

## Six Decades of Building Icons Where are They Now?

The people of GH Phipps have left their fingerprints on the Colorado skyline, painting a picture of progress that depicts the history of our region. Looking back over the past 60 years, that fact stood out as paramount. Drive Interstate 70, Interstate 25, streets large and small: GH Phipps' work is inseparable from our community. It reflects a dedication to quality in workmanship, integrity in business, and pride in improving the lives of those around us.

As with people, however, our buildings have faced the test of time in different ways. Some are unchanged, some modified, and some are not recognizable – or gone.

In 2012, GH Phipps marked the award of its 2,000th job, and each month that number grows higher. Over the years, clients have been wooed and cultivated, campuses and communities have been transformed, and civic landmarks have been created, many destined to live for decades to come as part of the landscape and history of our region.

### 1950s

**Daly Insurance Building, 1576 Sherman St., Denver, 1958:** Designed by the prominent firm of James Sudler Associates, the Daly Insurance Building added a welcome dash of modernity to the sea of Neoclassical limestone creations in the city's Capitol Hill area.

Part of that was due to its distinctive sunscreen made of more than 1,400 concrete discs on a grid of aluminum rods. In 2002, the building was sold to an engineering firm that said the discs obscured the view from inside. As a result, the Daly underwent a discotomy, and lost its dots.

**The University of Denver Evans Memorial Chapel, 2199 Vine St., Denver, moved in 1964:** John Evans, the first territorial governor of Colorado, designed and built this graceful chapel in 1878 as a memorial for his daughter. After more than 80 years at its location of West 14th Avenue and Bannock Street, the chapel was moved in pieces to its current location on the DU campus, and reconstructed by GH Phipps. The move was necessary because DU was building its downtown law center on land occupied by the chapel – a location DU vacated years ago. The chapel, on the National Register of Historic Places, remains a favorite site for weddings, and serves



University of Denver  
Evans Memorial Chapel  
Denver, Colorado



St. John's Cathedral  
Denver, Colorado

as a historic counterpoint to DU's host of new buildings. GH Phipps worked on another "Evans" project almost 50 years later: the 2006 Evans Parking Structure at DU, which houses 570 stalls as well as a police and safety station.

**Graland Country Day School, 30 Birch St., Denver:** GH Phipps began work on the Graland campus two years after the firm opened. The 1954 Jones Classroom Addition remains, though the 1955 gymnasium has been supplanted by the new field house that sits atop a parking structure, at the corner of East First Avenue and Bellaire Street.

This combo project was constructed by GH Phipps, through a design by Klipp Colussy Jenks Dubois, in the school's traditional scheme of cream-color brick with green trim.

**St. John's Cathedral, 1350 Washington St., Denver:** The same early client status belongs to this Capitol Hill Landmark. Phipps demolished the cathedral's old education and music building in 1955, and promptly rebuilt it, through a design by Fisher and Fisher that complements the venerable cathedral.

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## Connected to the Community — Our Civic Partners

For 60 years, GH Phipps has been central to Colorado's civic and cultural community, with long involvement with notable clients who represent the best of the state. Among them are:

### Denver Museum of Nature & Science

The museum became a client in 1982, when it was still known as the Denver Museum of Natural History, and Phipps remodeled the Phipps Auditorium to become an IMAX theater.

Since then, we have followed the museum through more than a name change: The Denver Museum of Nature

& Science has been in the forefront of expanding its programs to reach a broad array of visitors, which in 2011 totaled more than 1.4 million people.

Phipps again worked with the museum on several projects: the 1999 addition of the new Leprino Family Atrium; creation of the new Space Odyssey exhibition and modifications to the planetarium; the 2009 installation of Expedition Health (replacing the old Hall of Life), and the 2008 addition of a north loading dock designed to create a centralized shipping and receiving facility.

Our firm currently is constructing a much-needed five-level Education and

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Denver Museum of Nature & Science  
Denver, Colorado



“Where are They Now?” from page 1

## 1960s

**Holly Sugar Building, 221 W. Pikes Peak Ave., Colorado Springs:** GH Phipps’ mastery of working in concrete paid off handsomely in this distinctive 1965 office tower designed by Francis & Guy. Its Formalist lines, fine detailing, and location in the Antlers Hotel complex helped create an anchor for the heart of downtown Colorado Springs. Now home to First Bank, the tower received a partial facelift in the 1990s. That’s when the 1960s iteration of the Antlers Hotel was reclad, a new bank tower constructed, and renovations performed by Klipp Architecture on other structures on several blocks downtown. For the former Holly Sugar Building, that meant integration into the hotel and conference center complex, with the addition of a two-story expanded stone façade that bumps out the building’s lower levels.

