

PROJECT completion



Photos courtesy of GH Phipps
Ascent Living Communities founders, from left: Tom Finley, Phil Shapiro and Susie Reimer cut the ribbon for Village at Belmar.

GH Phipps, Village at Belmar Celebrate Grand Opening

A few weeks after residents began moving in, Ascent Living Communities threw a party in mid-May to mark the completion of Village at Belmar. There were politicians. There were West Chamber of Commerce members. There was a special drink named after the primary investment partner, Blue Moon Capital Partners, LLC. There were residents and visitors. And there was a contest that required guests to visit specific areas of the complex to win a prize.

The real prize was seeing the \$37.2-million senior-living complex completed and home to so many people living in a project that broke ground in September 2015. The nine-acre walkable campus near the Belmar mixed-use development includes 60 active adult and independent-living residences in a quad-plex design with a private elevator to the second-floor units; 72 assisted-living suites, and 24 memory-care suites. The project was designed by Rosemann & Associates PC.

In addition to the senior-living offerings, a 1.3-acre pad site along West Alameda Avenue frontage road is planned as the future home of a medical office building.

"It takes a unique group of folks to come together to build something this beautiful," said Lakewood Mayor Adnan Paul about the Ascent leadership and its partners. "You wanted to become good neighbors, and you've integrated yourself into the community."

One of Ascent's three founders, Phil Shapiro, talked about a "beautiful campus, a beautiful set of buildings, but it's all about people. So many people were involved in this project. It's been a team effort."

He thanked Blue Moon Capital and GH Phipps, whose "employees invested so much of their lives in this project," he said.



An aerial photograph illustrates the central building and the quad-plex units for independent living.

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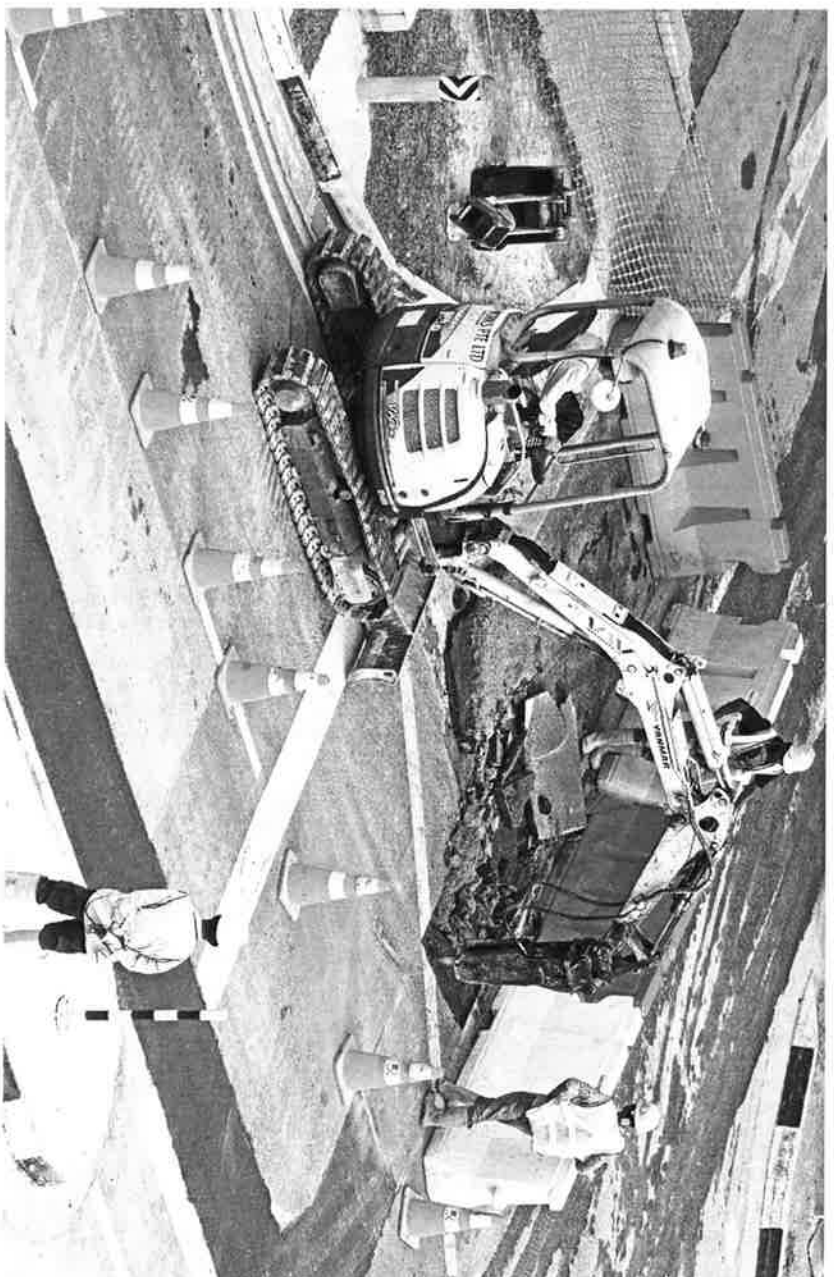
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National Construction Group Launches New Highway Work-Zone Safety Effort

