

RKG Contracting grew up on Denver jobsites where schedules ride the weather, basements flood in spring thaws, and inspectors stay busy. Over more than a decade, the firm has earned a place among the dependable general contractors Denver residents and business owners call when the plan is ambitious and the constraints are real. What follows are detailed case studies, not glossy ads. These are the projects that taught hard lessons about budget, sequencing, permit paths, and the difference between a good drawing and a buildable detail.

If you vet Building Contractors Denver wide, you will see many talk about craftsmanship. Fewer show how they manage jurisdictional complexity, trades coordination, or unpredictable supply chains. RKG's work reflects all three. The company's roots are in Colorado General Contractors practice, so energy codes, snow loads, expansive soils, and wildfire considerations are not surprises. The team's approach blends tight estimating, field supervision, and a frank conversation about trade offs before anyone swings a hammer.

The Denver context, and why it matters for both homes and businesses

Denver is a fast-permitting city by big metro standards, but nothing in construction is instant. The city's Community Planning and Development portal has streamlined many submittals, yet plan review can still stretch from a couple of weeks for small scopes to several months for complex commercial work. Schedules must also respect freeze-thaw cycles. You can pour in January if you own the blankets and plan the cure, but slab flatness suffers when you race the cold.

Soil conditions vary block by block. On the west side, clays expand and crack anything that ignores drainage. In older neighborhoods, alley access limits staging. On commercial corridors like Tennyson, South Broadway, and RiNo, neighborhood groups have a voice, and construction traffic gets attention. The better Colorado Contractors plan for this in preconstruction, the fewer surprises they run into once the dumpsters arrive.

What sets RKG Contracting apart

RKG Contracting might describe itself modestly as Contractor Denver CO without fuss. In practice, the team runs with the discipline of larger General Contracting Firms Denver has known for years, while staying nimble enough to pick up the phone and solve small problems before they grow.

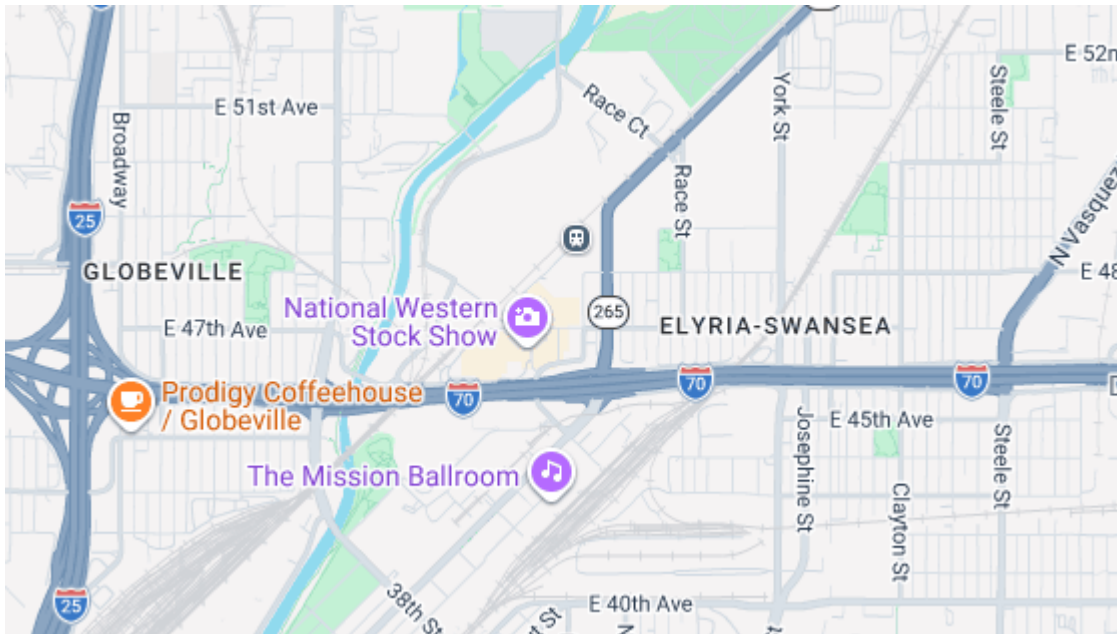
A few patterns show up across their projects:

- Preconstruction is not a courtesy, it is the core. RKG leans into early cost modeling, value engineering with the design team, and jurisdictional research. Trade partners are engaged before final CDs, which tightens budgets and reduces change orders later.
- Field supervision is hands on. Superintendents walk, measure, and mock up rather than manage by email. When window packages show up slightly off spec, the fix is sorted at the loading dock, not two weeks later.

