AURORA

Koelbel: Office building will be first of its kind

Structure is aimed at government intelligence and defense contractors

By Thomas Gounley BusinessDen

Koelbel & Company wants to apply the Catalyst mindset to a new sector.

The Denver-based development firm once again is planning an office building targeting a specific industry – this time in Aurora, and aimed at government intelligence and defense contractors.

The company hopes to break ground in the fourth the building in the mixedquarter on Innovus, a fourstory, 200,000-square-foot building at the southwest corner of Sixth Avenue and Valdai Street, not far from the Buckley Space Force Base.

Koelbel's Catalyst of-

ton Blvd. in RiNo was Catalyst. completed in 2018 and marketed specifically to tenants in the health tech industry.

Carl Koelbel, chief operating officer of the family-owned company, said there's a natural link between the health care and defense industries.

"The industry itself has a mission," he said. "If you look at the defense industry as a whole, there's a mission there, there's a focus there, that is broader than the individual company's missions. Health care is a very similar thing. It was a really natural progression for us."

Koelbel is developing use Aurora One project in partnership with DeNovo Solutions, which works with contractors. Founder Danny Moore, a Navy veteran, said he's been thinking about the idea for a decade and approached Koel-

"I don't know that a facility like this exists anywhere," Moore said.

The uniqueness revolves around what Koelbel said is the firms' novel approach to a challenge defense contractors face when it comes to their offices. Because employees often have security clearances, and work with classified information, their physical space must be accredited as secure by government standards.

are generally responsible for building out their space so it's secure – creating "another box within a box," Koelbel said. That's costly.

Smaller firms sometimes develop their own building or end up taking space in a government facility or large secured building controlled by the industry's giants, such as Lockheed Martin. But the small firms fice project at 3513 Brigh- bel with it during a tour of can get the boot if someone startups on shorter leases tract," Koelbel said.

wants to expand.

Koelbel said his firm and DeNovo have a smarter approach. They'll get Innovus accredited as secure themselves, removing a significant burden from all the tenants that move in.

The arrangement will save tenants money and allow them to get into sleeker office space than area. they often can - important when it comes to attracting talented workers, Koelbel said.

Many of these compa-Right now, companies nies are reliant on topend coders, and those folks have offers from Google and Meta and the opportunity to work in really comfortable physical environments," he said. "Whereas these secured facilities typically are pretty utilitarian.'

companies hope to anchor

as well. Some of the structure – which also will have nonsecure areas such as break rooms – will feel like a coworking space.

Moore said the setup will allow companies to expand and prevent them from getting "landlocked" by how large they originally made their secure

The firms are under contract to buy the land and hope to break ground in the fourth quarter. Koelbel said building the structure to secure standards "probably adds 40 percent premium to the construction cost."

But he figures it would cost tenants an additional 30 percent if they were doing it themselves.

We are taking both the headache of the accredi-Like at Catalyst, the tation and the capital expense of the secure facility the building with a couple out of the tenant's responof larger firms on long-sibility so that they can foterm leases then bring in cus on completing the con-

Koelbel said he's unaware of other projects where the developer has undertaken the effort of security accreditation. A firm called Westway leases space, secures it and subleases it - but doesn't develop the space. And other developers – particularly around Washington, D.C., home to much of the industry – build space knowing defense firms will lease it but leave securing it to the tenant.

No leases have been signed, but Koelbel expects commitments before breaking ground. Stantec is designing Innovus, and Koelbel is in talks with J.E. Dunn about serving as general contractor.

Koelbel said his firm believes Innovus is a concept that can go "nationwide."

The company also is expanding the Catalyst concept.

It recently broke ground on a second location in Omaha.

Fed

FROM PAGE 9

them predicting economic growth of 1% for 2023, an upgrade from a meager 0.4% forecast in March. And they expect "core" inflation, which excludes volatile food and energy prices, of 3.9% by year's end, higher than they expected three months ago

At his news conference, Powell made clear that the Fed still regards the stillrobust job market and the wage growth that has accompanied it as contributing to high inflation. At the same time, he expressed optimism that lower apartment rental costs, among other items, may help slow inflation in the coming months. He stressed that the Fed wants to see an inflation slowdown actually materialize before holding off on further rate hikes.

"We want to see inflation coming down decisively," he said.

Immediately after the Fed's announcement, which their lending – and demand followed its latest policy for loans has fallen - as inmeeting, stocks sank and terest rates have risen. Some Treasury yields surged. analysts have expressed prices, for example, fell in The yield on the two-year concern that the collapse May, raising the prospect



JACQUELYN MARTIN - THE ASSOCIATED PRESS

Fed Chairman Jerome Powell speaks Wednesday. Powell said the Fed still regards the job market and wage growth as contributing to high inflation.

