

# Project Angel Heart

## Jordy Construction's Contribution to the Community

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Jordy Construction believes in giving back to the community, and we are proud to support organizations that work to strengthen the community. Jordy strives to demonstrate our commitment to helping organizations by donating our time, resources, as well as giving back financially. Project Angel Heart was a perfect fit for Jordy Construction. From the initial interview with Project Angel Heart, it was clear our two organizations were matched to create energy, focus, and to work together as a team to deliver the project goal, which was an adaptive reuse project of an existing 31,150 square foot facility. Together with Project Angel Heart, Sink Combs Dethlefs, and all consultants and engineers, Jordy Construction set out on a one year preconstruction and planning effort. With all groups working as a team, it proved to be an alliance forged with two major attributes, collaboration and commitment.

Project Angel Heart was founded in 1991 by dedicated members of the Denver community. As their website states, these individuals were determined to ensure that those living with HIV/AIDS and other life-threatening illnesses were receiving proper nutrition. Project Angel Heart initially served 12 clients from a single, donated pan of lasagna. In 2011, Project Angel Heart delivered over 427,675 meals to 1,863 clients, free of charge. During eighteen years of phenomenal growth, their goal has always remained the same: 'meals with love, for men, women, and children living with life-threatening illness.

Jordy Construction committed to donating staff for one year to handle the preconstruction services for the Project Angel Heart project. This time included presenting budgets, explaining scheduling, and construction methods at board meetings. In addition, Jordy attended weekly meetings regarding budgeting, planning, and design. During the bid process, Jordy took a lead role in enlisting financial support in the form of in-kind donations.

Jordy Construction reached out to the subcontractor community to enlist participation for donations by hosting breakfast and happy hour events at Project Angel Heart. During these events, Jordy Construction and Sink Combs Dethlefs would explain the project itself, as well as educate everyone on Project Angel Heart in order to capture the audience. Interest peaked rapidly. It was clear in-kind donations would not be an issue. Most subcontractors who bid the job offered an in-kind donation in the form of labor, material or both. The successful group of subcontractors all participated generously by donating both materials, labor, and in some cases additional financial contributions. Once the mission statement of Project Angel Heart was revealed, companies were quick to support the cause.

The impact on the community was clear. By completing this construction project, the team has improved upon the ability for Project Angel Heart to carry out their mission for years and decades to

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come. They can now reach more clients each week with nutritious meals that are specifically prepared to meet the nutritional needs of each individual client, free of charge, which will provide the client stability and hope, which many lose when having a life-threatening illness.

The project itself was an adaptive reuse of an existing 31,150 square foot useable commercial, warehouse/storage and cooler facility located at 4950 N. Washington Street, in Denver. This site was broken into parking and loading zones, with attention given to the flow of product in and out of the facility. The exterior of the building remained virtually unchanged, except the addition of some much-needed windows and a new front entry. The windows were cut into the detailed brick façade of the South/West wing to match other existing windows.

The paved areas between the two building wings that reach out towards Washington Street were removed for a new entry courtyard. This area was sloped up towards the first floor elevation, which is elevated 3' from ground level. On this slope, two ADA accessibility ramps were installed. Tiered vegetable and flower gardens, planter/seat walls and seating areas were created between the two ramps. This provided a gradual, gentle approach to the main entrance. Along with these changes, the courtyard and sidewalk paving materials were primarily concrete, which were colored, textured and stained at selected areas.

Parking was not to be an issue at Project Angel Heart with so many volunteers and guests. The team created bicycle storage to encourage staff to use alternate forms of transportation to work. Site lighting was also added to make the facility a safer environment, for staff and guests. A small parking lot was created in the front of the building with a one-way entry off Washington Street, which includes ADA parking spaces, as well as a few standard parking spaces for guests. A total of approximately 92 parking spaces were provided in lots at the West, North and East of the building, with four (4) accessible spaces and one (1) van accessible space. The layout of the North and East parking lots were built to accommodate large semi-trucks. The East loading dock, back by distribution, was modified and added on to in order to accommodate the needs of the client. From the loading dock, a covered ADA ramp was installed for connection to the sidewalks in the parking lot. This was an important part of the site design. Volunteers park and then fill the vehicles with the product.

New exterior materials were carefully considered to create warmth and blend in with the existing buildings, while also making reference to the architectural character of the surrounding developments. A mixture of brick, split block, and aluminum storefront/glass wall provide an interesting contrast while preserving the appropriate warmth, scale and character.

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Interior materials were to be straightforward and durable. It is important to make reference to the buildings past by keeping certain interior elements and attempting to maintain the factory, lofty, light-industrial feeling. Exposed tile and concrete masonry unit walls were employed where color, texture, or durability are key features. Gypsum board walls were used in offices and other areas worthy of a decorous, yet less durable finish. Floor surfaces are durable and appropriate to the use of the space. Stained concrete (with a grinded technique and a top coat finish), porcelain ceramic tile floors or a resilient rubber floor were used in the main and minor circulation spines. Carpet was used in offices and meeting areas, with a resilient wood floor. The lobby and vestibule spaces present a warm, welcoming and environment to visitors.

Once through the second set of the vestibule doors, the space opens up into a sharp, clean, dramatic, well-lit lobby with views of the kitchen behind the glass wall. The existing concrete columns are simple, clean and elegant. The columns also march along the main and secondary paths of travel, creating a cadence to the circulation spaces. The new facilities, with interior and exterior meeting spaces, are professional with a fun and relaxed atmosphere.

Restoration and replacing the glazing in the skylights, North-facing clerestories and windows helped bring much-needed light into the entire building. Skylights or solar tubes were added to the kitchen area. Project Angel Heart was very conscious of the environment and "build green" practices were used whenever possible. Energy saving ideas like solar panels - are planned and designed for future use. Natural light helps illuminate portions of the building during the day, saving electricity. Energy efficiency will also be gained with the fixtures and equipment that has been chosen for this project. Also, restroom fixtures that use less water were installed. The new facility met all ADA requirements with the addition of an elevator and accessibility ramps.

Project Angel Heart was a compressed and complicated schedule. Jordy Construction and all subcontractors worked many weekends and overtime to accomplish the move-in goal. During this time period, we conducted daily safety talks and weekly, formal safety meetings. In addition, our third party inspector came to the site to conduct safety inspections. We are proud to report Jordy Construction had zero man hours lost during this project. There were no recordable injuries at all. We are very proud of this fact.

The project finished on time and on budget, thanks to the efforts of the entire team. This project was truly a testament to collaboration and commitment by all involved. By working together early on, for one year, the team was able to successfully repurpose an existing 31, 150 square foot building. The

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building was transformed into a state-of-the art commercial kitchen, distribution and office facility for Project Angel Heart. By committing our team and enlisting the goodwill of the architects, engineers, consultants, and subcontractors, Project Angel Heart will be able to carry out their mission well into the future.