These are not slogans. They shape how residential and commercial projects move from sketch to sign-off, and they reduce the gap between the number on the proposal and the final invoice. Many Contractors in Denver promise the same. The difference is follow through.

Case study 1: A 1920s bungalow remodel, Park Hill

Scope and intent: Modernize a 1,600 square foot 1926 bungalow, open the kitchen to the dining room, add a primary suite and bath at the rear, and finish the basement as a flex space. The clients wanted better light, efficient mechanicals, and period character intact.



Budget and schedule: The precon target landed at 480 to 520 dollars per square foot for the addition and heavy remodel zones, less for the basement. From demo to punch, the build took just under eight months, including a two week pause for an unexpected sewer line replacement in the alley.

Key challenge: Structure. The original roof framed with undersized rafters, and the central beam lacked the capacity to support new openings. RKG's superintendent worked with the structural engineer to switch from a steel moment frame, which would have complicated mechanical runs, to a pair of engineered LVL beams pocketed into new posts over concrete piers. This saved eight to ten thousand dollars and two weeks of lead time, while keeping ductwork clear.

Mechanical and envelope: Denver's energy code drove choices. The team installed a 96 percent efficient furnace with sealed combustion and upgraded to closed cell spray foam at the roof to create a conditioned attic for future storage. Original window casings were restored, but sashes replaced with wood-clad units meeting U-factor requirements. RKG sequenced air sealing inspections early, a trick learned from failed blower door tests years ago when weather stripping got value engineered out at the last minute.

Finishes: The house kept its coved plaster ceilings and oak floors. The kitchen went classic rather than trendy, with inset cabinets, honed quartzite, and a handmade tile backsplash. Lighting was layered, multiple circuits and dimmers, since older homes lose scale when flatly lit.

Permitting and inspections: Interior work ran under a Residential Building Permit with structural review. RKG's PM uploaded submittals to the city portal and kept inspection notes shared in a cloud folder the clients could read. Inspections passed on first call except for an early rough electrical correction where an outlet spacing detail missed a stair tread rule. It was corrected the same day.

What worked: Heavy demo happened fast, but framing slowed to accommodate hidden conditions. RKG held budget by defending scope. The owners wanted to add a screened porch late in framing. Rather than say yes and risk a ripple effect, RKG proposed roughing a beam pocket and electrical stub now, then building the porch next summer. The clients appreciated the separation, and the project finished within two percent of the original guaranteed maximum price.

Case study 2: Accessory dwelling unit in West Colfax

Denver's ADU boom created demand for Contractors Denver who can move sheds, utilities, and the occasional fence line dispute out of **General Contracting Firms Denver RKG Contracting** the way. In West Colfax, RKG built a 650 square foot ADU above a new two car garage behind a 1950s ranch.

Zoning and site constraints: The lot had an alley, which simplifies ADU access, but setbacks and height planes limited the roof pitch. RKG coordinated with the architect to switch to a scissors truss profile that met the height plane while still permitting vaulted ceilings inside. The alley was just wide enough to stage, yet not enough for long flatbeds. Deliveries were broken into half loads scheduled at 7 a.m., short turns, no blocking traffic.

Utilities: The ADU required separate electrical service and a submeter for water. Xcel's lead times for service laterals stretched during peak season. RKG filed applications early, then sequenced rough framing around temporary power to avoid idling. Costs held by choosing heat pump minisplits for HVAC, which reduced gas line complexity and passed Denver's growing preference for electrification.

