



## Giving Back to the Community

### GH Phipps Partners with B&M Construction in Mentor Protégé Program

One of GH Phipps mission's is to continually work to identify additional ways to give back to the community. When GH Phipps was approached by B&M Construction as a possible joint venture in the Small Business Administration's (SBA) Mentor Protégé program, GH Phipps saw this as a way to help fulfill this mission and began working on the year-long process to get the agreement approved.

The Mentor-Protégé Program enhances the capability of a certified 8(a) small, socially and economically disadvantaged and minority-owned businesses to compete successfully for federal government contracts.

**B&M PHIPPS**  
CONSTRUCTION



Barbara Myrick,  
President of  
B&M  
Construction

B&M Construction specializes in general construction, concrete construction and project management. It was founded by Barbara Myrick in 1993. Ms. Myrick has over 16 years of construction management experience and is qualified for the SBA's set-aside status of 8(a), Service-Disabled Veteran Owned Business, Women Owned Business and Minority Owned Business.

As a mentor, GH Phipps will provide technical and management assistance, financial assistance, subcontract support and assistance in performing prime contracts.

"Barbara Myrick, President of B&M Construction, shares the same values as GH Phipps and her vision is that one day she will have an employee-owned enterprise," said Kurt Klanderud, President of GH Phipps. "The synergy between our two companies was readily evident."

Every senior manager at GH Phipps is committed to the program in their respective areas including: Executive Mentoring; Business Development and Marketing; Estimating and Preconstruction; Office Operations; Field Operations; Finance; Legal and Accounting.

Based on the commitment as reflected in the Application package, GH Phipps' goal is to provide B&M insight into the processes and procedures which

Phipps has been developing over the past 60 years, and assist them in creating a sustainable business.

"GH Phipps is very excited to have B&M as a protégé and they continue to prove themselves as great partners and eager to learn and teach new processes. We are looking forward to a very successful relationship with them" said Klanderud.



B&M and GH Phipps recently combined forces to complete the Employee Break Area and Nurse Storage Project for the Veterans Administration.

## Industry-wide Donation to Colorado State University For Construction Education

The newly renovated Preconstruction Center in the historic Industrial Sciences Building on the Colorado State University campus became a reality due to the project being funded by 13 area construction and mechanical contracting firms.

Colorado State University President Tony Frank spoke at the building's reopening celebration about how the new facility will benefit students. Previously there was limited classroom space for the Construction Management Department. The renovation transformed the Center into state-of-the-art preconstruction laboratory, classrooms, lecture hall, study lounge, technology center and public spaces.

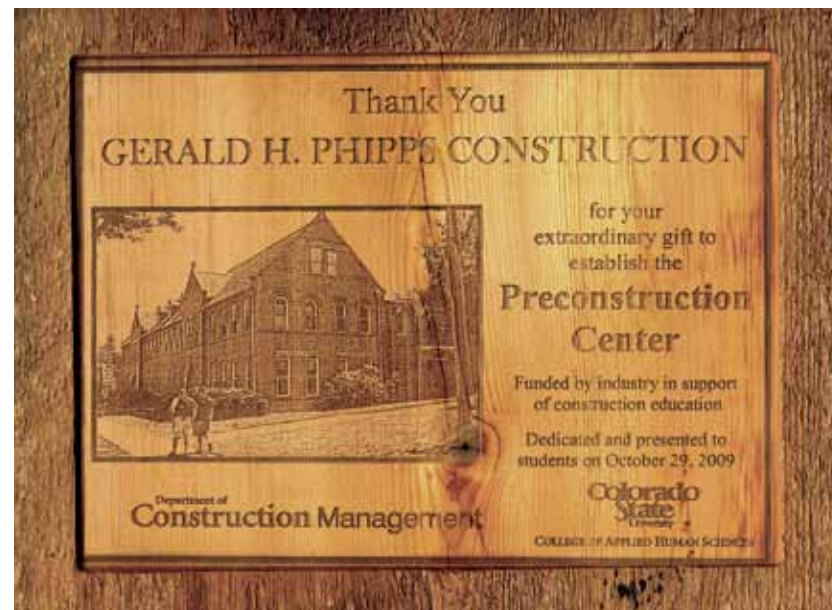


The project maintained almost all of the original construction in order to preserve the historical significance of the building.

