

NAMES in the news

• **Etkin Johnson** Real Estate Partners, Colorado's largest private owner of commercial real estate, has named **Steve Rogers** as vice president of development and construction management.

In this role, Rogers will manage development and construction activities throughout the development and redevelopment process, ensuring projects meet all standards, time frames and cost estimates. Rogers is also responsible for the management oversight of project and tenant construction within the region, assisting the property management and leasing teams with the execution and delivery of space to tenants.

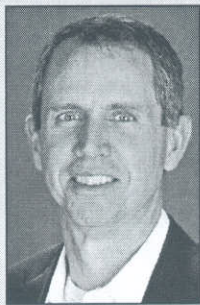
Rogers joins Etkin Johnson from The Opus Group, where he served as director of construction and was involved in the management of design and preconstruction services related to development pursuits, and supervision of project managers handling secured projects. His daily activities focused on conceptual design and estimating, risk management, resource management and training, employee recruiting and maintaining client and subcontractor relationships.

Before Opus, Rogers worked for The Neenan Co. as senior project manager, acting as a team leader for the design and construction of more than one million sq ft of projects, including office, civic, industrial, retail and residential product.

Rogers holds a bachelor's degree in civil engineering from the University of Colorado Boulder and a master's degree in civil engineering from University of Colorado Denver. He is an active member of the Urban Land Institute and NAIOP.

Rogers also serves on the Downtown Denver Partnership's Economic Development Committee and the board of directors for the ACE Mentor Program of Metro Denver.

"Steve is a talented professional with more than 22 years of experience in commercial real estate construction," said David Johnson, president of Etkin Johnson Real Estate Partners. "I am certain his valuable experience and skilled oversight on construction projects will make an immediate impact on our business and contribute to our continued growth and long-term goals."



Steve Rogers

NEWS briefs

Architecture Billings Index Contracts For Second Straight Month in December

Following consistently increasing demand for design services throughout most of 2013, the Architecture Billings Index (ABI) has posted its first consecutive months of contraction since May and June 2012.

As a leading economic indicator of construction activity, the ABI reflects the approximate nine- to 12-month lead time between architecture billings and construction spending.

The American Institute of Architects reported the December ABI score was 48.5, down from a mark of 49.8 in November. This score reflects a decrease in design services (any score above 50 indicates an increase in billings). The new projects inquiry index was 59.2, up from the reading of 57.8 the previous month.

"What we thought last month was an isolated dip now bears closer examination to see what is causing the slowdown in demand for architectural services," said AIA Chief Economist Kermit Baker. "It is possible that some of this can be attributed to the anxiety in the marketplace caused by the shutdown of the federal government, but it will be important to see how business conditions fare through the first quarter of this year when we no longer have end-of-the-year issues to deal with."

Key December ABI highlights:

- Regional averages: West (53.2), South (51.2), Midwest (47.0), Northeast (42.8)
- Sector index breakdown: multi-family residential (53.8), mixed practice (51.0), commercial / industrial (47.1), institutional (44.8)
- Project inquiries index: 59.2

The regional and sector categories are calculated as a 3-month moving average, whereas the index and inquiries are monthly numbers.

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ENR Mountain States Announces 2014 Top 20 Under 40 Winners

ENR Mountain States magazine, a sister publication to The Daily Journal, recently announced the winners of its annual Top 20 Under 40 competition, which recognizes up-and-coming industry leaders from across the Mountain States and Plains regions.

The competition has found a big audience in its seven-year history. This year's contest, which was conducted on a national basis via a series of regional contests, attracted dozens of qualified nominees in the nine-state region alone (Colorado, Wyoming, Kansas, Nebraska, North Dakota, South Dakota, Utah, Idaho and Montana). Across the country, approximately 800 future leaders were nominated, all of them judged by an independent jury of industry leaders on their career experience, industry leadership, community service and other factors.

Here, in alphabetical order, are the 2014 winners and their firms. Their profiles will be printed in the February 24 issue of ENR Mountain States.

- Adam Ambro, Architect, Gensler, Denver
- Spencer Allen, Project Manager, Layton Construction, Sandy, Utah
- Michael Arens, Assistant Vice President, Michael Baker Jr., Inc., Midvale Utah
- Luke Cope, Controller, Western States Fire Protection, Centennial, Colo.
- David Grandy, Director of Innovation, HDR Architecture, Omaha, Neb.
- Stephanie Guin, Executive Vice President of Human Resources, Faith Technologies Inc., Lenexa, Kan.
- Kimball Hales, Managing Director, Hufft Projects, Kansas City, Mo.
- Bryce Hall, Project Manager, Kephart, Denver
- Matthew Hallowell, Assistant Professor of Construction Engineering and Management, Univ. of Colorado Boulder, Boulder, Colo.

"This year's competition was expanded beyond the mountain areas to include the plains region, nine states in all, making it our largest competition so far."

