

# WHAT'S NEXT

## Denver Preconstruction Quarterly Update



### ▶▶▶ **THIRD QUARTER 2024**

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

At Mortenson, we know our trade partner are key to successful projects. From RFP to GMP to close out, our relationship with the subcontracting community is of utmost importance. We strive to continue growing and strengthening our current relationships while also looking for new ones.

We understand the value of diversity. 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:



**RUTH STABILE**  
Chief Estimator

[ruth.stabile@mortenson.com](mailto:ruth.stabile@mortenson.com)



**CHELSEA SULKOWSKI**  
Senior Estimator

[chelsea.sulkowski@mortenson.com](mailto:chelsea.sulkowski@mortenson.com)



**ALYSON MANSFIELD**

Senior Design Phase Manager  
[alyson.mansfield@mortenson.com](mailto:alyson.mansfield@mortenson.com)

# WHAT'S HAPPENING

## Denver Preconstruction Quarterly Update



### ▶▶▶ PROJECTS WE'VE BEEN AWARDED NOW IN PRECONSTRUCTION

#### ADAMS COUNTY MULTI-USE ARENA

- ▶ Includes a new nearly 100,000 square-foot indoor multi-purpose arena, 45,000-square-foot open air PEMB outdoor arena, and Midway Relocation and infrastructure redevelopment.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q4 2024
Anticipated Project Schedule:	22 months
Preconstruction Status:	Construction Documents
Previously Awarded Work:	None
Date of Next Anticipated Pricing:	August 2024
Lead Estimator E-mail:	<a href="mailto:ann.churlik@mortenson.com">ann.churlik@mortenson.com</a>
Design Phase Manager E-mail:	<a href="mailto:brian.baldwin@mortenson.com">brian.baldwin@mortenson.com</a>



#### USAFA CADET PREP SCHOOL DORMITORY

- ▶ The four-story, nearly 100,000-square-foot building consists of a drill pad on the first floor and dorm-style rooms on floors two through four. The structure is steel and cold-formed framing over a concrete podium.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q2 2025
Anticipated Project Schedule:	14 months
Preconstruction Status:	Design Development
Previously Awarded Work:	None
Date of Next Anticipated Budget:	August 2024
Design Phase Manager E-mail:	<a href="mailto:alyson.mansfield@mortenson.com">alyson.mansfield@mortenson.com</a>



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#### ADVENT HEALTH – AURORA HIGHLANDS

- ▶ Three-story, 80,000-square-foot building with an Emergency Department and Clinical programs. Project is designed to support a future 125-bed acute care hospital and integrated medical oncology specialty center.

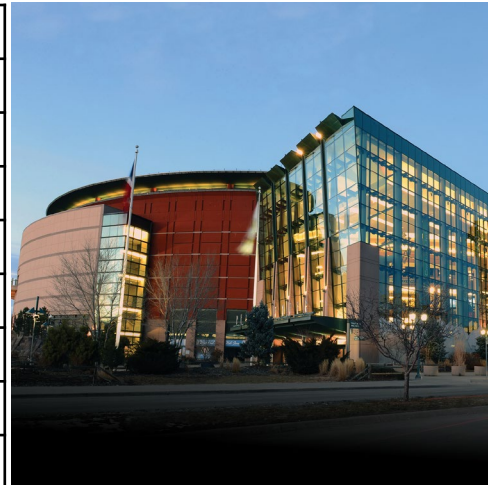
Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q1 2025
Anticipated Project Schedule:	15 months
Preconstruction Status:	Construction Documents
Previously Awarded Work:	Mechanical / Plumbing, Electrical, Exterior Framing, Exterior Glazing
Date of Next Anticipated Budget:	Mid August 2024
Lead Estimator E-mail:	<a href="mailto:chelsea.sulkowski@mortenson.com">chelsea.sulkowski@mortenson.com</a>



#### BALL ARENA RENOVATIONS – MULTIPLE

- ▶ Renovations to enhance four major areas of the arena: Fan Amenities, Premium Enhancements, Back of House, Infrastructure and Systems

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Ongoing
Anticipated Project Schedule:	Varies
Preconstruction Status:	Design Development
Previously Awarded Work:	None
Date of Next Anticipated Budget:	August 2024
Lead Estimator E-mail:	<a href="mailto:ann.churlik@mortenson.com">ann.churlik@mortenson.com</a>
Design Phase Manager E-mail:	<a href="mailto:brian.baldwin@mortenson.com">brian.baldwin@mortenson.com</a>
Project Manager	<a href="mailto:andrew.naleid@mortenson.com">andrew.naleid@mortenson.com</a>



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#### DENARGO MARKET PLACE

- ▶ Denargo Market is a premium 381-unit apartment building just outside of Downtown Denver. The property boasts incredible mountain and city views, a pool, rooftop lounge, indoor / outdoor fitness and activated ground-floor retail – all surrounded by world-class public open spaces.