The \$5 million restoration now enables a hands-on learning environment for construction management students. The space is divided into 25 percent lecture area and 75 percent partitioned working spaces offering students the opportunity to experience real-life job situations.

GH Phipps renovated the student lounge and attended the celebration of the completion of the project.

"Colorado State University has one of the premiere construction management programs in the nation and we applaud them for meeting the needs of the industry by providing a high-quality education," said Charlie Graft, CEO of GH Phipps.



Wooden appreciation plaques were created from the original 1892 floor joists which were removed during the renovation of the new Preconstruction Center. Pictured left to right: Tony Frank, President, Colorado State University; Charlie Graft, CEO, GH Phipps; and Mostafa Khattab, Department Head, Department of Construction Management, Colorado State University.



To contact GH Phipps Construction Companies, call 1-877-5PHIPPS or visit [www.GHPhipps.com](http://www.GHPhipps.com)

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**GH Phipps**  
CONSTRUCTION COMPANIES

## GH Phipps Earns AGC ACE Award for Construction Excellence

The AGC (Associated General Contractors of Colorado) ACE Awards, held each year, pick the "best of the best" Colorado construction projects and firms. The Award for Construction Excellence (ACE) is an annual recognition program that recognizes AGC members for their projects based on many facets of construction—dynamic design, quality, skill, strength and performance.

GH Phipps was proudly recognized for *Construction Excellence Project of the Year* [\$30-\$60 Million] *General Contractor* for Denver Health and Hospital Authority core remodels.

While hospital construction of any kind—new, remodel or renovation—is always a challenging undertaking, this award-winning project at Denver Health was completed with the additional challenge of limited space to maneuver in each occupied department.

Dust, noise and vibration are of paramount concern with healthcare construction projects. GH Phipps crews employ leading-edge techniques to maintain a quiet, clean, isolated working environment including 100% negative air pressure, infection control, monitoring and training. There was no lost time due to accident or injury for construction workers and the safety and

health of patients, hospital staff and visitors was never compromised during the project.

GH Phipps spent numerous months with the design team, owner reps and subcontractors researching and developing a comprehensive plan of action before the project began. The complex, multi-phased undertaking involved the complete gutting and remodeling of Denver Health's lower level kitchen, cafeteria, food storage and central supply which serve the needs of hospital patients as well as staff and visitors 24/7/365. In addition, the entire first floor was reconfigured to incorporate and expand the Trauma I Emergency Department, adding Pediatric Emergency, Psychiatric ED, additional trauma rooms, ED triage, state-of-the-art digital radiology equipment, and a 64-slice CT scanner.

To incorporate all of this added capability, it was necessary to build a two-story addition over a reconstructed and expanded loading dock and modify the hospital's main power system.

The remodeled space not only gives Denver Health a new, dramatic, world-class look and feel, but it is also the core of the Hospital's ability to deliver its vital services to the ever-increasing number of patients.



Architects:  
Boulder Associates  
Bennett Wagner and Grody  
Gresham Smith & Partners

Engineers:  
Cator Ruma & Associates –  
Mechanical  
Scanlon Szymskie Group, Inc. –  
Electrical



## GH Phipps Completes New Athletic Center and Community Hub for UCCS

The athletics gym at the University of Colorado at Colorado Springs (UCCS) went through a monumental expansion to reemerge as a high-tech multi-purpose event facility.

As one of the fastest growing universities in the state, the center will create space for a growing athletics program and student body, as well as meeting the needs of the broader community.

The official grand opening and dedication ceremonies were held on January 22, and attended by UCCS and University of Colorado (CU) dignitaries. The ceremony featured comments by CU Regent Steve Bosley, CU President Bruce Benson, and UCCS Chancellor Pam Shockey-Zalabak. Following the ceremonies were guided tours and women's and men's basketball games.

The new 27,000 square foot event center features high-tech sound, lighting and high-speed data capability. It is



home to the UCCS Mountain Lion athletic teams and provides a larger gym for volleyball and basketball. It also serves as a venue for community events, large lectures and conferences.

New LED scoreboards, scrolling message score tables and improved seating, restrooms and concession areas were part of the project. In addition to athletics, the event center will be used for large all-campus events such as convocation, and will be available for rent by non-university entities.