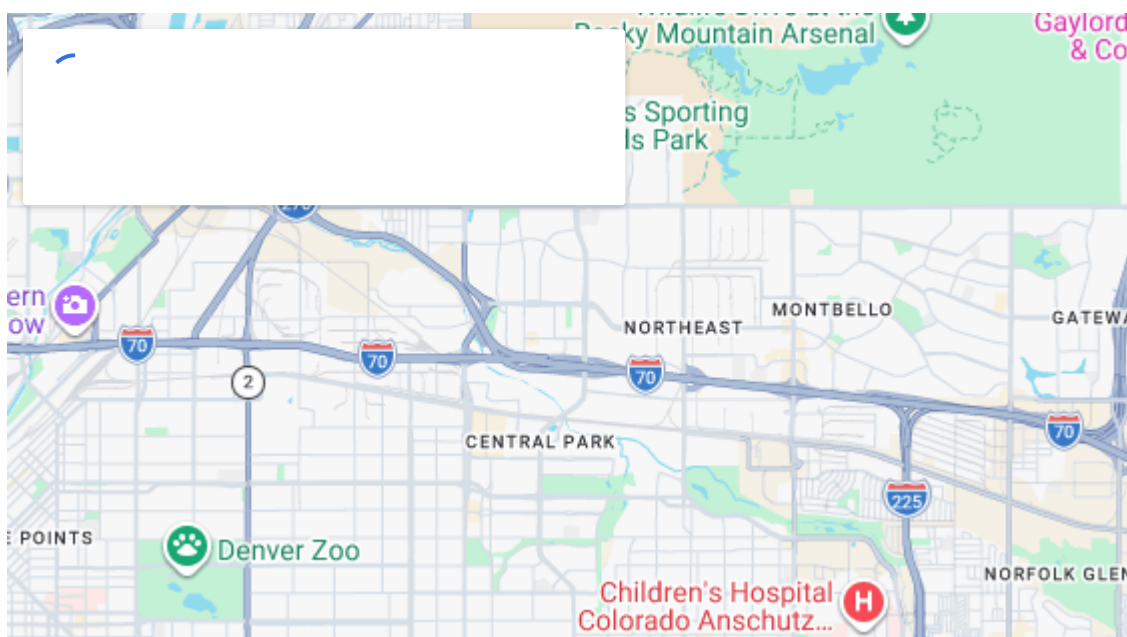
Cost and time: All in, including garage slab, framing, and finishes, the build came in around 310 dollars per square foot for the conditioned space and less for the garage, a number that floats up or down with finishes. Construction ran five and a half months, a fast track that worked because the city's review focused on a straightforward, code-compliant plan set. The team accepted a winter pour date and paid for blankets to stay on schedule.

Owner's outcome: The ADU rents to a traveling nurse three quarters of the year and serves family during holidays. Noise transmission was minimized with resilient channels and mineral wool, lessons from a duplex where a squeaky floor turned into a warranty headache. RKG's warranty process, one year materials and labor, is simple. Call, document, and fix.

Case study 3: Multifamily refresh, Capitol Hill

Older walk-ups are the hidden stock of Denver housing. This 18 unit 1960s building needed life safety upgrades, a new roof, and a cosmetic refresh without displacing tenants more than a few days each.

Scope and phasing: RKG split the work into three scopes. First, life safety: new fire alarm, illuminated egress signs, and improved stair treads with non-slip nosings. Second, building systems: replace a near-failing boiler and rezone domestic hot water. Third, finishes: corridor paint, LVT in units with failed carpet, and cabinet refacing.



Tenant coordination: The superintendent posted weekly schedules on each floor, gave 48 hour notice before water or power interruptions, and offered hotel vouchers for two nights during the boiler cutover. Only three

units took the vouchers, a sign that communication worked.

Budget: The owner managed a tight pro forma. RKG found savings by reusing sound base cabinets with new faces and full overlay doors, then spending on soft close hardware to elevate feel. The fire alarm vendor pushed an all-new device package, but a hybrid solution reused compliant wiring runs. Savings, about 60 thousand dollars, went to roof insulation upgrades, which reduced utility costs noticeably.

Permitting: Commercial permits require more documentation than residential. RKG's PM organized submittals for Denver General Construction Contractors review in a single binder and digital set, including smoke compartment plans and a stamped mechanical design. Inspections were predictable, and the building passed final without reinspection, which is rare for multifamily.

Impact: Vacancies dropped as refreshed units leased faster at moderate rent increases. The owner now budgets a rolling schedule of five units per year for deeper interior updates, an approach that spreads cost and keeps occupancy high.

Case study 4: Brewery buildout in RiNo

Commercial work showcases the full suite of General Contracting Services Denver businesses expect. The brewery looked simple on paper, open space and tanks, but brew systems are complex. Food service codes meet industrial plumbing, and floor drains must perform under constant cleaning.

