

# 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 GAUGE 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