**One Cheesman Place, 1201 Williams St., Denver:** The highrises that ring Cheesman Park reflect a wide variety of design preferences. Perhaps the most elegant of them all is this 1968, 51-unit luxury condo building, a slim, 19-story structure whose balconies add to the play of horizontal and vertical. Architect Charles Sink designed this building to be a combination of concrete and glass, in this case cast-in-place concrete with post-tensioned slabs. Clean lines and good views mark One Cheesman, which in fall 2012 was honored with AIA Colorado’s 25 Year Award.



Holly Sugar Building  
Colorado Springs, Colorado



One Cheesman Place  
Denver, Colorado

**Celebrity Sports Center, 888 S. Colorado Blvd., Glendale:** The long arm of Walt Disney reached into Denver for a bit, with the opening of the Celebrity Sports Center. The center’s numerous activities and flamboyant atomic-age sign drew people from all over, becoming a pleasant memory of high school trips for anyone who lived in the metro area.

GH Phipps worked on several interior projects at Celebrity from 1961-1966, including the swimming pool surround and remodel, and an area for slot car racing. The fun ended in the 1990s, when Celebrity was demolished to make way for a big box home improvement store and other retail development.

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Celebrity Sports Center  
Denver, Colorado

## Executives’ Corner



Kurt Klanderud  
President

According to historians, Winston Churchill spoke those words (or a variation of them) in 1944, in a speech in the House of Commons. During that period, the House of Commons was being rebuilt, as it had been severely damaged during the horrors of the Battle of Britain. Churchill knew the symbolic force of a building. He knew what it meant to him and his people, how each building had a past and a future, how it helped form a person’s personality and life.

At GH Phipps, we know that, too. We have spent 60 years working with clients that want the best for their

project, whether it’s a hospital or business or school or museum. Our clients are civic leaders who have been our partners in projects that have become landmarks, touchstones in the community. We appreciate and honor our opportunity to form relationships that will last for decades, and be beneficial to all.

Seeing the products that we’ve put in place, the buildings when they’re done, and knowing that our people put those in place, that to me is very gratifying.

That’s part of the theme of this newsletter, which marks our 60th anniversary. We know our buildings and our people are linked in a way that can be hard to explain. I think it begins with hiring the best people, those who put the quality of the project above themselves. They know that their reputation can remain at a high level only if that of GH Phipps’ remains in kind.

In this newsletter, through a list of project completions and awards, we’re keeping everyone posted on what we’re doing.

**“We shape our buildings; thereafter they shape us.”**

**-- Winston Churchill, statesman, prime minister, leader**

We look at the way we are celebrating this anniversary milestone, by giving back to the community through a program that urges volunteerism and engagement. We look at what has happened to some of our buildings. Most are still used for the purpose intended, but some have changed, and a few are gone. We have watched our buildings go through renovations that give projects new life, a testament to their enduring value to the community and high-quality workmanship. We look at clients we have served for more than half a century, bonds that go far beyond business into partnerships as strong as family ties. And we listen to the voices of our people as they talk about what GH Phipps means to them and to the community.

In the end, though, our people are our most important resource. They make GH Phipps different. We’ve got so many people that work for the company who have been here in excess of 30 years. The commitment they have to their clients, to the company, and to their fellow coworkers – I think it is unprecedented. To see the people that

I’ve worked with develop over the years and see what they’ve accomplished is what’s satisfying to me.

So, too, is how our people always remember they are part of the community. We get so much feedback about how fair and honest we are as a corporation. We are the owners, and that makes a big difference. The legacy that Mr. Phipps instilled in the company is the most important thing that we have – balanced with our belief in the continuing success of this company.

We honor that now, and will for decades to come. Happy anniversary, and Happy New Year. May 2013 be bright, prosperous and happy – for all of us.

Kurt Klanderud  
President





## 1970s

### **Century Link Zuni Communications Center, 5325 Zuni St., Denver:**

Construction of this ever-expanding facility began in 1970s, with Carlisle B. Guy and Associate's Zuni Denver North Terminal Building. That was back when the phone company was Mountain Bell, and phone calls were made on an object with a cord that plugged into the wall. Over the years, this cast-in-place concrete complex has been augmented and remodeled to reflect new technology and new applications, while keeping its distinctive mix of office, parking and technical uses. Nearby parks and the center's location in a tidy, small-scale neighborhood make this concrete giant appear to be even more massive.



