

Tabor Center

Denver, Colorado 1985

Owner: Williams Realty Corp.
Architects: Urban Design Group
Kohn Pederson & Fx
Rogers Nagel & Langhart
Contractors: Hensel Phelps
Dell E. Web
Martin K Eby
Fabricators: Rutledge Steel
Zimmerman Metals
W&W Steel
EOR: Gregory P. Luth (with Tabor Engineers)



Original Project Model



Lawrence Street Under Construction



Office Tower Entry



Description

This downtown mixed use development included two high rise steel and concrete office towers (one was never built), a high rise post-tensioned hotel structure, two square blocks of 3-story retail structures, a state highway bridge, and a 6-story below grade precast and PT parking structure.

Among the challenges the project team overcame was the chicken and egg problem of building 6 stories under a street that could not be closed. An early construction package was issued, traffic was routed onto one of the blocks, and Martin K Eby constructed a bridge structure on grade, drilling piers 80 feet down from the bottom of a 10 ft. excavation.

In order to get started with the early package, two contractors were brought on, based on a GMP package issued at the end of DD. Hensel Phelps Construction Company was awarded DURA (Denver Urban Renewal Authority) Block 10, and Dell E. Web was awarded DURA Block 17.

The early participation of two strong contractors and the involvement of experienced construction personnel in the project planning and design phases assured that the final design was as economical and constructible as possible.

The participation of two strong design architects, KPF out of New York, and UDG out of Tulsa, as well as strong owners in Williams Realty and strong operators in the Rouse Company (festival retail) and the Westin Hotel assured that the design would not be compromised.

Add to this crucible creative structural engineering, and the result is an astounding number of innovations that netted this project numerous awards and resulted in the creation of a Denver icon.

Statistics

- 1,320,000 sq. ft. office, 32 stories, 40 stories
- 428 hotel rooms, 21 stories
- 1900 car parking, 6 stories below grade
- 120,000 sq. ft. retail