



TURN KEY
GENERAL CONTRACTORS, INC.
Denver/Colorado



COMPANY PROFILE

Building your vision.

TURN KEY GENERAL CONTRACTORS, INC.

HISTORY

Turn Key General Contractors, Inc. was founded in 1993 by Del Giddings. A registered Professional Engineer, Del had invested over 20 years as a construction Project Manager with Murray and Stafford, Inc. His vast experience in the industry had earned great respect among his peers and clients, and he desired now to build not just buildings, but a company. Working from an office in his basement, Del began Turn Key with a focus on providing a superior product at a competitive cost.

Over the past twelve years, Turn Key General Contractors has established itself as a solid commercial / industrial contractor, performing work from Cheyenne to Pueblo, and everywhere in between. While we have grown out of Del's basement, Turn Key remains committed to our founding principles of quality, value, and service.

OUR MISSION

Our goal is to provide a superior product at a competitive price, striving always to serve the needs of our clients, while maintaining the highest safety and ethical standards. To this end, we are committed to the following principles:

- Safety in the workplace and adherence to OSHA regulations.
- Providing realistic budgets and timetables.
- Creating a design that meets the needs of the customer.
- Offering value engineering options wherever possible.
- Providing professional workmanship on all projects.
- Doing business with honesty and integrity.
- Working efficiently and effectively.
- Providing superior customer service.

DESIGN-BUILD

Turn Key General Contractors specializes in design-build projects. Our project managers are each degreed engineers, giving us a unique insight into the design process. As a design-build contractor, we have the ability to manage both the design phase of your project as well as the physical construction. Often, we perform many of the design elements, including the architectural drawings, within our own office. This allows us to manage the design process in the most economically feasible manner.

We offer all of the services normally provided by an architect. Whether your job is a small tenant finish or a large new building, Turn Key can take your ideas, create a design, coordinate engineering, and work with the local building department to get your project approved and underway.

*From concept to occupancy, we have
the expertise to make your vision a reality.*

BID PROJECTS

Already have an architect? Construction plans? Maybe even a building permit? Turn Key can build to your drawings and specifications. We are happy to work with your architect to complete your project in a timely and economical manner.

NEW BUILDING CONSTRUCTION / ADDITIONS

Whether you need a new ground-up building or an addition to your existing facility, Turn Key can help your business grow. We work with virtually all types of construction, including metal buildings, concrete tilt-up, masonry, wood-framed, pre-cast structures, and anything in between.

If you're contemplating adding space to your building, Turn Key has the expertise and experience to handle the often unique challenges involved in expanding a facility. From the foundation to the roof, we build to suit your needs.

TENANT FINISH / REMODEL

Are you moving into a new facility and need offices? Perhaps you wish to remodel your existing space. Or maybe you simply need a new door installed in your break room. Whatever your tenant finish or remodel needs, we can do the job.

We pride ourselves on being a full-service contractor, and consider no job to be too small. Whether you simply need a door installed, or require 500,000 square feet of new custom corporate offices, Turn Key is at your service.

OFFICE - WAREHOUSE

While we perform virtually any type of commercial construction, our forte is office-warehouse construction. With today's government regulations, warehousing has become a unique and complicated process. Depending on your location, commodities, and building construction, the regulations governing warehousing range from the simple to the surreal. Navigating the labyrinth of building codes, fire codes, and municipal ordinances can be daunting.

Identifying issues such as what types of commodities can be stored at certain locations, maximum storage heights, racking permit considerations, minimum aisle widths, hazardous material storage, heat and smoke venting, sprinkler densities, exiting, occupancy separation, commodity classification and compatibility, containment requirements, control areas, and a myriad of other concerns is vital to any business storing goods.

In order to give solid advice and budgets, a contractor must be fluent with these issues. At Turn Key, warehouse construction is our specialty. We pride ourselves on understanding the complexities of the various governing codes and our ability to guide clients through the issues they may encounter in constructing or modifying a warehouse operation.

SPECIALTY PROJECTS

In addition to new buildings and tenant finish projects, Turn Key can handle virtually any other type of construction project. Our other specialty services include:

- Construction of concrete dock ramps.
- Racking projects and racking permits.
- Installing new dock doors or man doors at building exteriors.
- Installing, repairing, or modifying dock equipment, including shelters, seals, bumpers, E.O.D. (edge of dock) levelers, and pit levelers.
- Building structural modifications.

While this list is a sampling of our more common services, it is in no way exhaustive.

CONSULTING / CONSTRUCTION MANAGEMENT

Are you looking at a building to lease, but don't know if it will meet your needs? Do you need to know if your operation is compatible with the existing occupancy certification? Perhaps you want to build a new building but don't have the vaguest idea where to start. Turn Key offers consulting and construction management services to get your project off the ground.