Century Link Zuni Communications Center  
Denver, Colorado

### **Western Federal Savings, 201 University, Denver:**

The trendy Cherry Creek North neighborhood has long included office buildings and financial institutions. Among them is the 300,000-square-foot, honey-colored Western Federal Savings, constructed of precast concrete in 1978 to include nine stories and a six-level parking structure. Even though someone along the way added a parasol-like element on an upper floor terrace, the building still stands as a distinctive tower in what has for years been a low-rise neighborhood.



Colorado State University  
Molecular and Radiological  
Biosciences Building  
Fort Collins, Colorado



Colorado Springs Airport Terminal  
Colorado Springs, Colorado



Western Federal Savings  
Denver, Colorado

**Broadway Southwest Store:** GH Phipps constructed Broadway Southwest stores in Cinderella City, Villa Italia, and Westminster Mall. Almost 30 years later, all three malls are history, joining the list of un-malled mixed-used developments designed to create new "downtowns" in suburban communities. The Cinderella City store, though, wasn't demolished: It is now the Civic Center in CityCenter Englewood, which houses city offices, a library, courts, and a cultural center. The CityCenter project, planned by David Owen Tryba Architects, includes residential, retail, restaurants, a light rail station, and that busy municipal component.

## 1980s

### **Colorado State University Molecular and Radiological Biosciences Building (MRB), 1345 Center Ave., Fort Collins:**

CSU's high-tech research track was kick-started in 1987 with the construction of the MRB, which houses state-of-the-art equipment and laboratories for biochemical and biophysical research. Designed by JH/P Architecture, the MRB is just one of several research buildings GH Phipps has constructed for CSU over the past two decades.

### **Colorado College, Barnes Science Center, 1040 N. Nevada Ave., Colorado Springs:**

The 1986 Barnes building is among the most imposing of the college's projects constructed by GH Phipps: a brick building marked by white-topped glass clerestories and linked by a glass connector to the renovated Olin Hall of Science. Architects on the project were John James Wallace & Associates with CSNA Architects. The Barnes project involved a new, four-story building and the retrofit of an existing building, all housing the departments of anthropology, biology, chemistry and academic computing, variable-environment greenhouses, and an observation dome on the roof equipped with a 16-inch reflecting telescope for astronomy.

## 1990s

### **Colorado Springs Airport Terminal, 7777 Milton E. Proby Parkway, Colorado Springs:**

The 1994 terminal designed by the Van Sant Group gave the Springs airport a new, light-filled area for travelers and more intuitive circulation. The precast building is marked by distinctive peaked skylights, with a pleasant interior that feeds into security and boarding areas. The overhang that stretches in front of the terminal protects from harsh sun and bad weather. What appears to be a typical terminal building was a tough construction job: The sandy soil required the initial step of installing clusters of driven piles to support the terminal, as well as erection of a lengthy retaining wall on the south side that maintains the integrity of the terminal. When built, the wall extended more than 120 feet beyond the terminal at either end.

### **University of Colorado, Dal Ward Athletic Center, north of Folsom Field, Boulder:**

CU needed a new athletic center, and needed it fast. The privately funded Dal Ward center, named after a famed CU football coach, was constructed in less than nine months. Designed by Sink Combs Dethlefs in the stone and brick Tuscan vernacular style for which CU Boulder is known, the phased fast-track project



University of Colorado Hospital Critical Care Tower  
Denver, Colorado

replaced a demolished team house. The 92,000-square-foot center offers academic and athletic facilities, as well as an auditorium, training areas, and offices.

### **University of Colorado Hospital Critical Care Tower, 4185 E. 9th Ave., Denver:**

The old 9th and Colorado campus of what was then the University of Colorado Health Sciences Center sits nearly deserted. The numerous hospital and office buildings remain, but the medical staff and patients have

headed east to a shiny new medical "city" in Aurora. The 1996 Critical Care Tower was constructed as a joint venture project by Phipps/McCarthy. The brick and concrete building, with its notable curved edge facing East Ninth Avenue, was designed by Stone Marracini & Patterson. As for the future, the University of Colorado will maintain dialysis services in the Critical Care Tower until the building is sold, as the university continues to work with potential developers on the property.



University of Colorado Dal Ward Athletic Center  
Boulder, Colorado



**“Connected to the Community — Our Civic Partners” from page 1**

Collections Facility that will give the museum’s holdings a proper home and allow educational programs for all ages to be conducted in spaces designed for this purpose. Completion is expected for fall 2013, with a public opening in early 2014. This major step forward was partially funded by the Better Denver Bond issue that passed in 2007.

