

Denver Central Library Renovation

Project Info

Architect: Studiotrope

General Contractor: Gerald H. Phipps, Inc.

City Council District: 10 – Chris Hinds, Councilman

Scope

The renovation plan includes addressing significant safety and security issues, correcting deferred maintenance, and reconfiguring the building to allow for modern library programs, services and resources. This project concentrates on infrastructure and deferred maintenance throughout the 540,000-square-foot building, as well as reconfiguration of spaces for safety, security and programs. The scope includes creating a new Children’s Library, a Large Programming Space, modernization of seven (7) Elevators, new Public Restrooms, and other deferred maintenance.

Schedule

- Phase I Construction Start: Q1 2021
- Phase II Construction Start: Q2 2021
- Completion: Late 2023

Budget/Funding

- \$38M Elevate Denver Bond
- \$12M DPL Fund Raising Goal. \$4.4M Raised to Date

M/WBE

- Design M/WBE Requirement = 21%
- Construction M/WBE Requirement = 18%
- Dedicated M/WBE Program Coordinator with 25 years of experience
- Bid packages structured into economically feasible units for maximum M/WBE participation
- Collaboration with community stakeholders such as Hispanic Contractors of Colorado, Colorado Black Chamber of Commerce, and Colorado Women’s Chamber of Commerce

Workforce Development Plan

- Outreach to Disadvantaged Populations and Targeted Zip Codes
- 15% of construction hours shall be performed by apprentices.
- Of those: 25% of hours shall be by residents in Targeted Areas or from Targeted Populations and 25% by first-year apprentices
- GH Phipps will conduct outreach to Disadvantaged Populations and Targeted Zip Codes
- GH Phipps has a continuing partnership with WORKNOW
- Participation in city-wide job fairs
- Partner with organizations specializing in training opportunities, such as Denver Workforce Centers, ACE Mentor Program, and Colorado Coalition for the Homeless