But core inflation remains chronically high. Core inflation clocked in at 5.3% in May compared with 12 months earlier, well above the Fed's 2% target.

Powell and other top policymakers also have indicated that they want to assess how much a pullback in bank lending might be weakening the economy. Banks have been slowing Treasury note, which tends of three large banks last that retail prices will fol-

last June to 4% as of May. like to leave the Fed's key rate where it is for at least a few months and see whether inflation further moderates. This group is concerned that hiking too aggressively would heighten the risk of causing a deep recession.

> In an encouraging sign, inflation data that the government issued this week showed that most of the rise in core prices reflected high rents and used car prices. Those costs are expected to ease this year.

Wholesale used car

Legal/Public Notice DenverPost.com AVISO PÚBLICO CIUDAD DE COMMERCE CITY PERÍODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA VERSIÓN PRELIMINAR DEL PLAN DE ACCIÓN ANUAL (2023) PROGRAMA DE SUBSIDIOS EN BLOQUE PARA EL DESARROLLO COMUNITARIO Se da AVISO que se ha presentado una versión preliminar del Plan de Acción Anual (AAP, por sus siglas en inglés) del Año del Programa de 2023 (PY, por sus siglas en inglés) de la Ciudad de Commerce City para el uso de fondos federales del Subsidio en Bloque para Desarrollo Comunitario (CDBG, por sus siglas en inglés) del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD, por sus siglas en inglés) el cual estará disponible durante un período de comentarios públicos de 30 días. También se da aviso de que se llevará a cabo una audiencia pública para permitir que el público revise y bana comentarios. haga comentarios. El AAP del PY 2023 se desarrolla cada año para financiar actividades que abordan las necesidades de vivienda y de desarrollo comunitario identificadas en el Plan Consolidado. HUD otorgó aviso que para el año fiscal 2023, Commerce City recibirá un estimado de \$383,627 en fondos del CDBG. Los fondos de HUD están destinados a beneficiar a personas de ingresos bajos a moderados en Commerce City. El presupuesto propuesto será: propuesto será: Administración (20%): \$76,725 Programas de Vivienda (65%): \$249,358 Servicios Públicos (15%): \$57,544 Reunión para Obtener Opinión Pública: Se llevó a cabo una reunión para obtener opinión pública el 5 de junio de 2023 para repasar y recopilar comentarios y sugerencias acerca del AAP de 2023. Para obtener más información, por favor comuníquese con glewis@ c3gov.com. Periodo de Comentarios Público de 30 Días: Los ciudadanos pueden consultar la versión preliminar de la AAP del 15 de junio de 2023 al 17 de julio de 2023 en la oficina del Departamento de Desarrollo Comunitario en el Civic Center de Commerce City, 7887 E. 60th Avenue, Commerce City, CO 80022, o bien se puede consultar en el sitio web del desartamento de La Ciudad en the transitio versión de 20 A. departamento de la Ciudad en: <u>http://www.c3gov.</u> <u>com/government/community-development-block-grant-cdbg</u>. Se recomiendan los comentarios por escrito y estos pueden ser enviados por correo postal o bien entregados en la dirección anterior o por correo electrónico glewis@c3gov.com. Audiencias Públicas: Una audiencia pública se llevará a cabo el 17 de julio de 2023, a las 6:00 PM durante la Reunión del Concejo Municipal celebrada en las Cámaras del Concejo, Civic Center, 7887 E. 60th Ave Commerce City, CO 80022. La reunión también estará disponible en el Canal 8 y en C3gov.com/video. Visite C3gov.com/council para obtener información acerca de cómo obtener acceso a la audiencia pública e instrucciones acerca de cómo presentar comentarios durante las reuniones. Para obtener más información, por favor comuníquese con la oficina de la Secretaría de la Ciudad al llamar al (303) 227-8797. Accesibilidad: Hay interpretación al español en vivo disponible durante las reuniones del Concejo Municipal al llamar al 720-386-9023 e ingresar el código de la conferencia 104091*. Para solicitar adaptaciones, relativas a los derechos en virtud de la Ley sobre Estadounidenses con Discapacidades, para poder asistir o participar en cualquier reunión pública, y / o para obtener este aviso en formatos alternativos, comuníquese con la Secretaría de la Ciudad al llamar al 303-227-8791 lo más pronto posible antes de TO **CREDITORS?** la reunión. Do

The Petition requests that the minor child name of Penny Anaiah Budde be changed to Penny Anaiah Budde-Gomez, case# 23C00416. The Petition requests that the name of Michael Brandon Hurtado be changed to Michael Brandon Cardonne case# Cardonne, case# 23C0589. Shaun's Towing and Recovery, 970-925-2750, is selling abandoned vehi-cles: 2000 Chevro-let Astro Van, Vin# 109217; 2017 Subaru Crosstrek, Vin# 238616; 2009 Toyota Camry, Vin# 849821. The Petition requests that the name of Tiffany Rose Hammond be changed to Tiffany Pace Heimbuch Rose Heimbuch, case# 23C796. CREDITOR NOTICE

you need TO

publish

a

notice

to

creditors?

contact

MAN

CHANGE?