**Denver Botanic Gardens**

As the firm that built this civic landmark, GH Phipps has watched the Denver Botanic Gardens grow and flourish for almost 50 years. The Boettcher Conservatory and Horticulture Hall on York Street required complicated and innovative construction techniques to enable workers to fabricate the web of intersecting ribs that give the conservatory roof its unique and surprisingly airy look. A support structure had to be devised and installed to hold the forms, men, steel and concrete; when the concrete had acquired sufficient strength, this unusual version of scaffolding was removed.

Over the years, Gardens officials have tweaked their buildings and refined their programming, but after voters approved the Better Denver Bonds in 2007, the institution had the means to make important changes. Like building a 316-stall parking structure flanked by York and Josephine streets, replacing a small surface parking lot and helping to clear up much of the



Denver Botanic Gardens  
Denver, Colorado

traffic congestion that had plagued that neighborhood. In conjunction, Phipps constructed a new visitors center and the rooftop Mordecai Children’s Garden and made major improvements to greenhouses and the gardens’ irrigation system – bringing our relationship with this community favorite into the 21st century and giving the gardens many more years of efficient operations.

**The Colorado State Capitol**

When originally constructed, it took more than a decade – and more than one architect – to complete Colorado’s gold-domed State Capitol. Almost a century after its actual completion, GH Phipps began major work on life safety upgrades that included fire safety protection, fire alarm, and construction of new stairways and corridors to allow

safe exit in the case of an emergency. The work was done in phases over five years, scheduled around the legislative session and wrapping up the final phase before the 2008 Democratic National Convention brought thousands of visitors to Denver. The building was occupied during the process, since staffers remained in their offices outside of the regular session season that runs from January into May.

Well into that project, it became apparent that the state’s house needed more than the crucial installation of life safety systems. In 2006, a chunk of the cast iron dome fell off, exposing the need to inspect and restore the dome and lantern above to protect employees, the public, and the building itself. This painstaking and difficult project

involves a spider web of scaffolding growing – and eventually covering – the capitol’s upper level, dome and lantern. Workers are dismantling, cleaning, sandblasting and repainting the cast iron elements with special paint that preserves the familiar gray appearance of stone but that also protects the metal from the elements. A scrim has grown with the scaffolding, to protect workers but also keep some of the potentially hazardous material being removed from having an impact on the surrounding area. Historic, round glass windows are being restored and repaired. Eventually, donated gold will be beaten into sheets of gold leaf to be applied on a new copper sub-roof.

GH Phipps is working on the dome in association with the Christman Co., and the design team of Martin/Martin Inc., Quinn Evans Architects and Humphries Poli Architects. Completion of the project is estimated to occur in June 2014.



Colorado State Capitol  
Denver, Colorado

**“Where are They Now?” from page 3**

**2000s**

**Children’s Hospital Colorado, 13123 E. 16th Ave., Aurora:** GH Phipps began working on the old Children’s campus in Denver in the 1960s, and has now performed hundreds of jobs large and small. So it was fitting that the joint venture team of Phipps/McCarthy would undertake construction of the new Children’s, which in 2007 became part of a burgeoning medical campus in Aurora. Again working with the design team of Zimmer Gunsul Frasca and H+L Architecture, Phipps/McCarthy was chosen by Children’s to construct a new East Tower addition that debuted in late 2012, with a focus on specialized services such as the Colorado Institute for Maternal and Fetal Health.

**University of Colorado Hospital, Anschutz Outpatient Pavilion, Anschutz Medical Campus, 1635 Aurora Court, Aurora:** This seven-story building, connected to the Anschutz Cancer Pavilion, was the inaugural project on the new megacampus carved out of the former Fitzsimons Army Medical Center in Aurora. Completed in 2001, the outpatient pavilion (AOP) includes 180 exam rooms, 30 procedure rooms, 31 clinics, and six operating rooms, plus a host of support services. The design-build project was a joint venture involving Phipps/McCarthy and the design team of H+L Architecture and HDR Architecture. Since the AOP debuted, construction on the new campus has soared, in zones devoted to education, research and clinical care, and institutions such as the University of Colorado Hospital and Children’s Hospital Colorado.



