

# WHAT'S NEXT

## Denver Preconstruction Quarterly Update



### ▶▶▶ SECOND QUARTER 2022

Welcome to our quarterly update of the projects the Denver Preconstruction Group is working on. Please remember that this is NOT a request for bids or budgets, but rather a way to communicate with and keep our valued subcontracting partners informed.

At Mortenson, we understand the value of diversity, and as an industry leader and integral part of the fabric of this community we commit ourselves to support the people and businesses in the communities in which we live and work. On all Mortenson projects, we involve small, minority and women-owned business enterprise (SMWBE) firms by developing project specific plans aimed to maximize participation.

Below you will find brief descriptions of our current projects. Please direct project related questions to the Design Phase Manager, Lead Estimator, or Project Manager specified.

We hope you find this update helpful!

SEND QUESTIONS OR COMMENTS:



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**ALE SPRAY**

Business Development Manager,  
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### ▶▶▶ PROJECTS WE'VE BEEN AWARDED NOW IN PRECONSTRUCTION

#### TRAIN PHASE 1 DENVER

- ▶ 100,000 SF Office Building and parking garage at the former General Welding Site

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q1 2023
Anticipated Project Schedule:	16 months
Preconstruction Status:	Design Development
Previously Awarded Work:	None
Date of Next Anticipated Budget:	July 2022
Lead Estimator E-mail:	Ben.Potson@Mortenson.com
Project Manager E-mail:	Doug.McNichol@Mortenson.com



#### 3083 Walnut

- ▶ 100,000 SF Office w/ Parking component located in the RINO district of Denver.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Fall 2022
Anticipated Project Schedule:	14 months
Preconstruction Status:	Design Development
Previously Awarded Work:	None
Date of Next Anticipated Budget:	July 2022
Lead Estimator E-mail:	Ben.Potson@Mortenson.com
Project Manager E-mail:	Brian.Baldwin@Mortenson.com



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#### 2506 W. Colfax

▶ 2506 Colfax is a 199 Unit Apartment Building located adjacent to Empower Field at Mile High.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q4 2022
Anticipated Project Schedule:	15 months
Preconstruction Status:	Construction Documents
Previously Awarded Work:	None
Date of Next Anticipated Budget:	August 2022
Lead Estimator E-mail:	Ann.Churlik@Mortenson.com
Design Phase Manager E-mail:	Doug.McNichol@Mortenson.com



#### Arista C2 Office

▶ Arista C2 Office is a 5 Story 80,000 SF Office Building located at the Arista Development in Broomfield.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q3 2022
Anticipated Project Schedule:	14 months
Preconstruction Status:	Design Development
Previously Awarded Work:	None
Date of Next Anticipated Budget:	TBD
Lead Estimator E-mail:	Ann.Churlik@Mortenson.com
Design Phase Manager E-mail:	Noelle.Rhodes@Mortenson.com





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#### St. Anthony North Bed Tower Addition

- ▶ The St. Anthony North Addition project consists of interior renovations and addition of a five-story bed tower at the St. Anthony North Campus in Westminster.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q2 2022
Anticipated Project Schedule:	14 months
Preconstruction Status:	Design Development
Previously Awarded Work:	Mechanical, Electrical, Enclosure
Date of Next Anticipated Budget:	July 2022
Lead Estimator E-mail:	Chelsea.Sulkowski@Mortenson.com
Design Phase Manager E-mail:	Jeff.Lindsay@Mortenson.com



#### Pearl East

- ▶ Pearl East is the redevelopment of an existing office campus in Boulder for life science tenants.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q2 2022
Anticipated Project Schedule:	TBD
Preconstruction Status:	Construction Documents
Previously Awarded Work:	Mechanical, Electrical
Date of Next Anticipated Budget:	April 2022
Lead Estimator E-mail:	Jeff.Lindsay@Mortenson.com
Design Phase Manager E-mail:	Brian.Baldwin@Mortenson.com



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#### Porter Medical Office Building

- ▶ Porter MOB is a 2 story MOB and Parking Garage located on the campus of Porter Adventist Health in Denver.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q2 2023
Anticipated Project Schedule:	TBD
Preconstruction Status:	Schematic Documents
Previously Awarded Work:	None
Date of Next Anticipated Budget:	July 2022
Lead Estimator E-mail:	Ben.Potson@Mortenson.com
Design Phase Manager E-mail:	Doug.McNichol@Mortenson.com



#### Xcel Aurora Service Center

- ▶ Xcel ASC is a 32,000 SF office building/maintenance facility and storage yard located at the Highpoint Development in Aurora.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q3 2022
Anticipated Project Schedule:	TBD
Preconstruction Status:	Design Development
Previously Awarded Work:	None
Date of Next Anticipated Budget:	August 2022
Lead Estimator E-mail:	Michael.Gianturco@Mortenson.com
Design Phase Manager E-mail:	Shane Knutson@Mortenson.com



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### ▶▶▶ PROJECTS WE'RE PURSUING AND NEED HELP WITH

#### Whole Foods Distribution

- ▶ Whole Foods is a 140,000 Refrigerated Warehouse located at Highpoint in Aurora.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q2 2023
Anticipated Project Schedule:	TBD
Preconstruction Status:	Schematic Design
Previously Awarded Work:	None
Date of Next Anticipated Budget:	July, 2022
Lead Estimator E-mail:	Nick.Young@Mortenson.com
Project Executive E-mail:	Shane.Knutson@Mortenson.com





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### FREQUENTLY ASKED QUESTIONS

#### **Q. HOW DO I GET ON THE BID INVITATION LIST?**

A. Please visit <https://www.mortenson.com/team/ale-spray#get-in-touch> to complete the Get in Touch form to contact Ale Spray and be added to our trade partner database. Please include as much of the following information as possible - company name, contact name, phone number, fax number, email, scopes of work performed, geographic interest and whether you are an S/DBE firm.

#### **Q. DO I HAVE TO BE PREQUALIFIED TO BID ON MORTENSON PROJECTS?**

A. Most of our bid packages are available for all firms to bid without advance prequalification. However, for your bid to be considered, you must be enrolled in our Subcontractor Default Insurance Program.

#### **Q. WILL I HAVE TO PROVIDE A PAYMENT AND PERFORMANCE BOND?**

A. We utilize Subcontractor Default Insurance in lieu of traditional subcontractor bonding.

#### **Q. WHAT ARE MORTENSON'S SAFETY REQUIREMENTS?**

A. Subcontractors are required to comply with our Zero Injury Program, including its procedures, practices and policies. Refer to our standard Subcontract Agreement, Exhibit E available on our Trade Partner page for more information. Subcontractors must also represent that it has conducted substance abuse screening of employees to screen for the presence of drugs or alcohol.

#### **Q. WHERE IS THE BEST PLACE TO LEARN ABOUT MORTENSON OPPORTUNITIES TO BID?**

A. Our website, <https://www.mortenson.com/denver/trade-partners>, is one place to find information on specific sub-bid opportunities with us. The Trade Partners section includes complete information on currently bidding projects, including: description of work, bid date, estimated value, pre-bid meeting information, and telephone, fax, or email contact information for questions. If you are registered in our trade partner database, you will also receive a quarterly email newsletter regarding upcoming bid opportunities. Current bidding projects will be uploaded to the quarterly "What's Up" link .

#### **Q. WHEN CAN I EXPECT TO GET BID RESULTS?**

A. Most projects will not have immediate bid results. We need time to properly evaluate each proposal to do a fair and complete analysis. Typically, two to four weeks following a bid we will have a good idea of who is the apparent low bidder for each trade and will do our best to contact all bidders with feedback.