Preconstruction: RKG brought in the plumbing and concrete subs for early walk throughs. The trades flagged two issues. First, the existing slab lacked slope for washdown. Second, incoming water pressure was insufficient at peak demand. The team modeled trench drain locations and pitched new toppings to ensure flow to interceptors, then negotiated with Denver Water on a meter upgrade. These tasks, if discovered later, would have crippled schedule and budget.

Permit path: The project required a change of use permit, health department review, and fire approval for CO2 systems. RKG ran parallel paths, a tactic that only works with a clear permit matrix. The PM tracked submission dates and reviewers. When the health department asked for a different floor finish behind the bar, RKG sourced an epoxy system that met slip resistance and chemical resilience, without introducing a long lead.

Construction: Tanks arrived from California four weeks early. This kind of surprise is good and bad. Good because lead times used to be six months, bad because the slab and drains were not ready. The superintendent carved out a staging zone, kept tanks protected in place, and accelerated concrete work on one half of the space first. Working in halves kept the plan intact.

Schedule and cost: Eight and a half months from lease signing to first pour. Cost per square foot ranged widely, since brewing systems push per foot costs beyond typical retail. The tenant improvement allowance covered basic buildout, and the owner financed the brewhouse. RKG documented costs in a clear draw schedule, which the landlord appreciated.

Result: The brewery opened with a clean inspection log. Noise was controlled with acoustic panels, a neighbor-friendly move that prevented friction with adjacent tenants. The owner later asked RKG to add a patio. Because sleeves and electrical stubs were roughed early, the patio build was fast and cheap.

Case study 5: Medical office tenant improvement in Cherry Creek

Medical work calls for a steadier hand than most retail. Inspections focus on ADA, ventilation, and infection control protocols that many general contractors in Denver only see occasionally. RKG's team has completed

multiple clinics and dental suites, which reduces rookie errors.

Scope: A 3,800 square foot dermatology clinic with four exam rooms, one procedure room, lab, reception, and staff support. High emphasis on lighting, privacy, and cleanable surfaces.

Design and coordination: RKG pulled its mechanical and electrical subs into design meetings early. The mechanical engineer originally called for standard return air grilles, but the team recommended return plenums with ducted returns from each treatment room to manage sound and cross-contamination. The cost bump was modest. On lighting, the client wanted daylight quality LEDs. Samples were mocked up in the shell space to judge color rendering on skin tones, the kind of practical test that avoids surprises.

Schedule: Twelve weeks from demo to CO was the goal, driven by a lease deadline. RKG ran a three week look-ahead schedule religiously. Long lead items, such as casework and specialized sinks, were ordered before final permit. Denver allows early procurement, as long as installation waits for permit issuance. The superintendent also sequenced noisy work before building quiet hours, keeping peace with neighbors.

Quality and inspections: ADA bathroom clearances were field verified with templates before framing, not after drywall. A small move early can save a demo later. The build passed health, mechanical, electrical, and life safety on first call. The city inspector asked for one grab bar change, and it was corrected the same afternoon.

Outcome: The clinic opened on time. The owner commented that RKG's punch list was short, fewer than 20 items in total, mostly paint touch-ups. Staff loves that exam room dims drop low enough for procedures without eye strain, an example of small details turning into big wins.