Following in the footsteps of the UCCS Science and Engineering Building, the Event Center will seek LEED™ (Leadership in Energy and Environmental Design) certification for its energy efficiency and use of sustainable building practices.

The LEED™ features of the building include public transportation access, bicycle storage, water use reduction, water efficient landscaping, and low emitting adhesives, sealants, paints and carpet.



Bruce Benson, President of the University of Colorado and Pam Shockey-Zalabak, Chancellor of the University of Colorado at Colorado Springs exuberantly cut the ribbon during the dedication ceremonies for the new 27,000 square foot Conference and Event Center.



## Safety

Accidents can be prevented through planning, training and positive reinforcement of safety attitudes in all areas of operation and GH Phipps has maintained a strong Safety Program and safety consciousness since the company's inception.

A contractor's Experience Modification Rate (EMR) is one measurement of its past safety performance. Developed by the National Council on Compensation Insurance (NCCI), an EMR reflects the inherent risk in a job classification. The lower the rating, the better the indicator of safety performance. GH Phipps has historically had a low EMR rating and just received an EMR of .61 which is just further indication that GH Phipps excels in its safety practices on job sites.

Selection of subcontractors combined with the need to create a safe workplace has come to the forefront of the construction industry. Owners, General Contractors, Subcontractors, Insurers, Labor and Industry all have a vested interest in creating safe construction sites.

General Contractors who are dedicated to safety and have developed proactive safety programs have shown large reductions in injuries, lost time accidents, lost time days, and have dramatically reduced their workers' compensation and liability insurance premiums. Contractors who have taken this step have also realized that they have increased productivity, quality, profit and morale. The EMR has strong impact upon a



business. It is a number used by insurance companies to gauge both past cost of injuries and future chances of risk. The rating encourages contractors to improve safety performance.

Many owners use a contractor's experience modifier to help evaluate the effectiveness of the contractor's safety program. Many general contractors do the same thing with regard to their subcontractors. Additionally, many contractors use their own experience modifier as a measure of their own safety performance.

GH Phipps' historically low EMR is due to a comprehensive Safety Program which requires mandatory safety training and participation of all project participants as well as unique safety planning for all projects.

## Dedication Ceremonies for Spiritual and Family Center

The Anschutz Foundation donated \$2 million to build the Center for Dependency, Addiction and Rehabilitation (CeDAR).

The project is a partnership between the University of Colorado Department of Psychiatry and University of Colorado Hospital. The world-class residential treatment center offers quality residential treatment and support programs crucial to recovery for alcohol, drug and gambling addictions.

The newly-constructed Marion Pfister Anschutz Spiritual and Family Center— built by GH Phipps— is similar to a chapel with quiet, contemplative spaces including office/counseling space, and a large family education classroom for patients.



Lakewood artist Linda Leniton created the stained glass windows in the peaceful chapel-like space.

The interior of the meditation space is lined with wood siding on all walls and features beautiful stained glass windows. There is radiant floor heating throughout the building.



Mr. and Mrs. Philip Anschutz stand next to a portrait of his mother, Marion Pfister Anschutz, whom the center is named after.



Ted Laszlo, GH Phipps Project Manager and Franklin Lisnow, MEd, MAC, CeDAR's Executive Director, celebrate the completion of the Marion Pfister Anschutz Spiritual and Family Center at the Dedication Ceremony.

## Groundbreakings

### Fort Lupton Readiness Center for the Colorado Army National Guard

Freezing temperatures didn't put a damper on the festivities for the groundbreaking ceremonies for the Fort Lupton Readiness Center.

The event was attended by Congressional dignitaries, Colorado National Guard leaders, civic leaders, local firefighters, police officers, including City Councilman State Representative Jerry Sonnenberg and Fort Lupton Mayor Tommy Holton.

GH Phipps is providing Construction Management/General Contracting services for a 25-acre Readiness Center valued at \$10 million in Fort Lupton, Colorado for the The State of Colorado, Department of Military and Veterans Affairs. GH Phipps is working with HB&A Architects, located in Colorado Springs, and the Architect of record for the project.