National campaign urges summer motorists to stay alert in work zones



Four-four percent of highway contractors reported that motor vehicles had crashed into their construction work zones during the past year, according to the results of a new highway work zone study conducted by the Associated General Contractors of America.

As a result, association officials launched a new national advertising and outreach campaign to urge motorists to stay alert and slow down while driving through highway work zones.

"There is no meeting, email or text that is more important than the safety of workers or motorists," said Stephen E. Sandherr, chief executive officer for the association. "It is absolutely essential for every driver to slow down, pay attention and put the phone down while driving through highway work zones."

"There is no meeting, email or text that is more important than the safety of workers or motorists."
Stephen E. Sandherr, CEO, AGC of America

Sandherr said that 49% of contractors who reported work-zone crashes on their projects said that motor vehicle operators or passengers were injured, and 13% of those crashes involved a driver or passenger fatality. Highway work-zone crashes also pose a significant risk for construction workers, Sandherr

noted. He said 25% of work-zone crashes injure construction workers and 11% of those crashes kill them.

Work-zone crashes also have a pronounced impact on construction schedules and costs, Sandherr said. He noted that 27% of contractors reported that work-zone crashes during the past year have forced them to temporarily shut down construction activity. Those delays were often lengthy, as 52% of those project shutdowns lasted two or more days.

Association officials said that a majority of contractors (82%) report that motor-vehicle crashes pose a greater risk today than they did just 10 years ago. That is why the association is launching a new national advertising campaign designed to help improve the safety of the nation's highway work zones.

Sandherr noted that the campaign will feature new radio ads that will air in dozens of cities around the country to caution drivers to be careful in highway work zones. The ads warn drivers that speeding, texting and losing focus while in work zones aren't worth the "nightmare" of killing workers, drivers or passengers.

"With the summer travel season starting this weekend, our message to every motorist is this: when you see construction signs and orange barrels, take your foot off the gas, get off the phone and keep your eyes on the road," a highway contractor added.

The work-zone safety study was based on a nationwide survey of highway construction firms the association conducted in March and April of this year. More than 700 contractors completed the survey nationwide.

April Contracts for Future Construction in Denver-Aurora metropolitan area

(in millions of dollars)	2017	2016	% Change
Nonresidential	\$159.6M	\$209.3M	-24
Residential	\$372.2M	\$545.4M	-32
TOTAL CONSTRUCTION	\$531.8M	\$754.7M	-30
(in billions of dollars)	2017	2016	% Change
Construction starts, year-to-date on a cumulative basis			
Nonresidential	\$340.8M	\$1.3B	-29
Residential	\$1.4B	\$1.6B	-12
TOTAL CONSTRUCTION	\$2.4B	\$3.0B	-20

• Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, hotel, dormitory and other buildings.
• Residential buildings include one- and two-family houses and apartments.

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