

# Construction, Design & Engineering

## Koelbel, partners complete Westminster affordable housing project

by Kris Oppermann Stern

Koelbel and Co., in partnership with Mile High Development and Longs Peak Advisors, recently completed 8877 Eaton St., 118 affordable housing units in the Downtown Westminster redevelopment of the old Westminster Mall. OZ Architecture designed the project, which Milender White began building in January 2018.

"The completion of affordable housing at Eaton Street is an integral step in creating a vibrant downtown community in Westminster," said Koelbel and Co. Vice President Carl Koelbel. "These residents will enjoy a lively, walkable community in the midst of new retail, commercial and residential development right between Denver and Boulder."

Eaton Street will provide an amenity-rich community complete with a rooftop patio, community room and fitness center.

These affordable units in



Eaton Street residents will enjoy a lively, walkable community.

Eaton are exclusively available to residents earning 50% to 60% of area median income – and some residents earning 30% AMI, thanks to a partnership with Family Tree.

Asked if an affordable project differs from a market-rate project, Milender White's Darren Hinton said there is very little difference.

"Through preconstruction, every project has a budget that allows the project to move forward," said Hinton, Milender White construction executive and senior vice president. "Our role is to work with the owner and architect to maximize the design to produce the highest-quality building for the target budget. If there

were any difference, it would be helping the owners on affordable projects with the reporting, documenting and submittals required for affordable project financing."

For Eaton Street, Milender White worked closely with Koelbel, Mile High Development, OZ Architecture and the city of Westminster to create a

project that is of equal quality to market rate while maintaining the project budget, according to Hinton.

The project wrapped an existing parking garage that was open to the public through construction, according to Hinton. The parking garage also was attached to the JCPenney that also was open during construction.

"The entire team – owner, designer and contractor – all worked closely with the city of Westminster to make sure the public was always safe and to minimize any disruption to JCPenney's business," Hinton said.

The \$24 million construction project is a five-story, wood-over-podium, elevator-served building totaling 150,530 square feet. Milender White's prefabrication facility provided the wood panels for Eaton Street, delivering 31,000 linear feet of wall panel. ▲



Eaton Street units are available to residents earning 50% to 60% AMI.

## Haselden adds onto Meeker High School

Haselden Construction recently broke ground on construction of Meeker High School in Meeker. The 87,600-square-foot addition and remodel, designed by TreanorHL, will provide better facilities for the school's faculty and almost 200 students. Construction will touch nearly every aspect of the school, including a new classroom wing and gymnasium; remodel to the existing gymnasium and auditorium; and updates to the commons area, administration offices, kitchen, science labs, metals classroom and wood shop.

Construction will be completed in two phases over 18 months,

with much of it taking place during the school year when students are on campus. Haselden Construction has a skilled education division that is experienced working in school environments and prioritizing students' safety. A custom site plan is developed for each school project with safety and student activity in mind.

When students return to Meeker High School this fall, the existing school building will have safety fencing, alternative walkways and parking, emergency egresses, and additional exits to minimize disruption and allow students and faculty to safely carry out

their schedules. Haselden also uses a proprietary communication tool to ensure school administrators and teachers are always aware and informed of construction activities and how they will impact students, staff and the learning experience.

"It's important that we keep the existing building operational during this phased construction and still be able to have the access needed to create a 21st century learning environment. The architect team and our partners have done an impressive job with the

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Colorado State University's "Bug Lab" is a 41,000-sf research facility.

## GH Phipps, CSU break ground on 'Bug Lab' in Fort Collins

GH Phipps recently broke ground on Colorado State University's Center for Vector-Borne Infectious Diseases, fondly referred to by the team as the "Bug Lab."

The new \$22 million, 41,000-square-foot research facility will house the Department of Microbiology, Immunology and Pathology at CSU and will provide BSL-2 laboratory space and Insectary Space for arthropod-borne and infectious disease research as well as office and support space. The GH Phipps team will be working closely with CSU's P3 partner, Tetrad Property Group

(owner's representative) on the project, along with the design team from Merrick and Company and architect BSA Life-structures.

CVID is the culmination of more than 35 years of hard work, research and teaching. Since the establishment of AIDL (Arthropod-borne and Infectious Diseases Laboratory) at CSU, a broadly based, interactive, multidisciplinary research and training unit, these scientists and researchers have been making a difference across the world in researching, diagnosing and treating infectious-borne diseases. ▲