VALUE ENGINEERING

Our priority is to deliver a product that meets or exceeds the needs and desires of our customer, without wasting money on unnecessary extras. Throughout the design and construction process, we continually evaluate the project to identify cost-effective ways to achieve the desired results. Of course, the final decision is always yours, but we strive to give our customers the widest array of alternatives available.

OUR CLIENTS

We are proud of our relationship with each of our customers. Our clients range from small businesses to property managers to international corporations. We strive to develop lasting, mutually beneficial relationships. Some of our clients include:

- W.W. Grainger, Inc.
- Iron Mountain, Inc.
- Trammell Crow Company
- CB Richard Ellis
- Prologis
- US Freightways
- Home Depot Supply (formerly Maintenance Warehouse)
- Rent-A-Center
- Advanced Circuits
- CPS Distributors, Inc.
- A&M Steel, Inc.
- S.P. Richards, Inc.
- Gruber Commercial
- AT&T
- Acme Distribution
- Mann Theaters
- Il Fornaio Restaurants
- Code Fire Systems
- US Foodservice
- Contractor's Heating & Supply

“Worry about being better; bigger will take care of itself. Think one customer at a time and take care of each one the best way you can.” – Gary Comer, founder of Land’s End

OUR PROJECTS

Listed below is a sample of recent ground-up projects:

Project Name / Client	Description	Type of Construction	Size (1st floor) (2nd floor)
USF Distribution	New cross-dock warehouse and office building	Metal building	42,600 SF 3,600 SF
Advanced Circuits	Manufacturing, warehouse, and office building addition	Site-cast concrete tilt-up	37,000 SF
A-1 Pattern	New foundry and office building	Site-cast concrete tilt-up	28,800 SF
Stagecoach Spec. Building	New office / warehouse building	Masonry	24,900 SF 20,800 SF
Powderhorn Business Park III	New office / warehouse building	Site-cast concrete tilt-up	15,300 SF 7,600 SF
Code Fire Systems	New office / warehouse building	Site-cast concrete tilt-up and masonry	8,100 SF 2,700 SF
A&M Steel	New manufacturing, warehouse, and office building	Site-cast concrete tilt-up and metal	10,750 SF
Contractor's Heating & Supply	Warehouse building addition	Masonry	7,700 SF
CEI West	Warehouse and office building addition	Masonry	2,900 SF
W.W. Grainger, Inc.	Showroom building addition	Steel frame and masonry	900 SF

OUR TEAM

Turn Key General Contractors maintains a highly-experienced, professional staff. From our office employees to our field labor, our people are the heart of our company. Allow us to introduce our key personnel:

Delbert Giddings, P.E. – President

Del graduated from the University of Colorado with a Bachelor of Science degree in Civil Engineering (structural emphasis) in 1966. He went on to earn his MBA from the University of Washington. After graduate school, Del worked for Bechtel Corporation, developing and administering critical path schedules on large power plant projects. He then spent three years as a Civil and Mechanical Quality Assurance Inspector with Sterns-Rogers Corporation.

In 1972, Del was hired as a Project Manager with Murray & Stafford, Inc., a general contractor in Denver. At Murray & Stafford, Del worked on all phases of construction development and management, including large site development, project bidding, contract preparation, scheduling, purchasing, construction supervision, and invoicing for a variety of new building, tenant finish, and remodel projects. In over twenty years with Murray & Stafford, Del constructed millions of square feet of retail, industrial, and commercial space. He completed in excess of 3 million square feet of tenant finish for over 200 individual occupancies with a combined value surpassing 70 million dollars.

Del left Murray & Stafford in 1993 to found Turn Key General Contractors, Inc.

Loren Perlan – Vice-President / Project Manager

Loren earned his Bachelor of Science degree in Geophysical Engineering from the Colorado School of Mines in 1986. After college, Loren worked as a Seismic Processing Geophysicist for several companies, where he processed and analyzed petroleum seismic data from raw records to final geophysical seismic sections.

Loren later worked as a Project Engineer and Applications Engineer for Pamco, where he engineered and directed the construction of various compressor packages.

Loren joined Turn Key as a Project Manager in 1994, where he has managed all phases of construction for hundreds of commercial and industrial construction projects, from code analysis, to design, to final construction.

Glenn Massarotti – Corporate Treasurer / Project Manager

Glenn graduated from the University of Colorado in 1991 with a Bachelor of Science degree in Aerospace Engineering. During college, Glenn worked as a student engineer with a consulting engineering firm, where he performed accident investigation and product failure analysis. Glenn also spent his college years learning to fly airplanes, earning professional pilot certification concurrently with completing college.

After school, Glenn taught flying for several years, and eventually became an airline pilot, first with various commuter airlines, and then flying jet aircraft for Trans World Airlines.

Glenn joined Turn Key as a Project Manager in 2000. Like Loren, Glenn has managed all phases of construction for numerous commercial and industrial tenant finish and new building construction projects.

OUR NEXT PROJECT

We hope it is yours. Thank you for taking the time to review this information – we hope you found it helpful. If we may be of service in any way please let us know.

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