinley will fashion the interior of the hotel.

Both companies will work closely with the Cherry Creek North Neighborhood Association to ensure that the project meets the goals and objectives of the neighborhood and is consistent with its character and context. The co-development team of BMC and Sage was formed to leverage their proven track record in financing, developing and operating first-class hospitality projects.

Industry's 'Fragile' Recovery Sustains Job Growth

Construction firms added jobs in 39 states and the District of Columbia over the past 12 months and in 29 states and D.C. between March and April according to a recent employment analysis by the Associated General Contractors of America of Labor Department data. Association officials welcomed the mostly positive figures but cautioned that the industry's recovery remained fragile, with construction employment levels below prior peaks in every state except North Dakota.

"Growing demand for a range of construction services and better weather helped boost construction employment in most states in April," said Ken Simonson, the association's chief economist. "But we are still a long way away from getting back to the kind of employment levels the industry experienced nearly a decade ago."

Florida led all states in both percentage and total construction gains with a 12.1% rise and 43,300 new jobs between April 2013 and April 2014. Other states adding a high percentage of new construction jobs for the past 12 months included North Dakota (11%, 3,400 jobs); Nevada (9.4%, 5,400 jobs) and Utah (8.4%, 6,100 jobs). After Florida, California added the most new construction jobs for the year (39,000 jobs, 6.2%), followed by Texas (23,900 jobs, 3.9%) and Pennsylvania (9,800 jobs, 4.3%).

Ten states shed construction jobs during the past 12 months while employment was unchanged in Wyoming. New Jersey lost the highest percentage, 6.8, and the most jobs, -9,300. Other states losing a high number of jobs included New Mexico (-2,000 jobs, -4.8%); Alabama (-1,800 jobs, -2.2%) and Virginia (-1,700 jobs,

-1%). After New Jersey, the states with the highest percentage decline in construction employment were New Mexico, West Virginia (-3.7%, -1,300 jobs) and Alabama.

Texas (7,500 jobs, 1.2%) added the most jobs between March and April, followed by California (7,100 jobs, 1.1%); Pennsylvania (6,500 jobs, 2.8%) and Florida (4,800 jobs, 1.2%). Rhode Island (5.5%, 900 jobs) had the highest percentage increase for the month, followed by Iowa (4.6%, 3,100 jobs); the District of Columbia (4.5%, 600 jobs) and Pennsylvania.

Twenty states lost construction jobs for the month with Virginia (-3,100 jobs, -1.7%) losing the most. Other states experiencing large monthly declines in total construction employment included New Jersey (-2,800 jobs, -2.1%); North Carolina (-2,500 jobs, -1.4%); Minnesota (-2,200 jobs, -2%) and Arizona (-2,200 jobs, -1.8%). Maine (-3.4%, -900 jobs) experienced the highest monthly percentage decline, followed by New Mexico (-2.7%, -1,100 jobs); West Virginia (-2.1%, -700 jobs) and New Jersey.

Association officials noted that recent Congressional action on vital infrastructure measures could help sustain the industry's recovery. A Senate committee approved new surface transportation legislation that will make it easier for state and local officials to fund road, bridge and transit construction projects. Meanwhile, a House-Senate conference committee released a final version of a Water Resources Reform & Development Act that will fund waterways, port, dam and other important infrastructure projects once it becomes law.

"Growing demand for a range of construction services and better weather helped boost construction employment in most states in April."

Ken Simonson, Chief Economist, AGC of America



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