Revival on Platte

Case Study



Challenge

Mortenson is developing and constructing a 234,000-squarefoot, eight-story, 200-unit apartment building with two levels of parking at 2506 West Colfax Avenue. The multi-family building will bring much needed housing to Denver's growing Sun Valley neighborhood. But the project faced one major challenge: with a tight labor market, the team could not find a plumbing subcontractor with the capacity to take on such a project. This is where BLUvera stepped in.

Solution

Initially, BLUvera was set to provide fully prefabricated panels for the project, which included a full stud assembly, sheathing, air and weather vapor barrier, and a fully finished façade. Given the current labor challenges, they decided to take their efforts one step further by proposing the integration of plumbing rough-in into their panels. By incorporating this additional scope into the offsite manufacturing process, BLUvera could offset the onsite subcontractor hours required for the project.

Results

Delivering panels to site with plumbing rough-in significantly reduced the required subcontracting crew members needed to complete the plumbing installation. This efficiency enabled the project team to engage a subcontractor who typically wouldn't have the resources for such a large-scale project. Altogether, BLUvera's innovative combination of a light gauge structure with finished exteriors and in-wall plumbing rough-in is being recognized across the industry as a cutting-edge approach that enhances the efficiency of multifamily construction.

LOCATION

Denver, Colorado

PROJECT START August 2023

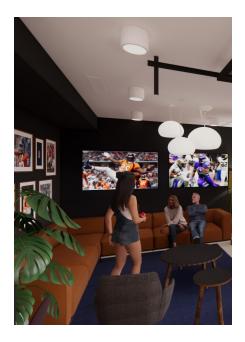
APARTMENT BUILDING Mid-Rise

LIGHT GUAGE STRUCTURE

2,500 Structural Panels 367,518 SF Vertical Walls and Floors Exterior Fully Finished Walls with Windows, Doors, Mechanical, Plumbing

HIGHLIGHTS

First EIFS and Newbrick Project First Preinstalled Mechanical Project



BLU<u>vera</u>