— Mark Shaw, Editor, ENR Mountain States

- Kelli Kelly, Diversity and Outreach Manager, Parsons Corp., Denver
- Melissa Mabe-Sabanosh, Director of Design, Ruggles Mabe Terrell Architecture, Denver
- Joe Meuleman, Attorney, Meuleman Mollerup LLP, Boise
- Cory Moore, Sr. Vice President, Big-D Construction Corp., Salt Lake City
- Sean Mulholland, Construction Manager, Penrose/St. Francis Health Services, Colorado Springs, Colo.
- Alicia Pandimos Maurer, Architect, CRB, Broomfield, Colo.
- Todd Ruff, Director of Preconstruction Services, GH Phipps Construction Cos., Greenwood Village, Colo.
- Nate Soule, Associate, Brierley Associates, Denver
- M. Scott Stanford, Assistant Professor, U.S. Air Force Academy, Colorado Springs, Colo.
- Shoots Veis, Senior Project Engineer, Interstate Engineering, Billings Mont.
- Brooks Williams, Project Manager, Heating & Plumbing Engineers Inc., Colorado Springs, Colo.

Denver to Complete Two-Way Street Grid in Lower Downtown

Project involves conversion of 18th Street between Wynkoop and Blake

A two-block stretch of 18th Street between Wynkoop and Blake streets in Lower Downtown Denver will be converted from one-way to two-way traffic this year. RTD's new circulator service, the Free MetroRide, will debut this spring and travel from Union Station to Civic Center Station along 18th and 19th streets as part of RTD's FasTracks transit expansion.

In January 2013, the city of Denver re-examined the efficiency of the transportation network in LoDo. The many changes taking place in the area—including the pending completion of the Denver Union Station project, a significant increase in residential living and Denver's growing multimodal transportation options—meant it was time to improve traffic flow.

Denver Public Works officials and experts in planning, traffic engineering and traffic operations recommended the shift to improve traffic flow, and Public Works Manager Jose Cornejo decided to move forward with the conversion sooner rather than later. Work on 18th Street should begin this summer and take about two months to complete. The conversion will include:

- Dedicated striped lanes for bicycles on both sides of the street with pavement markings to draw the attention of all users.
- New traffic signals at 18th and Wynkoop, with countdown pedestrian signals.
- Countdown pedestrian signals will also be added at Wazee and Blake streets.
- Improved curb ramps and crosswalk markings.

The estimated cost of the conversion of 18th Street is \$550,000 and is being funded through the city's general fund, capital im-

provement project funds and tax increment financing.

The specific goals of the conversion include:

- Reconnecting the street grid, finishing the two-way conversion in the area that includes Wazee Street, 17th Street and 19th Street.
- Furthering the Downtown Area Plan's vision of creating a "green and walkable city."
- Allowing more efficient movement of all modes of traffic.
- Continuing to implement the street design and circulation recommendations of the Lower Downtown Neighborhood Plan (2000), which included the 18th Street conversion.
- Creating an outstanding pedestrian environment and a true multimodal street. The Downtown Denver Business Improvement District is investing \$22,000 in street beautification items along 18th Street between Blake and Wynkoop streets this year.

Not the First of Its Kind

Over the past decade, several sections of roadway in Denver have been successfully converted to two-way traffic. In 2011, Larimer Street from Broadway to Downing was converted to two-way with on-street bike lanes, and in 2012, sections of Cherokee and Delaware streets between Speer Boulevard and Colfax Avenue were converted to two-way.

Another significant step in the process to convert one-way streets back to two-way traffic occurred in 2002 when a four block

section of Wazee Street in LoDo was converted.

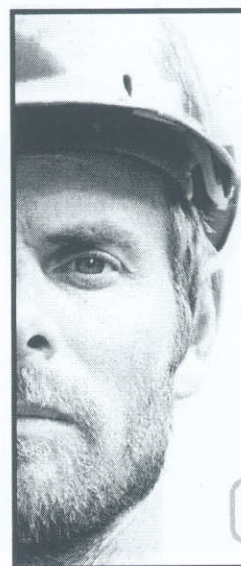
Until the 1980s, the downtown network was set up primarily for automobile commuters, whose primary objective was to drive to and from the work as directly and quickly as possible; one-way streets facilitated a faster flow of traffic. Today, more than 60% of downtown commuters take transit, share rides, bike and walk to work. There are also many more residents and visitors in LoDo today than 10 years ago, creating a completely different environment in the neighborhood.

The conversion of 18th Street between Wynkoop and Blake will accommodate multiple modes of transportation and fits in better with the more residential character of the neighborhood. It also helps improve the economic strength, structural quality and social vitality of LoDo and support its continued growth, city officials say.

As part of the planning, Denver Public Works conducted a comprehensive study of 18th Street with help from engineering, construction and technical services firm, URS Corp.

URS evaluated the technical feasibility of the 18th Street conversion, including data collection, review of previous planning documents, traffic analysis, traffic forecasts, development and evaluation of the options.

In addition to the URS report, the team held multiple meetings and discussions with area stakeholders in August, October and November. Several business organizations have come out in support of the project, including the Downtown Denver Partnership and LoDo District Inc.



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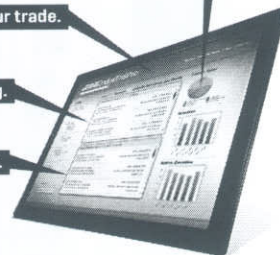
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