

MULTI-FAMILY
Julian 32



Originally constructed as Eden Manor in the year 1962, this building was the first Senior Living high-rise in Denver, CO. New owners purchased the property in 2015 from the Eden Manor Baptist Church and have since been renovating it into market rate apartments.

The building was in desperate need of an upgrade. 3405 W 32, LLC hired BEECHER to provide Owner's Representative services for \$1.8M of capital improvements. The scope included demolition and renovation to the main entrance lobby, laundry room and penthouse club room + patio. The scope also included a new trash enclosure, interior and exterior bike storage, stair tower painting, a new mailroom, new restrooms and a new leasing office.

Keeping a fully occupied 110-unit apartment building operational during construction was going to take a lot of creativity and coordination between the contractors, the property management company and residents. We had to keep the main entry lobby, mail services, trash services and the laundry room operational for building residents while simultaneously delivering the new services and amenities BEECHER worked closely with building management, ownership and the GC, to develop a phasing and logistics plan to keep construction efficient while keeping the building operational and the residents safe. While already navigating the logistical challenges presented during construction, March 2020 saw the onset of the Covid 19 pandemic and the discovery of structural degradation to the concrete at the main building entryway. BEECHER worked with the CC and property management team to successfully keep the building operating and the occupants safe while keeping construction in progress. Safety barriers, designated gathering zones outside the building, cleaning practices and social distancing were all implemented mid-project.

Project
Julian 32

Location
Denver, Colorado

Owner/Client
LLC

Size
110 Unit Apartment
10,000 sf

Cost
\$1.5M

Duration
Completed in 2021