

CATEGORY: 8: Best Building Project – General Contractor (Under \$10 Million)

PROJECT: Blue Moon RiNo Brewery and Restaurant

GENERAL CONTRACTOR: Hyder Construction

Why This Project Should Win an ACE Award

Situated on the far north end of RiNo on 38th Street, the new Blue Moon Brewery and Restaurant is poised to spur growth between the trendy art district and soon-to-be-redeveloped National Western Complex, less than a mile north. What truly makes this landmark project stand out, however, are all the challenges the team overcame—a fast-tracked schedule, early installation of brewery equipment, unforeseen conditions of an existing 60-year-old building, and installing utilities on busy 38th Street—while still managing to bring the project in on time and on budget.

Project Description

This brewery and restaurant converted an industrial warehouse in the hip and brewery-saturated RiNo district. The 30,000 square-foot modern space includes a twenty-barrel brewing system, several forty- and sixty-barrel fermenters used to supply the 400-seat restaurant and tap room, and thirty tap lines. The location also has a stage area for live music and an outdoor patio. The brew house has the capacity for up to 10,000 barrels per year with another 2,000 barrels in their special pilot brewery. In addition to their trademark Blue Moon beer, they intend to have up to 24 different types of beers on tap, all brewed in this facility. Guests to the new brewery can walk in, grab a beer at the bar, and take a self-guided tour around the open brew house.

Although the construction contract for this project totaled almost \$7.3 million, the project also includes another \$7 million in brewery equipment that was installed by the owner and coordinated with the project team. All of this work was completed in 7 months with a very difficult construction sequence. The owner wanted the brewery equipment on line early so that they could start production well ahead of the opening to have brewed beer on hand. This meant that much of the work was installed out of sequence and extra care had to be taken to work around all of the expensive equipment.

The original building was built in the 1950's and the remodel to it posed its own unique set of challenges. The interiors include numerous unique finishes including booths constructed with reinforced concrete storm piping, a giant computer-controlled hanging blue “moon” light fixture, bar shelving created from a re-purposed steel barrel, and heart pine finishes throughout the space.

Solutions of Special Projects

Seven months to turn a 30,000 square-foot industrial warehouse with unknown conditions into a brewery and restaurant, complete with sensitive brewing equipment, a new patio, and site work was an exciting endeavor. The owner wanted the project opened as quickly as possible and pushed for a construction start before design was complete. The key to keeping this fast-tracked project moving forward was constant team communication. Key schedule milestones were made evident to the team to guide quick decision-making and prompt design change decisions.

The owner wanted the brewery equipment on line early so that they could start production well ahead of the opening to have brewed beer on hand on the first day they opened to the public. This meant that much of our work was installed out of sequence and extra care had to be taken to work around all of the expensive equipment. The brew house and fermentation areas had chemical-resistant flooring installed after the brewery equipment, so the tanks were installed on elevated pedestals to allow flooring prep and installation to take place below them. Because structural steel work was going on after the tank installation as well, welding blankets were used to protect the tanks from the overhead work. A pre-work checklist was utilized anytime the team worked around the brewing equipment to ensure it was protected. With thorough communication and planning, the team was able to maintain subcontractor buy-in, despite the busy Denver construction market.

Unforeseen conditions created several unique challenges, as there weren't accurate plans of the existing 60-year-old building for the team to work off of. During installation of underground rough-ins, we noticed the building's footings were smaller than anticipated. Because of our quick communication of the situation, we were able to work with the engineer to come up with a solution of pouring larger footings around the existing foundations, and adding 30-foot helical piers foundations within a few days of discovery, with minimal impact to the schedule.

Installing the utility lines on busy 38th Street was incredibly complicated because of heavy traffic, deep crossings, new city requirements, and construction to the Light Rail A Line just three blocks away. By working weekends and coordinating closely with the City's right-of-way department, we were able to secure firm dates to work on the utility installation, and even with the new requirement to replace all old leaded connections, the work was completed on schedule.

Despite many owner-initiated change orders, schedule reshuffling, and delays due to unforeseen conditions, no time extensions were issued and we opened the project on time. Knowing how important the grand opening schedule was to the owner, rather than requesting time extensions the team worked nights and weekends to complete critical path work. The project also came in on budget. The team kept a value engineering trend log throughout the job so the owner could make informed decisions regarding changes. Hyder provided quick pricing on any changes that popped up to enable quick decision making.

Excellence in Project Execution and Teamwork | Construction Innovations

Hyder was able to deliver a high-quality product by implementing our quality control program on site, which involved pre-installation meetings, continuously monitoring quality during installations, modifying means and methods to ensure proper quality, and involving the architect in decisions. In a tight subcontractor market, quality subs are difficult to obtain. Hyder marketed the prominence of this project to entice skilled craftspeople on site and was able to hire trade workers very selectively. The pre-work checklists also helped ensure that work occurring around installed equipment didn't affect the expensive tanks.

One of the most unique features of this project were the custom round light fixtures, including the giant 8' blue "moon" hanging above the central circular bar. Rather than being produced in a factory, this globe was hand-wrapped in place by a worker on a man-lift over a series of several days. The result is a truly dynamic piece that catches guests' attention the moment they enter the restaurant.

Another unique design element, with an unusual installation technique, is the eight precast concrete storm pipes, each weighing over 18,000 pounds, being utilized as restaurant booths. Moving the concrete pipes into the building through low overhead doors presented a challenge,

so the team adapted existing hoisting equipment to get the job done; they managed to slide them in with just inches to spare.

BIM modeling was used to coordinate rooftop structural design modifications, an extremely important and tricky part of the project as it was being installed over the brewery equipment.

Environmental/Safety

Over 55,000 man hours were worked on this project, all without a single lost time accident or OSHA recordable incident. Hyder partnered with MillerCoors over the course of several months to create and implement a modified version of the owner's corporate safety program for a new construction project, and implemented a hybrid safety plan that combined the best of Hyder's and the owner's existing safety programs. The new program went above and beyond OSHA requirements. The team employed a full-time safety monitoring company on site throughout the project. The constant safety supervision kept everyone on their best behavior, and led to the project being completed with no lost-time injuries. The team also had regular required subcontractor and site-wide safety meetings. These kept safety in the front of everyone's mind. Every day all subcontractors would have a safety meeting and would fill out a safety form describing their work for the day and its safety implications. Specialty safety meetings included those on PPE, training on unique pieces of equipment for those operating it, and pre-construction activity safety review.

Excellence in Client Service & Contribution to Community

Situated on the far north end of RiNo on 38th Street, the brewery is poised to spur growth between the trendy arts district and soon-to-be-redeveloped National Western Complex, less than a mile north. It's located just 3 blocks from the 38th and Blake Light Rail A Line station, making it easily accessible to Denver's central transportation hub.

At the end of the project, the Manager and Brewmaster at the new Blue Moon Brewery, John Legnard, commented, "Hyder Construction did a great job for us building out the new Blue Moon Brewing Company facility in Denver's River North Arts District. They helped us to completely rehab and repurpose an old warehouse building using a completely new design. They seamlessly incorporated several multifaceted brewery systems, with a large restaurant and

kitchen, all under a tight timeframe and budget constraints. Hard work, great teamwork and attention to every detail made it all possible.”











