

Boutique Hotel Enlivening Brighton Blvd in RiNo

by Julie Wanzer
LEED AP

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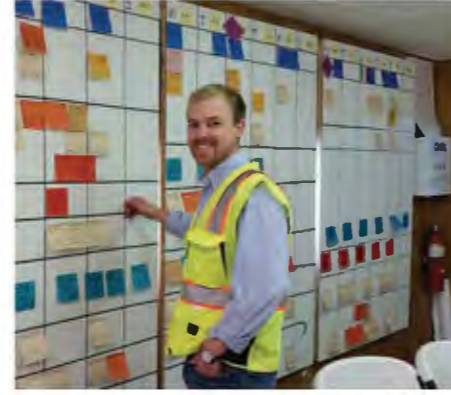
The River North Art District, colloquially referred to as RiNo, has received ample attention as of late with OZ Architecture’s latest release of a rendering that exemplifies the vision of what RiNo will look like in 2020. Brighton Boulevard takes center-stage for this development with a mix of adaptive re-use projects and new construction. Per JLL Research’s Horizon 2016 Report, RiNo is a substantial investor area of focus and highlights Denver as the nation’s second largest concentration of hotel supply under construction.



L to R: CCD Reporter Julie Wanzer, Superintendent Jeff Noffsinger, Project Manager Russell Clark & Project Engineer Flinn Fowler on-site.



Foundation walls are currently going in on The Source Hotel site.



PM Russell Clark demonstrates how each board represents one-week in the Last Planner® system used on the site.

One of these new construction hospitality projects includes The Source Hotel, an 88,226 SF, eight-story hotel that will connect to the existing retail hub, also called The Source. Kyle Zeppelin, principal of Zeppelin Development, one of the main partners of 3330 Brighton Blvd, LLC, the named developer of the hotel project, comments, "The success of The Source created the momentum for us to offer a 24-hour experience, which includes a 100-room hotel and an expanded market hall of accomplished, independent culinary producers." When asked about how the development team determined that RiNo was ready for a boutique hotel, Kyle responded, "RiNo has emerged as a hotbed of innovation, attracting the biggest concentration of high-tech and creative business, surrounded by the state's largest art district and a center for new generation retail and food and beverage."

The project team for The Source Hotel includes the following:

- Contractor: Alliance Construction Solutions
- Design Architect: Dynia Architects
- Architect of Record: gkkworks
- Structural Engineering: KL&A
- MEP Engineer: M.E. Group
- Electrical Contractor: Berg Electric
- HVAC: HYTEK Air
- Plumbing Contractor: Utal Mechanical

Russell Clark, Alliance's Project Manager for The Source Hotel, commented, "We built a qualified team where we hold each other accountable. To me, we can't do our job without our subcontractors."



With an average of 45 workers on-site currently, ramping up to about 100 workers once finishes are being added in, technology plays an important factor to keeping all parties up to date on the construction progress. Per Mr. Clark, Alliance is utilizing PlanGrid for document control with RFI's (Requests for Information) posted directly on the drawings. The team is also making use of Raken – a daily reporting system that functions in real-time where users can post progress pictures, check on the weather report and verify the number of man-hours logged to date. All Alliance employees have iPads on this job with about 60%-70% of the subcontractors using iPads daily with access to PlanGrid.

Despite the proliferation and advancements in technology, construction is still vulnerable to challenges that need to be solved by actual people. One such obstacle The Source Hotel project team encountered was that the bedrock was not at elevation as shown on the soils report; it was actually 5 – 6 feet deeper. Due to the further depth, new rebar had to be brought on-site. This delivery of new materials at first may seem trivial in the long run, but according to Alliance's Structural Superintendent, Jeff Noffsinger, "The biggest challenge on this project is the logistics because we're on such a tight site. We have to be very strategic about staging."



Above & Below: Rebar serves as a tension device in the reinforced concrete that Alliance Construction is self-performing.



"With our pull-planning schedule, we can ensure everyone is working towards the same goal," PE Flinn Fowler (on L).

Another noted challenge for this 100-key hotel project is the design of the hotel itself. According to Stephen Dynia, FAIA, Founder and Design Director of Dynia Architects, "The Source Hotel is a tall building in a low rise industrial context. The form of the hotel is one of stacked boxes shifted east and west - this shifting creates overhead protection of alternate floors with garage doors that open the hotel rooms to the landscape and city views." This custom boutique hotel design has proved challenging to the construction such that nothing is standard. "It's a complicated build, asymmetrical in shape with cantilever slabs," commented Russell Clark. He adds, "Alliance likes these complicated jobs. We identify the issues and work to solve them. We're not firemen putting out fires; we plan and stay ahead of them."

The boutique hotel, designed to be LEED certified, will include a pedestrian bridge on level two of the hotel connecting to the existing Source market. Dynia Architects' design narrative describes other amenities to include a "food-centric retail space with two distinctive restaurants, a New Belgium brewery, a knife shop, and centrally located kiosks featuring rotating vendors in the podium levels." The hotel broke ground in July of 2016 and is expected to be completed in the Fall of 2017.



Renderings by:
Dynia Architects

Photographs by:
Jackie Shumaker
Mike Branigan



Dynia Architects designed innovative layouts oriented out towards the views of city and mountains.

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