

Category: 9 – Best Building Project – General Contractor (\$10-\$40 Million)

Contractor: Turner Construction Company

Project Name: 1201 Auraria Core and Shell Renovation

The 1201 Auraria Core and Shell Renovation took place in a 67,000 square foot historic seven story mid-rise brick building in downtown Denver and included completely new mechanical, electrical, fire suppression and plumbing systems, new gypsum board partitions, millwork, flooring, glazing, AV components, and a state-of-the-art security system. These renovations seamlessly tie into building upgrades that included a new passenger elevator, two new internal stair towers, a recovered roof, and structural building upgrades. Exterior work included a new roof, brick façade restoration, new windows, new entry doors and stairs, new landscaping, site concrete, a new irrigation system, and new exterior water, gas, and sewer lines. Total construction value was \$10,798,828.

Updated fire codes called for two new stair towers to be built inside the existing building—a significant cost, since it meant cutting through eight floors of the structure. This challenge required close coordination between Turner, the architect, and the structural engineer, and yielded a solution of placing one of the stair towers in an existing abandoned elevator shaft. When building department review showed that the steel fabricated design would not be fire code compliant, Turner worked closely with trade partners to suggest a move to a CMU system and were working on installation only seven days after the problem was discovered. Both solutions saved the Owner a significant amount of money and positively impacted the project schedule.

In addition, the fire sprinkler pipes were rusted, the sprinkler heads needed to be replaced on all floors since they were manufactured in 1969, the ¾” pipes needed to be replaced with 1” branch lines, and flush/test pipes to determine integrity of existing pipe. The solution was to install a complete new fire suppression system, including new components from the street to a new fire pump in the building basement.

Another challenge was to meet the two-hour rating requirement for building floors, while maintaining the historic wood decking in place. The Turner team solved this problem by placing

gypcrete on the floors from above, which were to be covered by carpet, leaving the wood exposed from below to preserve the historic aesthetic.

To ensure safety on this project, Turner conducted pre-activity meetings with every subcontractor to discuss scope, specifications, and drawings before any onsite work began. We also scheduled daily foreman huddles, weekly subcontractor pull planning meetings, daily safety walks with subcontractor representatives, and worker lunches to identify opportunities for safety improvement. Our commitment to Lean Construction principles also leads to a safer work environment through initiatives like "nothing hits the ground," "everything on wheels," and elevated cut stations.

PlanGrid mobile software is a common feature of quality control/quality assurance measures on Turner projects, and the 1201 Auraria Renovation was no exception. This tool allows us to ensure all team members, including subcontractors, have access to the latest project information, including drawings, specifications, RFIs, and submittals, in the field. We also used best practices checklists to plan work before installation and check our progress throughout the project.

While Turner is always excited to participate in construction of new, dynamic buildings, the 1201 Auraria project was an excellent chance to shift gears and focus on the preservation and reuse of a piece of Denver history. The original building was constructed in 1904 and features many details typical of the period such as masonry and timber structural components. The design intent of this project centered on bringing the building and its system up to modern code and safety requirements, but with a keen eye to maintaining the rustic charm of the original aesthetic. It has now been given new life and serves as an excellent hub for Kroenke Sports and Entertainment employees.

Balancing the spirit of the original building against modern code requirements was a delicate process throughout which Humphries Poli Architects shined. Input from trade partners was also invaluable when addressing challenges like installing stair cores in the space once occupied by an antique freight elevator. As you'll see from the project pictures, the designer retained original features like exposed brick and massive timber floor joists, while incorporating modern lighting and finishes.