Do you need

to publish a

name change?

contact

legals@denverpost.com

egals@denverpos

to track market expecta- spring could cause nervous low suit. And rents are extions, jumped from 4.62% to 4.77%.

streak of rate hikes, which have made mortgages, auto loans, credit cards and business borrowing costlier, have been intended to slow spending and defeat the worst bout of inflation in card rates have surpassed 20% to a record high.

steady drop in consumer inflation, from a peak of 9.1%

tions for future Fed ac- lenders to sharply tighten pected to ease in the coming their loan qualifications.

The Fed has raised its The Fed's aggressive benchmark rate by a substantial 5 percentage points since March of last year the fastest pace of increases in 40 years. "Skipping" a rate hike now might have been the most effective way for Powell to unite a fracfour decades. Average credit tious policymaking committee.

The 18 members of the The central bank's rate committee have appeared hikes have coincided with a divided between those who favor one or two more rate hikes and those who would

months as new leases are signed with milder price increases. Those lower prices, though, will take time to feed into the government's measure. The economy has so far

fared better than the central bank and most economists had expected at the beginning of the year. Companies are still hiring at a robust pace, which has helped encourage many people to keep spending, particularly on travel, dining out and entertainment.

Beer

FROM PAGE 9

But Modelo appears to have the advantage, with its dollar sales increasing by double-digit percentages every week. The launch of a new light beer, Modelo Oro, in May is also boosting awareness of the brand.

Sales in bars and restaurants, which are harder the retail numbers, and Bud Light far outpaced Modelo in those venues prior to April. But David Steinman, the vice president and executive editor of Beer Marketer's Insights, said Modelo's bar and restaurant sales have been growing quickly, and it's believed that Bud Light took an even steeper sales hit in bars and restaurants than in groceries.

Bud Light's U.S. retail sales were down 24% the week ending June 3, while Modelo Especial sales were up 12%, according to Dave Williams.

Scott Scanlon, an exec-

market, said Mexican imports such as Modelo and Corona have been the biggest bright spots in the otherwise stagnant U.S. beer market for years.

When Modelo first went on sale in the U.S. in the 1990s, it was primarily marketed to Latino drinkers, Scanlon said. It launched English-language ads in 2015 and has broadened its consumer base significantly to track, aren't included in since then. It's especially popular among younger drinkers, who like its fuller flavor, Scanlon said.

Scanlon said Modelo is the top seller in markets such as Los Angeles and Chicago, but it could still see a lot of growth ahead on the East Coast.

"Modelo was going to become the No. 1 beer brand. It was destiny because the growth numbers we are seeing and have been seeing are astonishing," Scanlon said. "The only question LGBTQ+ Pride events. was time.

demic accelerated Modelo's U.S. sales, since it sees more utive vice president at the of its sales from retail stores an Anheuser-Busch spokesconsulting firm Circana than from bars and restau- person said Wednesday.

steps further accelerated its rise. Grupo Modelo, the Mexican brewer, is owned by

who follows the alcohol rants. And Bud Light's mis-

Anheuser-Busch InBev, the same parent company of Bud Light. Constellation Brands, a Rochester, N.Y.based company, has been licensed to sell Modelo in the U.S. since 2013 as part of an agreement with antitrust regulators after InBev bought Grupo Modelo.

Constellation said Wednesday it has nearly doubled its marketing spending on Modelo over the past five years and continues to see a "runway for growth" in the U.S. But Bud Light will try to counter that.

Last month, InBev said it will triple its marketing spending in the U.S. this summer, with a focus on sports and music festivals. Bud Light also continues to be a high-profile sponsor of

"For the year, Bud Light Scanlon said the pan- remains the number one brand in the U.S. nationally in volume and dollar sales,

PUBLIC NOTICE CITY OF COMMERCE CITY PUBLIC COMMENT PERIOD & PUBLIC HEARING DRAFT ANNUAL ACTION PLAN (2023) COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

NOTICE is given that a draft of the City of Commerce City's Program Year (PY) 2023 An-nual Action Plan (AAP) for the use of federal Community Development Block Grant (CDBG) funds from the U.S. Department of Housing & Urban Development (HUD) will be available for a 30-day public comment period. Notice is also given that a public hearing will be held to allow the public to review and make comments.

