

## **2019 AGC ACE Awards**

### **Urban Putt**

**1201 18<sup>th</sup> Street, Suite 110 | Denver, CO 80202**

**Category: 8 – Best Building Project – General Contractor Under \$10 Million**

#### **Overview Statement**

Urban Putt Denver, a project itself was an interior remodel of an 11,900 square foot tenant space within the Historic Denver City Cable Railway Building, located at 1210 18<sup>th</sup> Street. Designed by Roth Sheppard Architects and built by Jordy Construction, with an important goal in mind – the reuse of a tenant space, which is one of the few remaining structures from Denver’s street car history, re-purposed for the uses of today in Denver’s Lower Downtown (LoDo) neighborhood.

The Denver City Cable Railway building is on the National Register of Historic Places. This building was completed in 1889, functioning as one of the cable power houses and repair centers for the Lower Downtown area. Although the history of the cable street car was short-lived, Denver once had the most extensive cable car network in the country, and at one point, the longest cable line in the world.

The Denver City Cable Railway building is a historic dichotomy of expertly-crafted construction for a utilitarian function. The building façade exhibits very intricate masonry details on the thick multi-wythe walls of brick, which concealed the expansive tenant space within. The building was originally filled with a system of massive pulleys that pulled the city’s network of cable cars from underneath street-level, similar to San Francisco’s street cars that continues to operate today. The interior is a rational timber-framed post and beam layout with exposed brick walls and 17’ timber ceiling joist height.

Urban Putt Denver, the new tenant inside the Denver City Cable Railway building, is a dynamic business model – consisting of restaurant, bar, entertainment venue, and mini-golf course, all housed within the 11,900 square foot tenant space. Urban Putt originated in San Francisco,

created by a team of “makers and artists” that continually bring to life their own mini-golf holes and interactive installations.

### **Solutions of Special Projects**

Jordy Construction was brought onto the Urban Putt team early to assist with researching the old historic site, performing investigative demolition, and feasibility studies as they related to new design. The space was occupied for over 35 years prior and had not received many updates to MEP systems along the way. As the design build MEP contractor, Jordy Construction in turn brought on our subcontractors to begin analyzing the architectural program as it related to the MEP Scopes of work. By engaging in this fashion, we were able to successfully navigate the new fire/life safety requirements, electrical codes, and fire sprinkler challenges. Fitting all new systems into the old space with new design requirements, proved challenging and was only possible due to the amount of research by the MEP Team – both in the field and at their perspective offices – performing detailed code studies.

### **Excellence in Project Execution and Management/Team Approach**

As stated previously, Jordy Construction was brought on board early to assist the team in preconstruction, means and methods, and value engineering. The construction schedule and budget were of the utmost importance for this project. Being an entertainment and restaurant venue – the opening date and how the team got there was critical. Jordy Construction set the schedule in the infant stages of the project – detailing procurement associated with long lead items was the emphasis. There were many specialty products and processes – custom wood, steel, refurbishing hardwood floors, lighting, and custom build owner fixtures. The owner exhibits were built to the highest standards – comparable to national theme restaurants and entertainment venues.

One of the key architectural elements for the project was to relocate the original cable car that had been a stable to the Old Spaghetti Factory Concept and the historic building name sake – cable railway building. Jordy Construction worked with Duffy Crane to devise a path through the

space and method to move the old cable car without damaging it. The cable car was to be utilized in the new Urban Putt space. The path of travel utilized to relocate the cable car was structural shored from the basement level – to assure no damage to the old building structural wood system. In addition, the cable car itself was temporarily shored inside the car itself – to provide additional support as it moved across building to its new location. The planning and coordination paid off – a successful relocation was accomplished.

As the owner golf exhibits were delivered and installed – Jordy Construction began the complicated process of getting them inspected by Denver Building and Denver Fire. This was a multiple stage process that involved checking and double checking the fire code with the ratings of the various materials. Although this was not Jordy Construction's materials – the overall level of collaboration with the architect, owner, Jordy Construction and the Building Department was very involved. The City of Denver had not seen anything like this before constructed in such an old space, which made it more challenging.

The construction and design team's communication and collaboration levels were directly responsible for answering the challenges this job brought forward. The owner deserves credit for clearly highlighting their priority and providing excellent craftsmanship for their golf exhibits. This was truly a collaborative effort.

### **Construction innovations/State-of-the-Art Advancement**

In order to aid in the estimating and building process, the architect Roth Sheppard derived many 3-D computer modeling details. This enabled the team to carefully analyze the existing building conditions as they related to the new design. Before mobilizing demolition or rebuilding efforts, our entire team was able to clearly see the design intent, assess the impacts of the environment, and anticipate challenges. Long and detailed design build meetings took place in order to clearly communicate the intentions of the design. Accurate schedule assessments were achieved through this process. After analyzing the models – procurement ideas could be enhanced, and value engineering ideas could easily flow – as the design was clearly understood.

In addition to the 3-D computer modeling, this team was engaged in constant dialogue pertaining to the project. The owner, architect, GC and subcontractors were truly in lockstep. Daily and weekly meetings were common practice. The architect was available and constantly on site to assist with questions and even the inspection process as details and letter were needed to enhance to inspection process. Teamwork and collaboration kept this project moving forward and was the backbone of this project.

### **Environmental/Safety**

We are proud of the safety measures taken on this project. This project entailed a full and aggressive demolition plan, shoring a floor to move an existing original cable car, installing a grease interceptor in the basement of a historic building, relocating several hundred pound ornate wood column system (shown behind the bar in its new location), and staging all new owner equipment and exhibits. There was not one accident on site – for Jordy Construction or our Subcontractors. Each day our team engaged in “toolbox talks” – addressing active site concerns and how to minimize risk to employees. The practice paid off – all workers on site went home safe every day.

### **Excellence in Client Service and/or Contribution to Community**

#### **Client/Architect Testimonials**

*Jordy Construction was the GC for Urban Putt Denver, an eight-month, multi-million-dollar buildout of our indoor miniature golf course/restaurant/bar in LoDo. From the very start, the Jordy team impressed me with their attention to detail, their ability to mobilize and bring the right expertise to bear on specialized parts of the project, and their willingness to collaborate with my team of artists and restaurant folks. I particularly appreciated Jordy’s commitment to taking the project all the way from concept through final inspections. It was a relief knowing that I could reach out at any time for help or even simple reassurance and expect an immediate*

*answer. Furthermore, Jordy worked hard to anticipate problems, keep to the budget, and respond to the inevitable surprises that come with doing major construction in an old building.*

*This is a team of consummate professionals who take their jobs seriously and produce high-quality work. - Steve Fox, President and Chief Greenskeeper, Urban Putt Denver LLC*

*Jordy Construction joined the Urban Putt Denver project early to assist in the complicated and careful aspects to constructing within the historic City Cable Building. Jordy approaches each challenge with experience, knowledge, and creativity. They are an asset that we confidently lean on to realize the vision of the project team. – Chris Holzward, RA, NCARB, LEED® AP, ROTH SHEPPARD ARCHITECTS, LLP*

















