

# Skilled in Colorado

✦ Colorado Structures exhibits its expertise on the Alexan Broadway Station project in Denver for client Trammell Crow Residential. *By Kathryn Jones*

*“Colorado Structures excels in pushing the critical path of the project.”*  
— Matthew Johnson, project manager



Colorado Structures is constructing the Alexan Broadway Station in Denver, which will consist of three five-story apartment buildings. It will have 13 different floor plans ranging from one to two bedrooms.

**Colorado Structures Inc. — Alexan Broadway Station**

[www.csigc.com](http://www.csigc.com)

**Budget:** Approximately \$60 million

**Location:** Denver

**Scope:** Three five-story apartment buildings and a parking garage

**Peak employees:** 200-300

➤ **For more than 30 years, Colorado Structures Inc.** has built with exceptional quality, it says. The Colorado Springs, Colo.-based contractor excels in a multitude of project types from industrial to commercial to residential, and has developed a reputation as a national leader in retail developments.

“Our clients expect insight, ingenuity

and innovation skillfully applied to every project we’re entrusted with,” Colorado Structures asserts. Its commitment to client satisfaction not only results in repeat business – 90 percent of its business is repeat, it says – but also piques the interest of new clients who are aware of its status as a leading contractor and wish to obtain the same level of quality on their own projects.

Such was the case for the Denver office of Dallas-based Trammell Crow Residential (TCR), which awarded Colorado Structures an approximately \$60 million contract to construct three five-story apartment buildings and a six-story parking structure in Denver under its Alexan brand. >>

### Ensuring Eligible Employees

Colorado Structures Inc. is one of nine charter members – and was the first major general contractor – of the U.S. Immigration and Customs Enforcement’s new, voluntary ICE Mutual Agreement program, IMAGE. According to U.S. Immigration and Customs Enforcement, “The goal is to assist employers ... to develop a more secure and stable work force and to enhance fraudulent document awareness through education and training.” The program allows Colorado Structures to partner with the U.S. Department of Homeland Security to help uncover vulnerabilities to illegal activity related to immigration status. The company employs technical tools to verify Social Security numbers for W-2 purposes, which are integrated with best practices to lead to a high level of assurance that its employees are legally eligible for employment, it says.



### Alexan Broadway Station

The Alexan Broadway Station in Denver will consist of three five-story apartment buildings encompassing 525,000 square feet that wrap around a six-story, 202,000-square-foot precast parking garage. The apartment buildings will feature four stories of wood framing on top of a second-floor concrete podium deck, and will utilize four types of exterior finishes: cementitious siding, metal panel siding, brick and stucco.

One of the three buildings will contain 60 units of affordable housing and about 10,000 square feet of retail space on the ground floor. Another will contain 373 market-rate apartments. The third building will feature 47 units along with key amenities such as a clubhouse, leasing center and athletic facilities. The project utilizes 13 different floor plans ranging from one to two bedrooms. Construction began in February 2008 and is slated to finish in January 2010.



The Alexan Broadway Station property will have 480 apartments, as well as retail space and amenities such as a clubhouse and athletic facilities.

### ‘Mutually Beneficial’

Project Manager Matthew Johnson says Colorado Structure’s relationship with its new client has been “mutually beneficial.” TCR was formed in 1977 and has quickly grown to be one of the leading residential development companies in the United States with more than 225,000 multifamily units in its portfolio and a nationwide scope.

Colorado Structures benefits by performing quality construction for a prestigious client and hopes to gain additional projects as a result. TCR says it benefits from Colorado Structures’ expertise in the Colorado building market, which includes its familiarity with local building regulations and its ability to progress the permit expediting process.

In addition to being able to complete a project on time and within budget, “Colorado Structures has provided a great deal of product research and procurement services to the owner in addition to being a general contractor,” Johnson says. “We helped them modify

building assembly systems that were not commonly part of TCR’s conventional buildings and projects of the past.”

### Tight Urban Site

The Alexan Broadway Station site once contained a portion of the Gates Corp. rubber and tire plant, which was demolished by a previous landowner. However, no unforeseen soil conditions were found in the excavation process.

Colorado Structures’ main challenge was building in a tight, urban area with busy existing streets. Three sides of the project faced heavily traveled streets, while the other side was occupied by a contractor operating under a separate contract with the developer.

“There were existing, above-ground power lines that had to be relocated before any of the underground stormwater and sanitary work could occur – that took much longer than expected,” Johnson says. The stormwater sewer system retains all runoff on-site and collects it in a central stormwater vault,

where it’s pumped into the city’s existing stormwater sewer system. “The buildings were then constructed on top of and around these utilities – all on a five-acre site,” he adds.

### Talented Subtrades

Colorado Structures utilized more than 40 subcontractors and suppliers on the Alexan Broadway Station project, some who were new and others who had worked with the contractor on past projects. “Each sub needs to keep up with owner-directed changes and change directives from the architect and owner,” Johnson says. “Communication and information organization that transfer down to the trades are key components to what we’re doing.

“Colorado Structures excels in pushing the critical path of the project, communication and dissemination of project documents and revisions, communication with the owner’s representatives and with the specific individuals putting this project together on a daily basis.”