



Overview Statement

A former industrial hub, the RiNo Art District is a part of four historic neighborhoods: Five Points, Cole, Globeville and Elyria-Swansea in Denver, Colorado. During the turn of the last century the area was home to foundries, pattern shops and other miscellaneous industrial applications that helped drive economic success in Denver. As industry moved out of the city's core in the late 80s and 90s, the corridor was left with several vacant warehouses and a failing infrastructure. During this time artists began to populate the area as prices were very affordable and the area was fertile ground for arts, artists and creatives. In 2004, local neighborhood leaders and the City of Denver began work on the River North Plan to revitalize the area. By 2015, RiNo had bloomed with a community empowered, two new special districts and the desire to usher in a new era for the district with art as a common thread.

Brighton Boulevard specifically was developed on the downtown grid system in the late 1800's, separated from downtown by railroad yards. Through time, Brighton Boulevard developed a unique identity based on its mixed-use functions: residential concentrations were nestled among mining and railroad businesses, manufacturing companies, food sales and distribution, and even the Pepsi-Cola Bottling Company of Denver (before World War II).

The plan for the Brighton Boulevard development was specifically identified in various strategies related to Denver's growth management and development. Brighton Boulevard incorporates one to two blocks on either side of Brighton Boulevard from downtown to I-70. Vacant and underutilized land made this an area suitable for redevelopment and the creation of a mixed-use area, and Brighton Boulevard is a gateway to downtown offering a great opportunity for services, neighborhood serving retail and a variety of other uses. The vision for this area has always been based on cultivating a place with unique identity, an eclectic mixture of residents and businesses, pedestrians and cyclists. Planners identified a neighborhood where entrepreneurs and artists would choose to locate.

With these ideals in mind, Haselden Construction managed the development, design, and construction of Rev360: a 5-story office building that offers 140,000 square feet of Class AA office space, 30,000 square feet of street level retail, with balconies on every floor and bike



storage and a fitness studio on site. A parking structure sits across the alley from the project, accessible by a 2-level pedestrian bridge. Rev360 captures RiNo's industrial history through apt material selection, while offering opportunities for connectivity with the vibrant neighborhood. The project started in April 2019 and finished in July 2020 (a 16 month duration) and totaled \$44.5M in construction costs.

Solutions of Special Projects

Rev360's parking solution was initially planned to include an underground parking garage, two and a half levels down, to include 240 spaces. As the team evaluated the existing soil conditions, in addition to how water would impact construction below-grade, it became obvious that an above-grade solution would solve more problems instead of putting the team in the position of having to react to existing conditions while building below-grade. Because the project is located in the historic Five Points industrial neighborhood, the team faced significant contamination in the soil. In historic iterations of the site, builders had simply covered debris from the old railroad line and railroad-adjacent houses, as well as industrial contaminants and asbestos, with more dirt. Haselden was challenged with this approach, especially in terms of stormwater management and the project's proximity to the South Platte River: it's no longer an option to "just cover it up", or to pump contaminated water into the River. Building a parking garage with below-grade levels would also require a permanent dewatering system to keep the high-water levels away from foundations, and a permanent system would require the water to be pumped somewhere. The challenge of where to pump mitigated water would have negatively impacted the project, becoming cost-prohibitive to maintain, especially when the Environmental Protection Agency (EPA) continues to update requirements almost yearly.

In response to these challenges, Haselden's development arm purchased the empty lot across the alley (on Wynkoop) and reconfigured the design to create a structure with greater parking capacity while avoiding the challenges a below-grade structure would create. This garage continues to be a realistic parking solution for adjacent construction projects, as well as operational facilities in the area with little to no available parking.



Excellence in Project Execution and Management/Team Approach

The delivery for this project started with Haselden as the developer hiring Anderson Mason Dale Architecture for the design and Haselden Construction as the builder, creating a unique develop/design/build structure that maximized collaboration, streamlined decision making, and aligned communication and project goals. With Haselden as both the developer and builder, no time was dedicated to teaming multiple entities together, instead interests were consolidated and stated expectations were exceeded from the beginning. As the client, Haselden Development hand-selected the design and construction teams with the right experience and culture to achieve primary objectives, and ultimately the team achieved complete success.

Additionally, Haselden utilized the expertise of Trade Management Partners as Subcontractors were procured. Key trades were introduced to the project early through a competitive process, and interviewed for a deep understanding of their resource availability and commitment, ability to plan proactively, and commitment to jobsite success. Early selection of key Trade Management Partners facilitated a more comprehensive and collaborative design and construction process, ultimately streamlining coordination in the field.

