

2017 AGC ACE Awards Entry

Category 11 – Best Building Project, General Contractor (Over \$70M)

Contractor | The Beck Group

Project Name | 1401 Lawrence

Designed and constructed by The Beck Group, 1401 Lawrence is a \$72 million, 22-story Class AA office building with premium office and retail space. The high rise elevates office product in Denver while offering a timeless architectural style that fits comfortably within its location and the surrounding urban context. A thoughtful, collaborative and integrated design-build process resulted in a contemporary and elegant glass facade that provides an intriguing juxtaposition between modern and historic architecture.

First Gulf partnered with Beck on their first development in the United States. “With complimentary firm cultures of responsibility and integrity, integrated design-build services for speed to market, and their creation of a win-win situation, we selected Beck for this investment project,” said John MacNeil, President of First Gulf. “They helped craft our vision of revitalizing this parcel into an artfully vibrant Class AA office facility, incorporating public art, space for retail and restaurants, parking garage, fitness center, convenience bike storage and sustainable features achieving LEED Gold certification. Beck worked very closely with us and our real estate brokerage team in all aspects of design and construction to make our vision a reality.”

1401 Lawrence Energizes the Commercial Core

Anchored adjacent to historic Larimer Square on the west and the Central Business District to the east, the team skillfully finessed the building to acknowledge Denver’s history with a tower that is both emblematic of a different age with its dazzling glass skin and through strategic shifts of scale and detail, a comfortable complement to its neighbors. First Gulf’s goal was to add a sophisticated and contemporary element to Denver’s skyline. Yet, First Gulf wanted its project to be respectful of other important downtown characteristics – the site’s proximities to historic Larimer Square and the Central Business District, and location on “Ambassador Street” (otherwise known as 14th Street).

Today, First Gulf's vision for 1401 Lawrence is realized – its shining exterior is a keystone for 14th Street, providing a clean and modern expansive glass façade that reflects and illuminates the surrounding skyline, superior, state-of-the-art interior spaces for modern office use, and an activated street level that engages pedestrians and offers retail and restaurant usage. Beck skillfully generated a zero-lot-line plan with ground-floor retail, eight floors of above-grade parking and 14 floors of highly-efficient 22,000-square-foot office floor plates. The result is an elegant glass jewel box that utilizes a highly refined and detailed metal-fabric-wrapped concrete podium to support the curtainwall-clad office tower rising 22 stories above ground plane.

Building Contributes to an Outstanding Environment

Further, 1401 Lawrence was designed and built with the needs of today's office users in mind. Building occupants are treated to un-paralleled views of the cityscape and the Front Range through large horizontal expanses and floor-to-floor clear structural glass. Over 82% of all regularly occupied spaces have daylighting and 91% have views to the outdoors. The interior spaces are clean and refined with the highest level of modern day, Class AA office appointments. The project also boasts the first destination dispatch vertical circulation provided in new construction in the City. This elegant and efficient system allows for significantly reduced time in getting from the lobby space to office and vice versa and is programmable to the individual.

Integrated Solutions for Project Success

Beck's fully integrated team was a leap beyond the traditional contractual arrangement between an architect and a contractor. With construction expertise as part of the design team and architectural experience applied throughout pricing, scheduling, and construction, the team was able to solve many of the problems that slow or complicate the construction process in today's market. Beck was able to meet challenges by delivering the fast-track project on time and at the targeted GMP that was established at the end of Schematic Design – allowing the project to break ground six months ahead of a traditional design-bid-build delivery.

The challenges associated with meeting budget and schedule for the 1401 Lawrence project include a zero-lot-line project site, tenant improvement construction by other contractors, and two completion milestones with demanding schedules.

Built in a downtown urban environment, careful consideration was taken to minimize Right of Way encumbrances, including installing the tower crane inside of the building. Due to this placement, the removal was challenging and required a 900-ton crane (typically used to install wind turbines) to dismantle the tower crane. The dismantling process impacted ten city blocks and was accomplished in less than two days.

