

Category: 11

Actual Cost: \$31,179,385.00

Contractor: Mortenson

Project Name: Rocky Mountain Public Media – Buell Media Center

Mortenson was proud to partner with Rocky Mountain Public Media on this ambitious effort to create a hub for journalism and public media in the heart of Denver. Mortenson served as the Design Builder on the \$31.2 million design build project. Given the highly technical, specialized nature of the facility, as well as the many public-facing components, this was a particularly complex build out. Through close collaboration with all project partners and despite challenges to the construction timeline as a result of the pandemic, Mortenson delivered the project on schedule.

The Buell Media Center is the new home for Rocky Mountain PBS and KUVO, the building consists of 65,000 SF of condition spaced divided in 3 floors along with one level of underground parking which accommodates about 80 spaces. The main floor houses a community room, the Masterpiece Theater space, Green Screen studio, a performance studio, and a community studio that is shared with other non-profit media agencies along with spaces for the City of Denver Marketing & Media Services.

The project broke ground in November 2018 and PBS and KUVO started to move into the new facility in June 2020. Mortenson teamed with Tryba Architects on this design/build project and in addition to the design and construction of the building the Mortenson team also led the responsibilities of design, procurement, and construction of the integrator scope of work for the TV and Radio components of the facility. This scope of work included all the design and procurement of the theatrical lighting and rigging, all the radio and tv production equipment, as well as the furniture for all the studios.

The building supports a diverse program centered around performance, technology and media while reflecting the architectural character of the emerging downtown community and uniquely expressing Rocky Mountain Public Media's vision and culture in the urban context. The design responds to the building's location in a vibrant neighborhood, not only implementing the technical requirements of the programming, but turning it "inside out" to truly engage the community. Civic and inviting, generous glazing at the street level reveals views into the Bonfils-Stanton Foundation Performance Studio. Live studio spaces for KUVO JAZZ on the second-floor offer views of 21st and Arapahoe, further celebrating a new cultural beacon at an important downtown intersection.

Mortenson used AR technology to enhance the VDC process in the field to check the work installed by our MEP trades. This process worked but as we continued to use it, we found additional value for the

facility management of the building to look at as-built conditions for electrical lines, plumbing lines, etc. that were buried behind walls and floors.

The Buell Media Center will provide RMPM with a new facility that meets and exceeds current building standards as it relates to building automation systems, high efficiency light fixtures, and efficient mechanical / plumbing / electrical systems to meet the current needs of the company and provide for future growth. In addition to a brand-new facility to house the staff members of both PBS and KUVO coming to work under one building, the project team delivered a technology package within budget that provides new equipment and technologies.

As a design build project, we worked with PBS to understand their programming and marry their budget to the program. Once the program was identified we worked with Tryba and our consultants to maximize the budget and identify all the most haves in the project and complete the design. Working in a constrained site downtown Denver we had to develop a bullet proof logistics plan to ensure our activities did not disrupt the neighbors and businesses located in the area. We worked closely with The Lobby restaurant to understand how they would be affected by the construction and came up with solutions for the courtyard that helped mitigate any disruptions to their facility as we deployed a barrier between the project site and their facility and blended it with the foliage around to minimize the feel of the construction underway next door.

The Covid-19 pandemic put a twist on our planning as we neared the end of the project. Our team had to develop a plan to adhere to CDC guidelines and was able to continue the work without having to shut down and were able to provide minimal disruption to the work onsite all while maintaining our scheduled end date of June 2020.

The construction of the Buell Media Center in a downtown setting presented many challenges related to the safety of construction personnel and the public. The project team delivered on the Mortenson commitment to Zero Injuries by working closely with trade partners, surrounding businesses, consultants, and others to ensure safety plans were developed and executed. An emphasis was placed on jobsite cleanliness and maintaining an organized work area to reduce hazards and the potential for safety incidents.