Construction Innovations/State-of-the-Art Advancement

Due to the proximity to the South Platte River, Haselden and the design team had to implement creative solutions for drainage and water detention. Instead of using valuable real-estate for a detention pond, the team utilized a rooftop detention solution with a valut under the parking ramp, which detains water on the roof above the 5th floor, then drains it through roof drains when the loads can be accommodated by local storm drains. This creative innovation helped to satisfy requirements within the City and County of Denver while maximizing available square footage for occupants.

Haselden also implemented prefabrication for wall panel systems, effectively expediting the process of drying-in the building. Haselden initially pioneered prefabrication in Colorado's healthcare market in 2011 at the UCHHealth Anschutz Inpatient Pavilion Tower 2 project, and has since adapted this process to benefit other project types and expedite schedules. Building dry-in



is typically a critical path activity for large construction projects, meaning that some critical next steps can't happen until the building's exterior is installed to protect the inside from changes in temperature and humidity (snow and rain, for example). Panelizing wall panels often allows the team to shave weeks from installation of the building exterior, because multiple trades can be coordinated on the ground, then installed much more quickly instead of layer by layer.

Environmental/Safety

Building among the busy Art District in RiNo, Rev360 was constructed among significant pedestrian and bike traffic, but the team worked proactively to minimize the impact of construction on the adjacent community. Despite zero-lot-line conditions, cross-street construction, and the busy and mobile habits of the District, Haselden prioritized public safety and completed the job without any safety hazards to the community.

The decision to relocate the parking structure to above-ground was perhaps the best way the Rev360 project contributed positively to the environment, Brighton Boulevard community, and to RiNo in general. Construction of the above-grade office building effectively seals undesirable soil contaminants far below ground, where they are unable to enter the South Platte River, or impact the health and safety of any worker or pedestrian who encounters them.

Rev360 was designed to meet LEED Silver Certification standards.

Excellence in Client Service and/or Contribution to Community

A description of Rev360 would be incomplete without mentioning the key role that local artwork has played in the design and construction process. Rev360 features art from Romelle, Amy Thornton, Airworks Studio, and Oliver Vernon.

Romelle is an abstract painter and mural artist. Her colorful, energetic work explores modalities of healing with color, and the connection the artist has to the cities in which she's lived.

Amy Thornton is a contemporary expressionistic painter known for her vibrant, expressionistic paintings on Plexiglas which seem to float in space. Infused with the tension between chaos and



order, Thornton's work celebrates the dichotomies of extravagant energy with the elegance and rich complexities of a quiet presence.

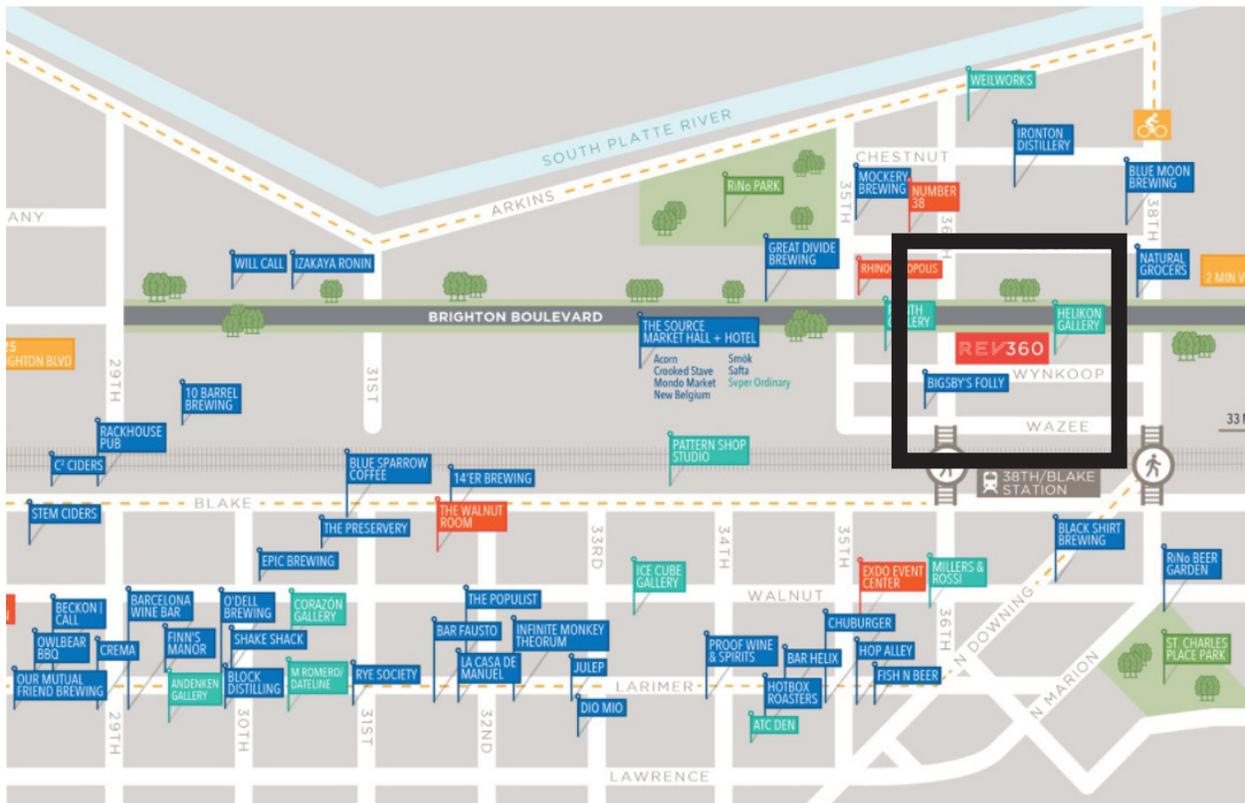
Airworks Studio believes public art enhances city and urban environments, making places of reflection, beauty, color, humor, and life in living and working spaces. Airworks Studio designs each project to reflect the surrounding influences of architectural reference paying close attention to contextual design. Each work resonates with its particular environment.