Tenant Improvement construction occurred while the building was obtaining its Certificate of Occupancy. Due to the need to have the tenants in as close to Certificate of Occupancy as possible, construction operations by other contractors had to occur on all but three floors while the building was undergoing final testing with the Fire Department. First Gulf, other contractors and the Fire Department relied heavily on Beck to navigate this process as it related to coordinating all final inspections and communicating the inspection requirements.

The project had two major milestones, both of which were subject to liquidated damages in the event that either was not met. The first milestone required the top four floors to be turned over to the anchor tenant. As such, the building had to be completely dried in, all power distribution had to be complete, all mechanical and plumbing had to be complete, and completion of the building's vertical access was required. This milestone was required to be completed four months ahead of the Certificate of Occupancy. The second milestone was to obtain the Temporary Certificate of Occupancy.

Beck developed a Zero Accidents Plan for 1401 Lawrence, which is a comprehensive document identifying any project specific safety hazards on the jobsite. Safety performance and compliance were measured by focusing on leading indicators as much as possible. Included were frequent inspections, peer reviews and employee training, along with a robust monitoring program and policy compliance, new worker orientation, job hazard analysis, 100% fall protection and daily safety planning for scopes of work that typically require written methods of procedures to be developed. Best practices, dedicated safety personnel and procedures resulted in zero lost time incidents, fatalities or man hours lost with over 563,000 total man hours on the project.

Development that Incorporates a Sustainable use of Resources

Even with its expansive glass surfaces, the building achieved an elevated level of environmental efficiency by obtaining LEED Gold Core and Shell certification and Energy Star qualifications.

Beck was the programmer, designer, builder, and LEED consultant for 1401 Lawrence.

Beginning in the programming and pre-design phase, Beck used cross-discipline decision making to maximize opportunities for integrated, cost-effective adoption of green design and construction strategies.

The commitment to creating low-maintenance spaces and minimizing materials extended to minimizing waste throughout construction. Over 75% of all construction waste was recycled which equates to approximately 2,175 tons of waste diverted from the landfill. This project's building materials totaled over 25% of recycled content by cost, and 22% of materials by cost were extracted, processed and manufactured within 500 miles of the project.

An emphasis was placed on collaboration which resulted in a streamlined and efficient process and an elevated level of environmental efficiency with energy costs expected to be 22 percent less than a baseline building of similar size, use and location. Sustainability was a major aspect of this LEED Gold building, reflected in the quality of the exterior glass, mechanical systems and interior finishes.

Embraces Adjacent Neighborhoods and Connects the Community

The collaborative design and construction process for 1401 Lawrence integrated the concept of embracing adjacent neighbors, incorporating neighbors' needs and concerns throughout the construction process. Examples include ongoing reviews and discussions with neighboring users and owners, including University of Colorado (CU), the Four Seasons Hotel and Resort, Larimer Square and Hines (another developer) in a targeted effort to understand neighbors' concerns about sight blockage, right of way encumbrances, the tie to historic Larimer Square, activating the street level, parking requirements, crane swing rights, and other issues.

The building utilized a significant "art wall" feature as a give back to the community. The incorporation of the abstract rocky mountain scene as both exterior skin and interior art wall feature was the first time in the City and County of Denver that such an approach to public art was approved by the City Arts and Venues Commission.

A Signature Threshold to Denver

Clearly conscious of extending the welcome mat, the Beck-designed and -built Class AA office tower realizes First Gulf's objective for introducing clean, modern building to Denver's skyline that would complement rather than oppose its history. Beck's integrated process eliminates the gap between architecture and construction teams by maximizing efficiencies, knowledge sharing, creativity and technology to create an entity with a mutual commitment to achieve First Gulf's objectives.

“First Gulf was rewarded for our decision to partner with The Beck Group with an award winning, conscientious and sustainable product that has experienced un-matched lease up and positive feedback and reviews by the entire Denver community. First Gulf is not only proud of the project but is equally proud of our partnership and on-going relationships with Beck.”



Best Building Project – General Contractor | The Beck Group | 1401 Lawrence | 6