Project Safety Stats:

Project Fatalities – 0

Total Work Hours (Includes Mortenson and Subcontractor team members) – 149,547

Mortenson Only RIR – 0

Mortenson Only Lost Time Rate – 0

Mortenson Only Work Hours (includes only Mortenson team members) – 69,225

Four focus areas for safety excellence at the Buell Media Center:

- **Leadership Engagement** – The entire Mortenson project team owned safety at a very high level. Each team member has specific safety responsibilities assigned, with follow up provided during weekly staff meetings and quarterly safety audits. The engagement from our trade partner project leaders was outstanding, which helped create a united team approach for everyone working onsite, no matter the company.
- **Craft Engagement** – The crews’ engagement was demonstrated consistently through their involvement in the activity planning and daily planning meetings. Hazards were consistently addressed immediately in the field, then shared during daily morning meetings to help share lessons learned.
- **Planning** – Proactive planning was excellent, often identifying issues and challenges before the work even started. The involvement from the Mortenson project superintendent in all scopes helped drive buy-in to safety production and limited crews working on top of one another.
- **Accountability for Safety** – The expectation to maintain a clean and organized site was communicated to all companies from the beginning of the project. The expectation to clean work areas, and remove all trash helped set the tone each morning. This had a definite impact on the safety culture for everyone.

During construction of the new Buell Media Center, the project team engaged RMPM board members, current and potential donors, neighborhood partners, and other community members to tour the facility and capture the vision of the future media center. Staff members, donors, community partners, and project team members were recognized during the Buell Media Center ‘Topping Out’ ceremony held in July 2019. This engagement forged strong relationships that will continue long after Mortenson leaves this project. AR and VR technology were also utilized with current and future donors, board members, and RMPM staff to engage further in the building process and be provided a better understanding of what the building would look like once completed.

This new state-of-the-art facility will help RMPM achieve some major goals, including; providing the space for them to be able to consolidate their PBS and KUVO teams under one roof, building a community media center that will allow the non-profit media organizations throughout Denver to have a place to gather and collaborate, and finally the Buell Media Center is the start of a much needed transformation of an underutilized area of our city. This development will provide a safer and more

pedestrian friendly sector of Downtown in alignment with the Downtown Denver Vision developed by the Downtown Denver Partnership and the City of Denver.

Ten photos of the Buell Media Center can be found on the following two pages.



Photo 1: Mortenson_Buell Media Center_Photo 1

Caption: *Completed Buell Media Center – corner of Arapahoe & 21st Street*
 Credit: Mark Montour-Larson, Rocky Mountain Public Media



Photo 2: Mortenson_Buell Media Center_Photo 2

Caption: *Main lobby of the Buell Media Center – Donor Wall spans two stories*
 Credit: Mark Montour-Larson, Rocky Mountain Public Media

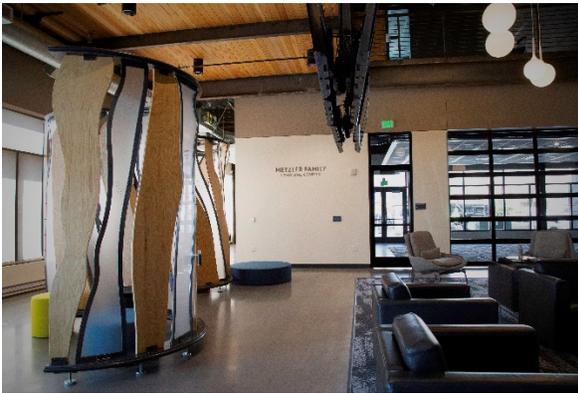


Photo 3: Mortenson_Buell Media Center_Photo 3

Caption: *Buell Media, Metzler Family Learning Center*
 Credit: Mark Montour-Larson, Rocky Mountain Public Media



Photo 4: Mortenson_Buell Media Center_Photo 4

Caption: *Buell Media Center reception area*
 Credit: Mark Montour-Larson, Rocky Mountain Public Media



Photo 5: Mortenson_Buell Media Center_Photo 5

Caption: *Buell Media, Masterpiece Studio*
 Credit: Mark Montour-Larson, Rocky Mountain Public Media



Photo 6: Mortenson_Buell Media Center_Photo 6

Caption: *Buell Media groundbreaking ceremony*
 Credit: Lindsey Kotik, KGM Creative Studios



Photo 7: Mortenson_Buell Media Center_Photo 7

Caption: *Buell Media concrete pour*

Credit: Jack Tift, Mortenson



Photo 8: Mortenson_Buell Media Center_Photo 8

Caption: *Buell Media exterior construction*

Credit: Christina Zavislan, Mortenson



Photo 9: Mortenson_Buell Media Center_Photo 9

Caption: *Buell Media construction site walk*

Credit: Christina Zavislan, Mortenson



Photo 10: Mortenson_Buell Media Center_Photo 10

Caption: *Buell Media interior framing structure*

Credit: Christina Zavislan, Mortenson