Oliver Vernon's compositions suspend elements of abstraction, architecture, figuration, and landscape in a cohesive visual expression of the irrepresentable, the unknown, and the metaphysical. The oscillation between calmness/calamity, weird/wonderful, and machinery/mother nature evoke a pulsating energy that gives life to each piece.

These artists dynamic works are exhibited within Rev360 office building, and serve as a nod to the thriving art community in RiNo.



Riders on the Historic Brighton Boulevard



RiNo's Brighton Boulevard



Rev360 Exterior



Rev360 Retail



Connecting Pedestrian Bridge



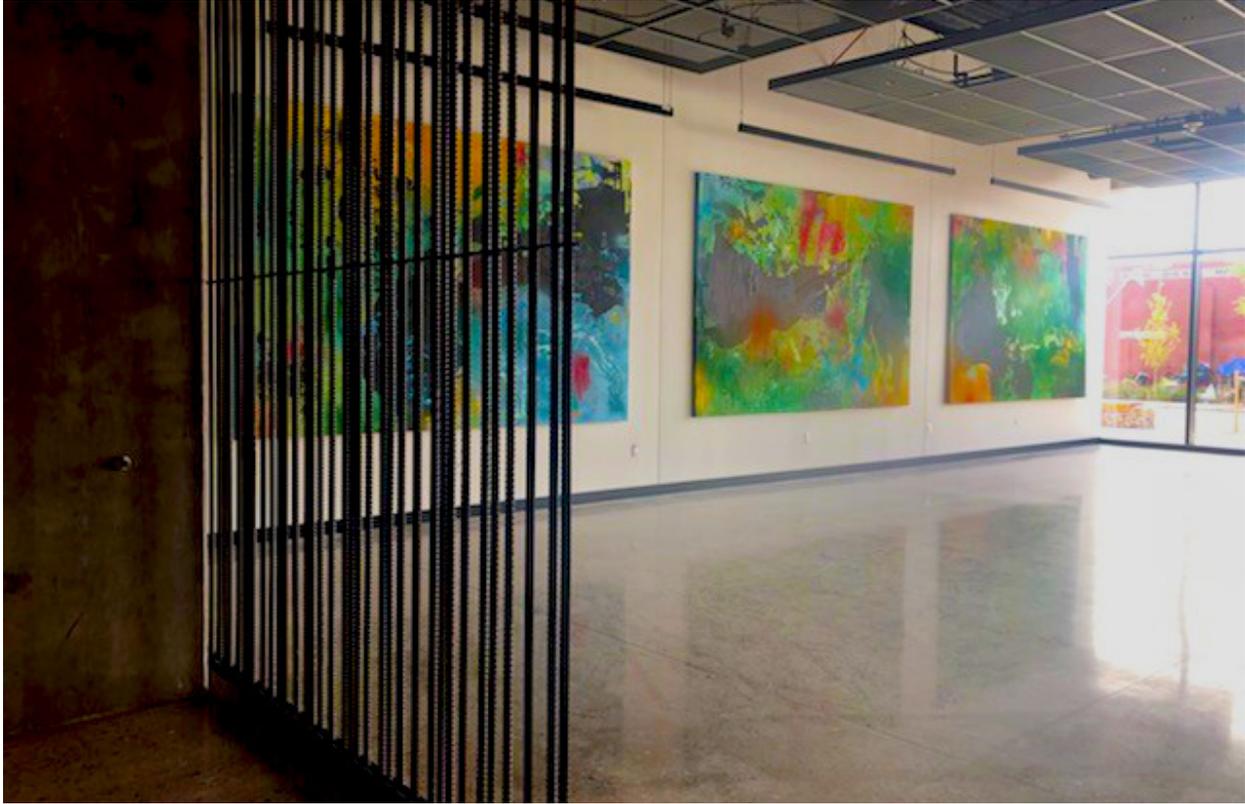
Entrance to the Garage



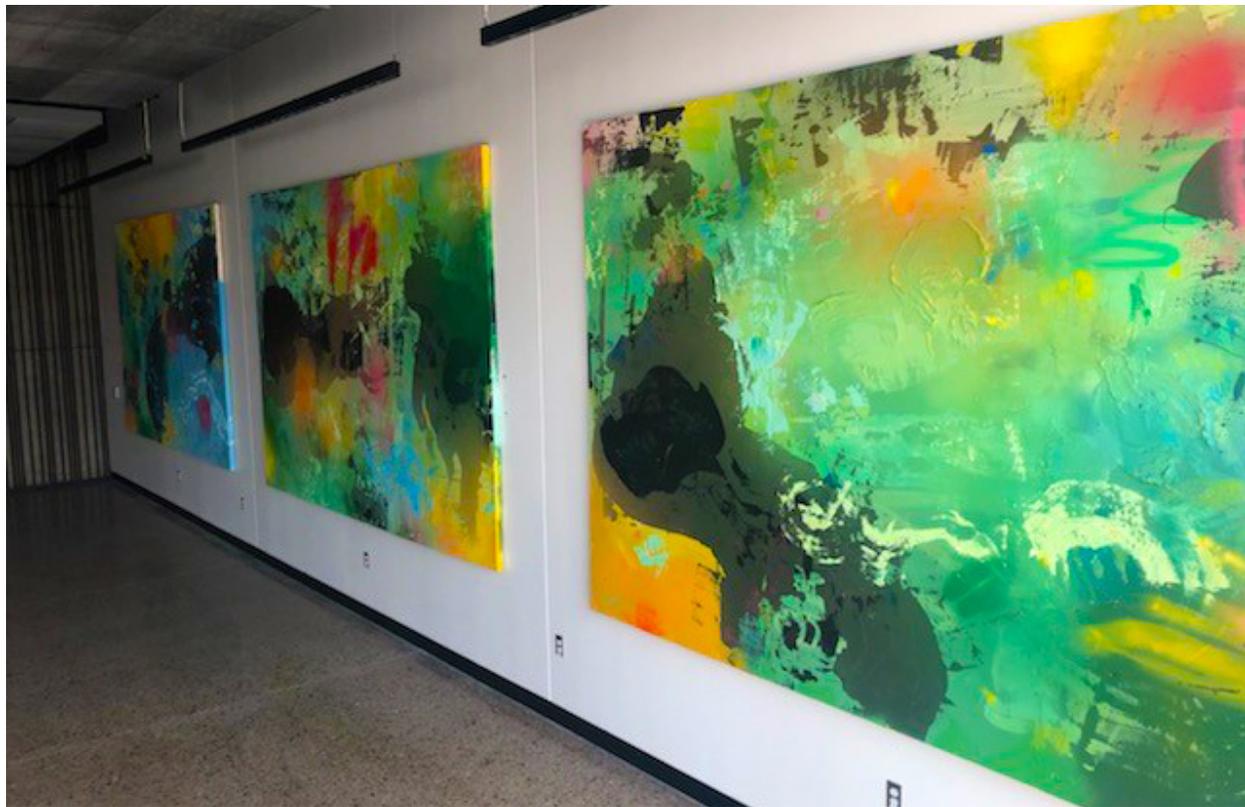
Mural by Oliver Vernon



In-Progress Mural by Oliver Vernon



Murals by Romelle



Murals by Romelle