

## **The Weitz Company**

### **6900 Layton**

#### **Category 13 – Best Building Project – General Contractor (Over \$70 Million)**

When the project team for 6900 Layton broke ground in the dynamic Belleview Station development in 2018, Denver Mayor Michael B. Hancock was quoted to say, “Belleview Station is well on its way to redefining how people can work, shop, dine and live all in one place – making it a signature asset for economic development and underscoring Denver’s position as a leading city for business success. We’re proud to celebrate the latest premier office space to take shape at one of Denver’s many transit-oriented development sites.”

Completed in September 2020, this sleek 385,000-square-foot Class AA Design Build and its custom, glass curtain certainly live up to expectations. Named Office Development of the year during the NAIOP Colorado “Best of the Best” in 2020, the project is located just 200 feet from the light-rail platform and the building rises 15 stories, bringing a stunning beauty to the office park by reflecting the skies of Denver and providing spectacular views for those inside the building.

The project was a design-build partnership between Prime West as the developer, Weitz as the General Contractor, and Gensler’s Denver studio. Throughout the challenges of the pandemic, the team remained focused on safety and integrity. As Jim Neenan, President and CEO of Prime West said in the Colorado Real Estate Journal in August 2020, “Together as a team, we have pushed expectations on innovation and schedule. The result will be an elegant, progressive, mixed-use office asset further animating what is becoming a dynamic node on the southeast light-rail line.”

Bruce Porter, Executive Vice President and General Manager of The Weitz Company Rocky Mountain Business Unit, also believes the working relationships were key to the success of the project, saying “6900 Layton was a special project. I was continuously impressed by the attention to detail and the commitment from each of our team members, the design-build team, and our trade partners to maintain great working relationships across the project. Our Weitz office is located near 6900 Layton, and our team feels a great sense of accomplishment when we drive by the project each day.”

Structurally, the building is a hybrid, with the building frame accommodating garage parking (1,250 parking spaces) on the first five levels. A central cast-in-place concrete core is surrounded by a precast podium coming out of the ground for five stories, capped by a structural steel tower rising to the full height. On level one, 15,000 square feet of retail is joined by a large tenant-accessible fitness center and bike storage to encourage alternatives to auto-centric transportation.

Another unique feature is the integration of two completely independent mechanical systems. A primary central plant, located on the roof, serves floors 7 through 15, while a water source heat pump system is used on the lower six floors. The dual-process solution affords overall savings in both first costs and long-term operations.

The project also achieved LEED Gold and was a 2020 Regional Award Winner of “Excellence in Subcontracting” from the Design-Build Institute of America, Rocky Mountain Region.

Newmont Mining Corporation (NYSE: NEM) was committed as a core tenant from the start of construction on 6900 Layton. This was an exciting aspect of the project, bringing the headquarters of this Fortune 500 Company into Denver proper. The group initially planned to occupy four floors, adding a fifth floor to their agreement as the project progressed.

For The Weitz Company project team, working with Newmont Mining Corporation also brought one of the project’s greatest challenges to overcome. Late in the construction phase, while the steel and concrete work was already well underway, Newmont Mining Corporation requested an addition of a staircase design feature that would span from level 7 to 10 within the building. Aaron Sarfarty, Project Manager at The Weitz Company, had to rework designs and schedules to accommodate this request. The team used elements of Lean Construction to support this major project change, and in the end they were still able to complete their work on schedule, even allowing Newmont Mining Corporation to get into their space three months early to finalize their tenant improvements prior to the completion of the building overall.

Safety was of the utmost importance on the jobsite. The Weitz Company pledges to “Lead With Safety” and the 6900 Layton project team regularly discussed safety measures and procedures at safety stand downs and morning meetings. In April of 2021 the Weitz Denver office even held a day long safety bootcamp at the project site in which they brought in external speakers to refresh the team on the best practices of construction safety. It is also worth noting that this project took place during the height of COVID-19, and the project team quickly adapted to the extra protective measures needed on the jobsite including additional sanitation efforts, masks and social distancing where possible.

The commitment to project excellence, safety, construction best practices, and collaboration amongst all stakeholders resulted in a beautiful, premier office space on the Denver skyline. The Weitz Company truly believes that this project raised the bar for future projects in the Bellevue area, and we are excited to see the additional growth of the Denver Tech Center in the future.









