

Fifty Eight Hundred

Category 1: Contribution to the Community – JHL Constructors

JHL Constructors was selected by Metro West Housing Solutions along with Sprocket Design-Build to create a new affordable housing community in a location formerly built for office space. The eight-story office tower was originally constructed in the 1980's and had sat vacant from its original completion date. While the surrounding areas continued to develop, and nearby retail space was beginning to have success, the office-space continued to grow as an eye-sore and needed re-purposing for the community of Lakewood.

Metro West Housing solutions wanted to use this building as an adaptive reuse project and transform the unoccupied office tower to a fully occupied apartment building for Lakewood residents that would qualify for Section 8 Housing Choice Vouchers. However; transforming the existing 75,000 square foot tower into a 52-unit apartment complex wasn't an easy feat, and it required much more than just a new coat of paint. In addition to the adaptive re-use project on the existing office tower, a newly constructed 91,000 square foot building would be erected in conjunction to the previous structure to provide ample space for an additional 100 apartment units.

While the project was a huge success to the collective construction and design team, it was not met without its challenges.

Upon the initial design and construction phase it was clear that several scope additions would need to be added to the project to reach the LEED Certification desired, and for the buildings to meet requirements for future occupants. Scope additions after breaking ground on Fifty Eight Hundred were quite large, leading to the JHL team making major adjustments to the schedule to meet to the original deliverable date. Added scope work included tower elevator revisions, additional fire suppression lines, elevator hoist way smoke containment, building department review comment corrections/changes, new permits for changes, increased low voltage, and final perf panel design on the tower, along with additional ADA door operators.

Additionally, several modifications had to be included in the project due to the location of the building, and the neighboring businesses surrounding it. In the City of Lakewood any facility over seven floors is considered a high-rise building, so the 8th floor would need to be demolished

without interfering with the structural integrity of the remainder of the building. Located adjacent to the site was a large-scale church and an occupied charter school which meant creating plans to keep the public safe and functioning without a large impact on their day-to-day operations. There was also a dry-cleaning business located in direct proximity to the site, so careful planning was necessary to ensure there was no environmental concerns to the property from any chemicals.

Even with these scope and location obstacles, the JHL team and subcontractors worked cohesively to keep the schedule on track and create a project that exceeded expectations from the client and community. Brendalee Connors from Metro West Housing Solutions spoke on the intricacy of the project and overall satisfaction with the JHL team and Fifty Eight Hundred complex, “I want to thank you for the really strong performance on our Fifty Eight Hundred project. This is a complex project and JHL staffed appropriately to meet the very different needs of the two components and has an excellent superintendent overseeing the entire worksite. We appreciate working with JHL and look forward to future developments with them.”

All together the 166,000 square foot complex provides Lakewood citizens multiple options for housing solutions with seven studio apartments, 46-one bedroom, 78 two-bedroom, and 21 three-bedroom apartments. The complex not only offers multiple floor plans, but several amenities not typically available at all low-income apartment developments, including: a communal roof-top deck, a community kitchen, a fitness center, education spaces, and an outdoor garden. These amenities were designed to assist in strengthening the Lakewood community, to generate residents with self-sufficient opportunities, and offer a platform for Metro Housing Solutions to provide an on-site resident coordinator. This resident coordinator supports residents with a combination of opportunities through resource referrals and on-site programming. Some of the programming offered includes cooking and nutrition courses, financial literacy courses, and children’s enrichment programs. One of the most innovative amenities on the first floor of the property is the “pop-up cop-shop,” which is a space where Lakewood Police can stop by, write up reports, complete paperwork, and most importantly, increase community discussions and friendly relationships.

A differentiating aspect of this apartment complex from any other was the desire to create a community in Lakewood. JHL took this differentiator into full accountability on the project and implemented the attitude of building connections with the surrounding businesses, schools and people. A prime example of creating trust and establishing relationships within the Lakewood community was during the installation of the new roof on both the Tower Building and the new West Building; crew members on the project site noticed some much-needed roofing repairs to the neighboring charter school, The New America School-Lakewood Campus. Without hesitation, JHL and the subcontractors took care of the repairs so that the New America School-Lakewood Campus could continue the school year with a new and safe roof.

Ultimately, the project was completed within budget and ahead of schedule. The partnership made between JHL Constructors and Metro West Housing will continue to grow, with the definitive and larger goal of developing connections within the Lakewood community and providing deserving residents a beautiful and functional place to call home.



Exterior Main Entrance



Exterior of Tower and New Building



Exterior South Facing Portion



Rooftop Views Including Solar Panels



Commons Area



Commons Area



Onsite Resident Coordinator Commons Area



Commons Area



Commons Area



Commons Area