Anschutz Outpatient Pavilion  
Aurora, Colorado

**Colorado State University, Diagnostic Medicine Center, 300 W. Drake St., Fort Collins:** The concept of the dreary, chopped-up and lonely laboratory building was turned on its head upon the 2009 opening of the three-story Diagnostic Medicine Center (DMC), which introduces natural light into the three-story building and atrium via a generous skylight. Adjacent to (and serving) the school’s Veterinarian Training Hospital, the DMC includes offices, laboratories, and a high-bay necropsy facility. Phipps’ skill with concrete is evident in accent areas in the building’s main hallway, elements that complement a sleek design by the FWA Group. The DMC’s three-acre site allows for expansion in support of the school’s respected Department of Animal Sciences. GH Phipps, which began work on the CSU campus in the late 1980s, is still there, working on a renovation and addition to the school’s 1952 Animal Sciences Building.

**Change is a constant, and the buildings constructed by the people of GH Phipps will continue to grow and adapt with the times.** As we look forward to the next 60 years, we’re watching the skyline continue to change – because of Phipps.



Children’s Hospital Colorado  
Aurora, Colorado

- The dome on the State Capitol – the State’s house -- is being healed; painstaking restoration work is making its iron frame (and gold dome) safe and secure for decades to come.
- The Denver Museum of Nature & Science, where GH Phipps has worked for three decades, is finally getting the storage and education facility museum officials have dreamed of for years. The people of GH Phipps are making that vision a reality.
- A partnership with Cabela’s, the outdoor gear giant, is renewed and refreshed, with construction of a retail store in the growing Ridge-Gate development.
- GH Phipps will expand its presence on the campus of the United States Air Force Academy in Colorado Springs, as part of a joint venture selected to construct the high-profile Center for Character and Leadership Development.

Three words say it all: We built that.



Colorado State University, Diagnostic Medicine Center  
Fort Collins, Colorado



# Enriching Our Communities Clients Value Growth, Innovation and Quality Workmanship

**G**H Phipps has had the privilege of working with clients of all types, including higher education, K-12, health-care, high-tech and laboratory, civic and cultural facilities, and community service organizations. What unites these groups is their desire to grow, innovate, and seek out quality workmanship for buildings that enrich the community.

## Colorado College

GH Phipps' work for this prestigious institution began in 1964 with construction of the Boettcher Health Center, and continues today with the El Pomar Sports Complex, where the third phase consists of an addition that wraps around the school's main athletic fields.



Agilent Technologies



Colorado College, Barnes Science Building

## University of Denver

From the reconstruction of the Evans Memorial Chapel in 1959 through numerous buildings and parking structures, GH Phipps has become a regular campus visitor. The current project: remaking the Penrose Library into a full-service place for students to gather, the Academic Commons.



University of Denver Olin Hall

## Jefferson County Public Schools

GH Phipps began its K-12 work here with construction of two schools in Arvada in 1954; since then, major new schools and numerous renovations and restorations have forged a link with Jeffco's schools and citizens.



Jefferson County Public Schools, Bear Creek High School

## CenturyLink

We've been connected to "the phone company" since 1952, from Mountain Bell to U.S. West, to Qwest to the current CenturyLink brand. With projects statewide – large (the Zuni Street plant) and small (upgrades to facilities across Colorado) – we continue to service this long-term client.



Century Link Teller Facility

## Hewlett-Packard and Agilent Technologies

From the mid-1960s through 2007, GH Phipps has performed high-tech projects for these firms, demonstrating its capability to do the sensitive work needed for projects that require mission critical expertise.

## Boys & Girls Clubs of Metro Denver

The organization's Robert M. Shopneck Branch in Brighton, constructed by GH Phipps in 2007, brings services to young people in metro Denver, including work with special needs children, athletic facilities, and mentoring.



Craig Hospital



Boys and Girls Clubs, Shopneck Branch

## Ball Aerospace & Technologies Corp.

The Fisher Complex in Boulder has been expanded and modified to add clean rooms and other facilities used in satellite testing and other complex high-tech projects where everything is carefully calibrated. Through this project GH Phipps continues to build our relationship and now works on multiple projects campus wide.

## Cherry Hills Community Church

GH Phipps' involvement with this community-oriented church began with work in the original sanctuary, leading to construction of the nearby gem-like chapel in 2006 and work on the Memorial Garden within the complex.



Cherry Hills Community Church

## Craig Hospital

GH Phipps knows every square inch of this medical facility devoted to the acute care and rehabilitation of those who have suffered traumatic brain and spinal cord injuries. Beginning in 1985, and running through 2007, we built and remodeled numerous service and administrative spaces for the staff's painstaking work.