The PY 2023 AAP is developed each year to fund activities that address the housing and community development needs identified in the Consolidated Plan. It was noticed by HUD that in PY 2023 Commerce City will receive an estimated \$383,627 in CDBG funds. HUD funds are intended to benefit low- to moderate-income persons in Commerce City. The proposed budget will be:

Administration (20%): \$76,72 Housing Programs (65%): \$249,358 Public Services (15%): \$57,544

Public Input Meeting: A public input meeting was be held on June 5, 2023 to review and gather feedback on the 2023 AAP. For more information, please contact glewis@c3gov. com.

30-Day Public Comment: Citizens can view the draft AAP from June 15, 2023 to July 17, **2023** at the Comment's Development Department office at Commerce City Civic Center, 7887 E. 60th Avenue, Commerce City, CO 80022 or they can be viewed from the City de-partment website at: https://www.c3gov. com/government/community-development-block-grant-cdbg. Written comments are encouraged and can be mailed or delivered to the address above or via email glewis@ c3gov.com.

Public Hearing: A public hearing will be held on July 17, 2023 at 6:00 PM, during City Coun-cil in the Council Chambers, Civic Center, 7887 E. 60th Ave Commerce City, CO 80022. The meeting will also be live on Channel 8 and c3gov.com/video. Visit c3gov. com/council for how to access the public hearing and instructions on how to comment at meetings. For more information, please contact the City Clerk's office at (303) 227-

Accessibility: Live Spanish interpretation is available at City Council meetings by calling 720-386-9023 and entering the conference code 104091*. To request accommodations, concerning rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, contact the City Clerk at 303-227-8791 as soon as possible before the meeting.

PCL Construction, Inc. is soliciting Certified DBE/WBE/MBE & OBE Subs & Suppliers to bid the Boulder WRRF Phosphorus Upgrades Project (CMAR 37-2022) in Boulder, CO for the City of Boulder. Bids are due 7/17/2023 @ 2:00 PM (MT). For further assistance or to request plans & specs email Andrea Chavez at AndreaChavez @pcl.com or call 480-763-2743. PCL intends to break up the re-quirements into smaller portions to encourage maximum partici-pation, arrange time frames for contracts and establish delivery schedules, where the requirements permit, in a way that encour-ages & facilitates participation of DBE's. Payment & Performance Bonds may be required & bonding assistance is available. Subcontractors & Suppliers are encouraged to contact PCL for in-surance requirements, equipment & materials, plans & specs or if any other assistance is needed. SRF Federal funding require-ments apply and include but are not limited to; DBE - EPA 40 CFR Part 33 & 41 CFR Part 60-1.4(b), AIS, Davis Bacon/Prevailing Wag-es, EEO, Affirmative Action, & Fair Share Objectives. This project may receive funding from the Colorado State Revolving Loan Fund (SRF) program and bidder's attention is called to the SRF requirements included in the RFP package. The contract includes Disadvantaged Business Enterprise (DBE) requirements and goals. Certified DBEs are encouraged to bid. Project Description: The project will address necessary improvements on remove phosphorus and improve effluent quality as identified by State of CO Discharge Permit System. Project is expected to be complet-ed by 9/30/2025. Project documents are at 90% complete. Scopes of work needed: Site Concrete Paving; Asphalt Paving & Patching; Concrete (supply): Concrete Reinforcing; Masonry; Doorways; Roofing; Misc. Metals; Coatings; Process Equipment; Process Pipe, Valves & Appurtenances; Pipe Insulation; HVAC; Plumbing; Celectrical - pre-selected qualified firms). NAICS: 237110, 237310, 237320, 238110, 238140, 238140, 238990, 238160, 332999, 238320, 423840, 432810, 332911, 23

Request for Proposal (RFP) Regional Transportation District (RTD)

RFP 123D0006

The Regional Transportation District (RTD) is seeking proposals from qualified firms to provide

Bridge Inspection Services 2023-2027 For the Regional Transportation District

For this Contract, RTD has specified a SBE goal of Ten percent (10%) for the work to be performed.

The Pre-Proposal Briefing will be held June 21, 2023 at 10:00 a.m. via Microsoft Teams.

RFP documents are available to view and/or download at RTD online procure-ment portal <u>Procurement-Resources</u> For assistance contact RTD Contracting and Procurement <u>purchasing.help@</u> <u>rtd-denver.com</u>

Inquiries concerning the content of the RFF should be directed to:

Matt Richey, Purchasing Agent Regional Transportation District 1660 Blake Street Denver, CO 80202 (303) 299-3320 matt.richey@rtd-denver.com

Proposals will only be accepted electroni cally via RTD's online procurement portal OpenGov until 2:00 p.m. prevailing loca time on July 20, 2023.

No paper responses will be accepted.