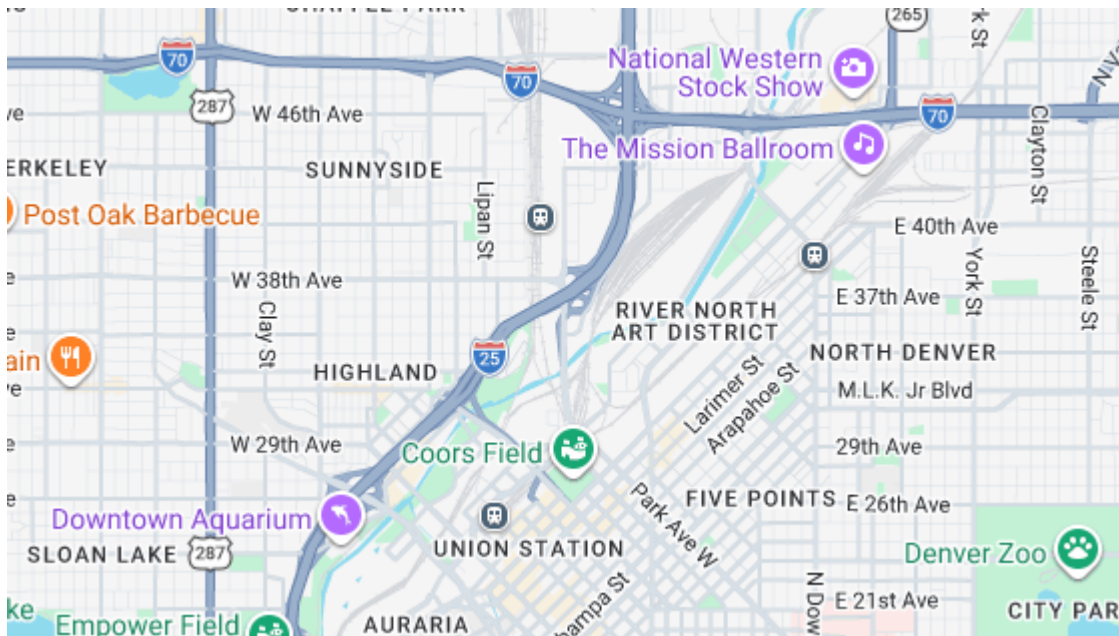


Case study 6: Historic retail conversion on South Broadway

A former furniture store, built in 1908, needed conversion to a two tenant retail space. The building had character, pressed tin ceilings and brick party walls, and problems, sagging joists and tired storefronts.

Structural work: The second floor carried more load than it should. RKG shored in phases, brought in a structural engineer to spec sistered joists and new hangers, and added discrete steel at the main beam pocket. The storefront got new glazing sized to modern standards but divided to mimic historic muntins. The landlord approved a small rent credit to fund higher performance glass, which keeps the HVAC reasonable when July hits.

Code and envelope: Older buildings leak energy. RKG applied a fluid air barrier at the rear wall and topped the roof with tapered polyiso to improve drainage and R value. These moves do not show in photos, but tenants notice when the space holds temperature. Denver General Contractor teams that skip envelope work pay for it later in tenant complaints.



Schedule and neighbor relations: South Broadway is busy. RKG lined up deliveries for mid mornings, kept sidewalks open with clear barricades, and updated neighboring storefronts weekly. Graffiti on the new metal dumpster pad appeared twice. The superintendent bought anti-graffiti coating and solved the issue without a back-and-forth. Small things create goodwill.

Retail roll out: Two tenants came online within a month of each other. Because demising walls, power, and HVAC were roughed for flexibility, each tenant's TI was smooth. One elected polished concrete floors, the other preferred oak planks. Both kept the tin ceilings, lit with warm spots that show texture. The building now earns more, and the block feels alive at night.

How RKG handles risk, cost, and change

Every contractor talks about good communication. What matters is the mechanics. RKG uses a few systems consistently:

- Early pricing with unit rates. Instead of a single opaque number, the estimate breaks out line items for excavation, framing, windows, finishes. When a client swaps a window line for a better unit, they see the delta immediately.



- Decision logs with dates and responsible parties. Selections go into a shared tracker with cutoff dates. When someone asks if the tile can change two days before install, the answer is tied to a documented date, not opinion.

Change orders do happen. The test is how many originate from requests rather than surprises. On the bungalow remodel, only two change orders were owner driven. On the brewery, three came from city comments. In both cases the paperwork was processed quickly, which prevents cash flow strain that can cascade to subs.

Safety is not a memo on the wall. Denver job sites are tight. RKG uses daily stretch and flex, quick tailgate talks, and a culture where the apprentice can stop work for a hazard. Recordables have trended down the past few years, which any insurance broker can confirm by rates. This lowers costs for owners too.

Permitting, inspections, and the Denver way of doing things

Contractors in Colorado face a patchwork of jurisdictions. Working inside Denver, RKG aligns project documents with expectations from Community Planning and Development, Denver Fire, and Denver Water. The team keeps a permit matrix for each project, showing which trade pulls which permit and when. Common pitfalls include:

- Mechanical plans that do not match equipment submittals. Inspectors notice. RKG reconciles submittals before rough inspection to avoid red tags.
- Erosion control on sites with even minor grading. Silt socks and stabilized entrances are easy wins that prevent stop work orders after a storm.
- Historic reviews in designated districts like Wyman or Baker. Even small exterior changes can trigger a review. RKG times these early, well before material orders.