## Development Solutions Group

This real estate development firm focuses on healthcare facilities, a perfect pairing for a construction company with long-time experience in this sector. GH Phipps has worked with DSG on projects including the Lincoln Medical Center, the Red Rocks Medical Center, the Center at Lincoln Skilled Nursing Center and the new Canyon View Medical Plaza, with completion expected in 2014.

## Exempla Healthcare

Since 1978, GH Phipps has worked on more than a hundred projects for the many facets of Exempla that help heal the community: Good Samaritan Medical Center, Lutheran Medical Center, and Saint Joseph Medical Center.

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Exempla Lutheran Medical Center



Lincoln Medical Center



**“Enriching Our Communities” from previous page**

**Aims Community College**

This veteran educational institution has established a relationship with GH Phipps on projects on its Greeley campus, the center of a growing network of academic facilities. We’ve since completed several projects with this client.



Aims Community College, College Center

**State of Wyoming / University of Wyoming**

GH Phipps’ experience constructing laboratory facilities led to the firm’s selection in 2010 and 2011 to build projects where higher education and high-tech converge: the Cheyenne Combined Lab Facilities, and the Laramie-State Veterinary Laboratory.



State of Wyoming Joint Labs

**UCAR – University Corporation for Atmospheric Research**

The University Corporation for Atmospheric Research in Boulder is one of the country’s top research facilities; GH Phipps has been involved in several projects there involving renovations, remodels and laboratory refinements.



El Paso County Criminal Justice Center



Auraria Higher Education Center, Tivoli Student Union



Regis Jesuit High School

**Auraria Higher Education Center**

From the complex restoration of the historic Tivoli Student Union to the Community College of Denver’s Student Learning and Engagement Building and South Classroom Building backfill project to the Metro State University backfill project, GH Phipps has established a relationship with this evolving mega-hub for education in the metro area.

**Aurora Public Schools**

Numerous schools in this city east of Denver have been built and renovated by GH Phipps, starting in 1957 (Central High School and Jamaica Elementary School) and leading up to the 2004 renovation of South Middle School.



Aurora Central High School

**Denver Water**

Construction of a suburban data backup center in 2008 offered protection for the system, and security for those who depend on a service critical to the health of the region. Numerous pump projects have also been accomplished by our Phipps team.

**El Paso County**

From the early 1990s through 2011, county officials have called on GH Phipps numerous times for major projects involving key civic facilities for parking, judicial and detention uses, hazardous waste, and healthcare.

**University of Colorado Colorado Springs**

This campus that stretches along scenic Austin Bluffs Parkway has been transformed by GH Phipps, through construction and remodeling projects that gave Cragmor Hall a new life, provided students the expansive housing of Summit Village, and addressed technology through the Osborne Center for Engineering and Science.



University of Colorado Colorado Springs, Osborne Center for Engineering and Science



University Corporation for Atmospheric Research (UCAR) Anthes Building

**Regis Jesuit High School**

GH Phipps constructed the new high school for boys, then returned a few years later to build an addition and perform renovations that accommodated male and female students alike.

**Sun Microsystems (Oracle)/ Jones Lang LaSalle**

GH Phipps’ work on this campus included renovation of a standard office building into a high-tech/high-demand computer lab, as well as construction of a central utility plant that eased changes in campus development and ownership.

**Academy School District 20**

Since 1974, GH Phipps has partnered with the Academy School District 20 in Colorado Springs on 13 different projects. Discovery Canyon pre-K through 12, located on a 75-acre site north of Colorado Springs, was built to support a curriculum using the principles and tools of math and science.



Academy School District 20, Discovery Canyon Campus



Sun Microsystems



# Project Awards



View from the northwest, toward the entry at East 18th Avenue and Downing Street. Courtesy of Metro CareRing / Rendering by Barker Rinker Seacat Architecture

## Metro CareRing Denver, Colorado Hunger Relief Center

A week after Thanksgiving, GH Phipps learned of its selection as CM/GC on a new \$2.2 million Hunger Relief Center for Metro CareRing. Metro CareRing is a hunger relief organization that offers food assistance and other services to aid individuals and families in need, including the distribution of fresh food, help paying and budgeting for utility bills, and assembling the identification necessary to find employment and housing.

Barker Rinker Seacat Architecture has designed a 15,000 facility to stand on Metro CareRing's current site in central Denver. The new two-level building will provide adequate space for numerous services: a free shopping market, wrap-around health/benefits and case management for self-sufficiency, warehouse and loading dock, food preparation area, nutrition education center, classrooms, gardens, and recycling and composting facilities. Sustainable strategies and practices will conserve water and energy, with the potential for a photovoltaic system. Parking spaces will more than triple.