Looking for Small Business Participation?	Yes
Anticipated Construction Start:	Q2 2025
Anticipated Project Schedule:	25 Months
Preconstruction Status:	Construction Documents
Previously Awarded Work:	None
Date of Next Anticipated Budget:	October 2024
Lead Estimator E-mail:	<a href="mailto:ben.potson@mortenson.com">ben.potson@mortenson.com</a>
Design Phase Manager E-mail:	<a href="mailto:alyson.mansfield@mortenson.com">alyson.mansfield@mortenson.com</a>



# FAQS

## Denver Preconstruction Quarterly Update



### FREQUENTLY ASKED QUESTIONS

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

A. Please reach out to your Mortenson preconstruction contact or project specific contact. 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 if 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, or email contact information for questions. You can also reach out to your precon contact directly to learn more.

#### **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. While each project will differ, typically two to four weeks following a bid we will have a good idea of who is the apparent low bidder for each trade. We will do our best to contact all bidders with feedback.

#### **Q. I'D LIKE AN OPPORTUNITY TO MEET WITH THE PRECONSTRUCTION TEAM. HOW CAN I DO THAT?**

A. We have time allocated each month to give our trade partners the opportunity to meet with our team member. Reach out to your precon contact to get signed up for one of those dates.

# MEET YOUR TEAM

## Denver Preconstruction Quarterly Update



### WHO IS DENVER PRECONSTRUCTION?



**BRUCE LEPAGE**  
*Director of Preconstruction*  
*Fun fact:* Once taught a lobster how to knit

### DESIGN PHASE



**DOUG MCNICHOL**  
*Design Executive I*  
*Fun fact:* Has over 120 polo shirts in just as many colors



**ZACH PORTER**  
*Design Phase Manager II*  
*Fun fact:* Knows every word to the song "You're Welcome" from Moana



**CASSIDY COLINS**  
*Assistant Design Phase Manager*  
*Fun fact:* Once snorkeled with sea turtles and a barracuda



**BRIAN BALDWIN**  
*Design Executive II*  
*Fun fact:* Once wrestled a puma



**ALYSON MANSFIELD**  
*Sr. Design Phase Manager*  
*Fun fact:* Can drink more iced tea in 1 day than most do in 1 year

### ESTIMATING



**JENNIFER HANSEN**  
*Assistant Project Manager*  
*Fun fact:* Kayaked Loch Ness in Scotland. May or may not have seen Nessie



**JOEL MARTINEZ**  
*Estimator I*  
*Fun fact:* Can make a mean green bean casserole



**DARRELL FIELD**  
*Estimating Manager*  
*Fun fact:* Loves Electric Dance Music



**RUTH STABLE**  
*Chief Estimator*  
*Fun fact:* Has fostered over 60 dogs (mostly chihuahuas)



**ANN CHURLIK**  
*Sr. Estimator II*  
*Fun fact:* 2004 Hobby Horse World Champion



**TONY SHIEH**  
*Estimator II*  
*Fun fact:* All time favorite movie is The Little Mermaid



**ANDI LEWIS**  
*Estimator II*  
*Fun fact:* Taught Taylor Swift how to surf



**BRANDON STERITI**  
*Estimator I*  
*Fun fact:* Speaks over 14 languages



**JEFF LINDSAY**  
*Estimating Manager*  
*Fun fact:* Had the same business teacher in high school as his mom did



**BEN POTSON**  
*Sr. Estimator I*  
*Fun fact:* His spirit animal is an otter



**CHELSEA SULKOWSKI**  
*Sr. Estimator I*  
*Fun fact:* Once was a roadie for Insane Clown Posse



**ALLIE SMITH**  
*Estimator II*  
*Fun fact:* Dreams of playing softball in the Olympics

# MEET YOUR TEAM

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### ▶▶ PRECONSTRUCTION SPOTLIGHT

**Name:** Alyson Mansfield

**Alma Mater:** College of Charleston

**Hometown:** Grand Rapids Michigan

**Years with Mortenson:** 2 years

**Fav Project:** St. Anthony North

**What do you like about Mortenson:**

I am SO excited to move into our new office and explore some of RiNo

**Favorite Quote:** If it doesn't change you, it won't challenge you.



**Name:** Jennifer Hansen

**Alma Mater:** Colorado State University

**Hometown:** Littleton, Colorado

**Years with Mortenson:** 5 years

**Fav Project:** Woodward's Windsor Campus

**What do you like about Mortenson:** The people and the one-team mentality.

**What are you passionate about:** Helping to create an environment in construction in which individuals feel valued and comfortable to show up authentically.