The point is not to avoid scrutiny but to meet it without drama. Denver General Contractors who respect the process get inspectors on their side, which helps when judgment calls arise.

Working with trade partners

General Contract Services Denver CO lives or dies on subs. RKG runs a stable bench of electricians, plumbers, HVAC, framers, tile setters, and painters. That stability shows in pricing and performance. When the job calls for

something new, like a CO2 monitoring system for a brewery or a medical gas install, the firm qualifies specialists based on actual performance, not just a number on a bid.

Payment terms are fair and on time. When subs trust they will be paid for good work and fair extras, they show up strong and staff the job. In 2021 and 2022, labor shortages meant calling in favors for crews. [general contractors denver](#) RKG burned few bridges during that period, which meant better trade coverage for clients.

Budget realities, value choices, and where to spend

Building in Denver now costs more than it did five years ago. Materials spiked, then eased, then some categories rose again. Framing lumber settled, while electrical gear stretched lead times. RKG coaches owners on where to spend for value:

- Structure and envelope first. Few owners regret better insulation, quieter plumbing, or truer floors. These decisions last the life of the building.
- Mechanical systems that match use. Heat pumps are smart for smaller residential projects and many offices. For restaurants with big kitchen loads, gas or high capacity electric may still be the better choice. RKG weighs life cycle cost, not just first cost.



- Finishes with a plan. Put money into touch points, the door handle, the faucet you use daily, the light you always see. Save on areas out of the main line of sight. Denver Contractors Services who know how to source quality mid tier products can help stretch budgets without cheapening the result.

Lessons learned, and what owners can do to help

RKG's work offers a few consistent takeaways that help projects succeed:

- Decide quickly and lock selections. Indecision costs time and money.
- Own the permit path. Even when the contractor manages submittals, clients who monitor city comments and return answers fast keep the schedule tight.
- Visit the job weekly. Walks in person catch details that photos miss, and they build trust.

Owners who engage this way get better outcomes, and the contractor delivers with fewer change orders. It is a partnership, not a handoff.

Choosing a partner, and why RKG stays on shortlists

When you evaluate Denver General Contractor options, look beyond glossy portfolios. Ask how they handle rain days, what their superintendent ratio looks like, and whether their last three projects finished within five percent of original cost. RKG Contracting answers those questions with job numbers and references, not generalities. That is why RKG Contracting General Contractors Denver pops up in recommendations from architects, brokers, and lenders who care about delivery.

For homeowners, RKG brings empathy to the mess of living through a remodel. For business owners, the focus shifts to downtime, revenue protection, and predictable openings. Either way, the process stays transparent.

A short, practical way to start the conversation

If you are weighing Contractors in Colorado for a remodel, ADU, tenant improvement, or ground up build, here is a straightforward path to clarity:

- Share a realistic budget range, even if it feels early. Good estimates beat guesses.
- Ask for a preconstruction proposal, not just a build price. Time spent here pays back.
- Request two references that match your scope, one recent and one two to three years old.
- Review a sample schedule and sub list. These show how the team really works.
- Set communication norms. Weekly updates, decision logs, and site walks keep projects on track.

Where RKG fits in Denver's contracting landscape

There are many capable Denver General Contractors. Some excel at large multifamily, others at boutique residential or restaurant rollouts. RKG sits in the middle, big enough to manage complexity, small enough to keep principals engaged. The firm's portfolio, from Park Hill bungalows to RiNo breweries, reflects a city that mixes old and new, grit and shine.

For clients, the benefit is straightforward. You get a builder that understands the Denver way, that respects inspectors and neighbors, that solves problems early, and that stands behind the work. Among General Contracting Services Denver has to offer, that combination is what keeps projects finishing on time, on budget, and with the quality you can feel when you walk the floor.

The case studies here are not the whole story, but they represent the balance RKG strives for on every job. Clear scope, tight coordination, fair pricing, steady supervision. Those basics, done consistently, turn ambitious drawings into spaces that work. And that is the measure that matters for any Denver Contractors RKG Contracting project, residential or commercial.

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