The Fort Lupton Readiness Center is the first step that will allow the Colorado Army National Guard an opportunity to expand the Department's presence throughout the State of Colorado, thus providing more ready forces and decreased response time. It will have a positive economic impact in Fort Lupton by bringing new jobs to the area.

The 55,230 square foot primary building is designed to meet LEED™ Silver



certification for sustainable building and includes administrative office space, classrooms, multi-use assembly area, kitchen, physical fitness area, shower and locker rooms, locker storage and three small arms vaults.

An 11,424 square foot equipment storage building and maintenance training bay is located adjacent to a large outdoor military vehicle storage area. The Readiness Center will be used for Company B, 1st Battalion, 157th Infantry.

The building's architecture has been designed to integrate with the surrounding environment and will include appropriate landscape and parking facilities.

"GH Phipps is very excited to be working with the Colorado National Guard on the Fort Lupton Readiness Center. The National Guard are the quiet heroes, but always there when they are needed and we really do consider it a privilege to be partnering with them, HB&A and the town of Fort Lupton on this project," said Charlie Graft, CEO of GH Phipps.



Pictured from left to right: Ted Barrella, Project Engineer, Farnsworth Group; Dominick Scarimbolo, State of Colorado, Department of Military and Veterans Affairs; and Col. Debi Roberts, Colorado Army National Guard Construction and Facilities Management Officer.

## Red Rocks Medical Center



The Design/Build team of GH Phipps and Boulder Associates recently broke ground on the new Red Rocks Medical Center located in Golden, Colorado. Spearheaded by Development Solutions Group, the 129,100 square-foot facility will include multiple tenant finish of office and clinical space.

Red Rocks Medical Center will be home to a Cancer Care Center with medical oncology, radiation oncology and PET scan practices, a Breast Care Center of Excellence and a Cancer Care Advisory facility. The Red Rocks Outpatient Surgery Center will provide general surgery, retina, cornea, urology and dermatology practices. HCA-HealthONE LLC will own and operate the Imaging Center. The project also has additional space available for lease to other medical providers.

Red Rocks Medical Center is scheduled to open in November 2010.



## Executives' Corner



Kurt Klanderud, President

### Using BIM Effectively

Building Information Model (BIM) as described in the National Building Information Modeling Standard is "...a digital representation of physical and functional characteristics of a facility. As such it serves as a shared knowledge resource for information about a facility forming a reliable basis for decisions during its life cycle, from inception onward. A basic premise of BIM is collaboration by different stakeholders at different phases of the life cycle of a facility to insert, extract, update, or modify information in the BIM to support and reflect the roles of that stakeholder..."

If you have been paying attention to the industry hype surrounding BIM, then you know that working with these models is

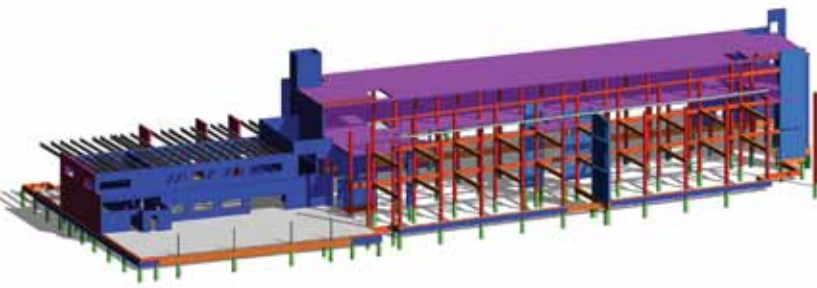
allowing project teams to integrate and access critical project information earlier than with traditional methods. This allows upstream design and construction decisions to be made while the benefits to the project can still be realized.

If you are an owner and this is what you know about BIM, you may be asking yourself, "Should I implement BIM on my project?" Unfortunately, there is no simple yes or no answer to this question. Since every project is different, and there are many different ways BIM can be used by owners, designers, and contractors to benefit a project, the BIM uses that make sense for a particular project can vary. The most important step in evaluating this decision (note: it is also the most bypassed step) is to engage the key project stakeholders at project inception; owner, architect, and contractor at a minimum; and discuss project BIM execution. This exercise will allow the project team to determine potential BIM uses, if any, that make sense for the project.