In 1999, Metro CareRing purchased its current building, a 1950s office structure that is deteriorating and not configured to serve the increased number of clients. Metro CareRing, which was founded in 1974, has seen a four-fold increase in clients served since 2007, and in 2012 provided more than 153,000 critical services – up from the 22,000 served in 1999. Metro CareRing's holistic approach focuses on education, job readiness skills, helping clients on the road to self-sufficiency, and the distribution of fresh, wholesome food – about 5,000 pounds each day to the 100 families seen on a daily basis. The organization serves residents of the seven-county metro area.

Groundbreaking is contingent on fundraising for the new Hunger Relief Center. Metro CareRing has raised about 60% of the \$5.5 million it needs for the project.

## University of Northern Colorado Greeley, Colorado Kepner Central Chilled Water Plant

GH Phipps returns to the University of Northern Colorado campus to work on the Kepner Central Chilled Water Plant project. The project will expand an underground vault and provide additional chilled water capacity. Piping and additional equipment, including a new cooling tower, will be installed to add or improve air conditioning in four classroom buildings. Construction on the \$3 million project is expected to begin in spring 2013 and conclude in February 2014.

Previous Phipps projects at UNC include the Student Recreation Center addition to Butler-Hancock Hall, the Ross Hall Addition and Remodel, and the University Center renovation.

## Veritas Management Group Colorado Springs, Colorado Powers Skilled Nursing Center

In late October, Veritas Management Group awarded GH Phipps the job of constructing an 80-bed, 60,000-square-foot skilled nursing facility in Colorado Springs. The Powers Skilled Nursing Facility will be similar to the new Center at Lincoln, located near the Lincoln Medical Center in Parker. The Lincoln facility also is operated by Veritas and was constructed by GH Phipps. The Powers facility has a construction start date in June 2013. Skilled nursing facilities serve as a transitional phase for patients who need rehabilitation services or nursing care between a hospital stay or procedure, and returning home. H+L Architecture is the designer on the project, which is expected to be completed in May 2014.

## United States Air Force Academy Colorado Springs, Colorado Center for Character and Leadership Development



United States Air Force Academy Center for Character and Leadership Development ©SOM

Groundbreaking was held Oct. 19 for the United States Air Force Academy's Center for Character and Leadership Development (CCLD), a project that embodies the academy's vision for developing leaders of character.

The 46,000-square-foot center, awarded Sept. 28 to GH Phipps in a joint venture with international defense contractor ECC, adds to the list of projects GH Phipps has completed for the Academy, including the Association of Graduates Southeast Asia Pavilion, the Memorial Pavilion, and the Cadet Gym Modernization Phase 3. The CCLD project also marks the return of Skidmore Owings & Merrill LLC (SOM) to the campus for which it developed a master plan and designed several iconic buildings.

Programs at the new center are intended to integrate character and leadership development into all aspects of Academy life, with divisions devoted to scholarship, character and leadership education, honor, and capstone events. To symbolize the mission of developing leaders and instill integrity, the design features a glass element on top of the building that not only changes the campus skyline, but also is trained on the North Star, a celestial body whose position appears to remain fixed and that indicates the constant of true north.

The CCLD, which is designed to receive LEED Silver certification, includes a gathering space called the Forum, as well as conference and seminar rooms, office, library, ceremonial stair, and the Honor Board Room. According to SOM, a cadet seated inside the Honor Board Room always will be aligned with the North Star – Polaris – through an opening in the ceiling and the oculus at the top of the 105-foot-tall skylight.

The project is expected to be completed in June 2014. Phipps will be providing field supervision as well as concrete services for the project.

## United States Air Force Academy Colorado Springs, Colorado Vandenberg Hall Phase 9 Renovations

The ninth phase of renovations at Vandenberg Hall was awarded to B&M Phipps in late September. With the potential to be \$11.8 million, this project represents the final phase of renovations at one of the largest student housing facilities in the United States and one of the original buildings on the Academy campus. OZ Architecture is the architect on the project.

Among elements to be addressed are renovation of the Terrazzo paving on the historic cadet area and renovation of the commissary (retail store) within the building. Upgrades include replacing handrails at all stairs and at the exterior of the extensive upper level terrazzo parade ground and walks, repairing terrazzo at the stairs, upgrading courtyard landscaping, and replacing deteriorated concrete at all walkways.

## Denver Health Denver, Colorado

GH Phipps has been awarded two projects for a healthcare client for whom we have worked for more than a decade.