# MEET YOUR TEAM

## Denver Preconstruction Quarterly Update



### WHO IS MY CONTACT

DIVISION	NAME	LEAD CONTACT	TITLE	EMAIL
01	General Requirements	Joel Martinez	Estimator I	<a href="mailto:joel.martinez@mortenson.com">joel.martinez@mortenson.com</a>
02	Demolition	Jeff Lindsay	Estimating Manager	<a href="mailto:jeff.lindsay@mortenson.com">jeff.lindsay@mortenson.com</a>
03	Concrete & Precast	Darrell Field	Estimating Manager	<a href="mailto:darrell.field@mortenson.com">darrell.field@mortenson.com</a>
04	Masonry	Cassidy Collins	Assistant Project Manager	<a href="mailto:cassidy.collins@mortenson.com">cassidy.collins@mortenson.com</a>
05	Metals	Ben Potson	Sr. Estimator I	<a href="mailto:ben.potson@mortenson.com">ben.potson@mortenson.com</a>
06	Millwork	Ann Churlik	Sr. Estimator II	<a href="mailto:ann.churlik@mortenson.com">ann.churlik@mortenson.com</a>
07	Thermal & Moisture Protection	Alyson Mansfield	Sr. Design Phase Manager	<a href="mailto:alyson.mansfield@mortenson.com">alyson.mansfield@mortenson.com</a>
08	Doors / Glazing	Andi Lewis	Estimator III	<a href="mailto:andi.lewis@mortenson.com">andi.lewis@mortenson.com</a>
09	Finishes - Drywall, Ceilings, Plaster	Tony Shieh	Estimator III	<a href="mailto:tony.shieh@mortenson.com">tony.shieh@mortenson.com</a>
09	Finishes - Flooring / Painting	Jennifer Hansen	Assistant Project Manager	<a href="mailto:jennifer.hansen@mortenson.com">jennifer.hansen@mortenson.com</a>
10	Specialties	Ruth Stabile	Chief Estimator	<a href="mailto:ruth.stabile@mortenson.com">ruth.stabile@mortenson.com</a>
11	Equipment	Brandon Steriti	Estimator I	<a href="mailto:brandon.steriti@mortenson.com">brandon.steriti@mortenson.com</a>
12, 14	Furnishings & Conveying Equipment	Jeff Lindsay	Estimating Manager	<a href="mailto:jeff.lindsay@mortenson.com">jeff.lindsay@mortenson.com</a>
13	Special Construction	Joel Martinez	Estimator I	<a href="mailto:joel.martinez@mortenson.com">joel.martinez@mortenson.com</a>
21, 22, 23	Fire Protection, Plumbing, HVAC	Zach Porter	Design Phase Manager II	<a href="mailto:zach.porter@mortenson.com">zach.porter@mortenson.com</a>
26, 27, 28	Electrical, Low Voltage & Technology	Chelsea Sulkowski	Sr. Estimator I	<a href="mailto:chelsea.sulkowski@mortenson.com">chelsea.sulkowski@mortenson.com</a>
31	Earthwork, Foundations, Earth Retention	Allie Smith	Estimator II	<a href="mailto:allie.smith@mortenson.com">allie.smith@mortenson.com</a>
32	Landscaping, Fencing, Site Concrete	Brandon Steriti	Estimator I	<a href="mailto:brandon.steriti@mortenson.com">brandon.steriti@mortenson.com</a>
32	Asphalt Paving	Joel Martinez	Estimator I	<a href="mailto:joel.martinez@mortenson.com">joel.martinez@mortenson.com</a>
33	Utilities	Allie Smith	Estimator II	<a href="mailto:allie.smith@mortenson.com">allie.smith@mortenson.com</a>

#### OTHER CONTACTS

	Prequalification	Jacob Missel	Assoc. Risk Management Analyst	<a href="mailto:jacob.missel@mortenson.com">jacob.missel@mortenson.com</a>
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#### CONTACT WILL BE YOUR GUIDE TO

- Update / create Building Connected contacts
- Starting prequal process
- Distribution of our quarterly *What's Next* newsletter
- Set up meet and greets
- Follow-ups and what's coming up