Some of the benefits of using a BIM model include:

- Your building engineers or maintenance crews will benefit from the 3D visualization and the accessibility of building information will improve the

## BIM "Go" or "No Go"?



efficiency of their work.

- By progressing the BIM throughout the construction process, you will have the model accessible for planning any future renovation work.
- Using the model to track actual building system performance against the design performance goals and insure your building continues to operate efficiently.
- Maintaining the model for space planning staff allows you to progress the model as your staff plans change.

If you consider any of these uses of the model, it is important to discuss them at the beginning of your project. It is critical that the upstream project team members understand the future use of the information they are developing. It is the only way this information can be developed effectively.

From a contractor standpoint BIM is continuing to improve our construction processes. We have seen huge benefits from the 3D visualization alone. Work-

ing with models for construction has made us more effective communicators, improving our collaboration with owners, designers, subcontractors, and our own internal staff. We utilize BIM for things like site logistics and phasing planning, 4D schedule simulations, structural concrete lift drawings, 3D systems coordination, fabricating building components, and constructing virtual mock-ups.

So when you are considering whether or not to implement BIM on your next project, remember to have your BIM conversation early. This will set you up for the greatest return on your investment at whatever level you decide to implement BIM. Hopefully you will decide to push things and your project can receive value from an evolving composite model throughout the entire life cycle of the facility. BIM "GO"!



Kurt Klanderud  
President  
GH Phipps Construction Companies

## Special Projects Goes South

GH Phipps Special Projects group has been involved with a few dynamic projects as of late. The Special Projects group specializes in renovations, simple remodels and historic preservation. Special projects can range from \$500 and up, and can include quick-turnaround, occupied work areas and special requirements.

### The South Pole Traverse Project

The South Pole Traverse is an attempt to save money and leave a smaller environmental footprint in providing supplies to the South Pole. Traditionally, transporting the provisions to the South Pole has been accomplished by C-130 airplanes.

The traverse uses tractors, towing the supplies on specially designed sleds, over 1,000 miles from McMurdo Station to the South Pole. The traverse will save 36 trips to the South Pole by the



C-130's and 88,000 gallons of fuel, plus emit less pollution.

GH Phipps was asked by Raytheon to design and build trailer hitches connecting the sleds to the tractors used to pull the sleds. The spreader bar system built in GH Phipps yard can handle 94,000 pounds per bar. Each spreader bar is 27'-9" by 23'-2" and 11 bars were constructed.



The map shows the route of the South Pole Traverse. The tractors are pulling the fuel bladders on the new sleds with hitches built by GH Phipps.



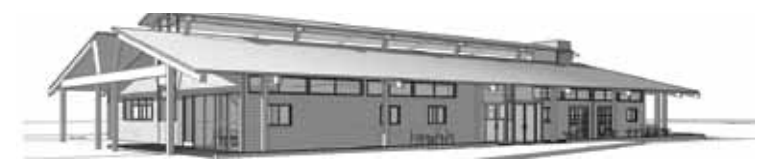
Southeast Asia Memorial Pavilion

### United States Air Force Academy Southeast Asia Memorial Pavilion

Special Projects is working on the Southeast Asia Memorial Pavilion, funded by the United States Air Force Academy Association of Graduates. It will house a large three dimensional bronze plaque (approximately eight feet square) showing battles and other points of significance from the Vietnam War. It will also commemorate Air Force Academy distinguished graduates. On the outside of the pavilion, standing 10 feet high by 70 feet long, is a replica of the Vietnam War Memorial. Also outside is a nine foot high blue glass wall which is a symbol to commemorate the Long Blue Line of the 37,000 graduates of the Classes of 1959 through 2004.

### GH Phipps Special Projects Group is Building the Pikes Peak Library District's High Prairie Branch Library

Most of the funding for this project came from a grant from the Colorado Department of Transportation. The grant is based on the fact that having a new library in the eastern El Paso County Falcon/Peyton area will cut down on the driving from the eastern suburbs to the existing Colorado Springs libraries. The bookmobile which used to bring books from the main libraries to this community is being retired and placed on the site as a permanent "monument." The project is environmentally friendly and will have geothermal cooling and heating and most of the interior woodwork will be from beetle kill pine.



High Prairie Branch Library