**Lowry Clinic Remodel:** Construction is scheduled to begin in April on the remodel of Denver Health and Hospital's Lowry Family Health Center. The \$6 million project, awarded to GH Phipps in late September, involves a renovation and addition to a 32,000-square-foot building that includes clinical pods, dental services, lab and pharmacy as well as other clinical areas. H+L Architecture is the designer.



Lowry Clinic Rendering Courtesy of H+L Architecture

**Acoma Street Parking Garage:** This 690-stall, five-level parking structure is expected to be completed in October 2013. During construction, access must be maintained to the coroner's office nearby, and demolition was required



Denver Health Acoma Street Parking Garage Rendering courtesy of Studiotrope Design Collective

of two existing buildings. The architect on the project is Studiotrope Design Collective.

## West Denver Financial Group Lakewood, Colorado Northwestern Mutual West Denver Office

GH Phipps was awarded this \$3.4 million project to construct a new building for Northwestern Mutual's west Denver office. The 18,600-square-foot building designed by Barker Rinker Seacat Architecture includes open and closed offices, conference rooms, a café/bar/kitchen area, locker rooms, and a lobby with a fireplace. The three levels include a lower, garden level. Groundbreaking was October 15, and completion is anticipated for late May 2013.



Northwestern Mutual West Denver Office Courtesy of Barker Rinker Seacat Architecture

## Cabela's Lone Tree Store Lone Tree, Colorado

GH Phipps was awarded Cabela's Lone Tree store in mid-July, signaling the outdoor gear retailer's decision to move into the Denver metro market. This \$11 million, 110,000-square-foot store is to be located south of RidgeGate Parkway and west of Interstate 25, and is scheduled to open in July 2013. The project brings Cabela's back as a Phipps client: The firm built Cabela's flagship store in Sidney, Nebraska, in 1994 and was awarded the company's Wheat Ridge store in 2007, but that outlet that was never built. Architect-of-record on the Lone Tree project is Holland Basham Architects of Omaha, Nebraska, working with Cabela's in-house architect Paul Koch.

GH Phipps also was selected to perform site development and infrastructure work for the 25-acre RidgeGate Commons property at Interstate 25 and RidgeGate Parkway. Cabela's is the anchor store of RidgeGate Commons.



Cabela's Lone Tree Store

## Odell Brewing Company Fort Collins, Colorado Brewery Expansion

In July, GH Phipps was awarded the design-build project to expand the Odell Brewing Company in Fort Collins. The 14,000-square-foot development adds a fermentation cellar and expands the grain handling area, brew house and tap room. RB+B Architects, Inc., of Fort Collins is the architect on this \$3 million project, which is expected to be completed in July 2013.



Odell Brewing Company RB+B Architects, Inc.



# Under Construction



Denver Museum of Nature & Science Education and Collections Facility  
©Denver Museum of Nature & Science

## Denver Museum of Nature & Science Denver, Colorado Education and Collections Facility

GH Phipps Construction Companies continues a 30-year relationship with the Denver Museum of Nature & Science with construction of the new Education and Collections Facility (ECF). After removal of almost 60,000 cubic yards of soil/sand, the slab-on-grade work has been completed, and more than 10,000 cubic yards of concrete have been poured to bring the project to ground level. The five-level, 126,000-square-foot addition includes two below-grade levels for collections and collections management functions, and three above-grade levels for educational spaces for children and adults, as well as a gallery for traveling exhibitions. The \$44.5 million ECF was partially funded by the Better Denver Bond issue that passed in 2007. The project was designed by klipp Architecture, and is aiming for LEED Platinum certification. Completion is scheduled for fall 2013 with a public opening in early 2014.

## Community College of Denver Denver, Colorado Confluence Building

This 85,000-square-foot educational building is the Community College of Denver's first dedicated facility on the Auraria campus, providing administrative spaces, student services and classrooms. Work by GH Phipps is continuing on roughing-in and completing building enclosure systems. Sitework and hardscape is following, with ultimate project completion estimated at the end of spring. The four-story, \$28 million structure is located on a tight project site at Curtis and Seventh streets, adjacent to the Ninth Street Historic District. Designed by OZ Architects of Denver and Boora Architects of Portland, Oregon, what was formerly called the Student Learning and Engagement Building is being built as a LEED Gold certified project, including energy-efficient techniques and necessary cost-effective measures.



Community College of Denver  
Student Learning and Engagement Building

## University of Denver Denver, Colorado Academic Commons at Penrose Library

This \$18.5 million project, scheduled for completion this winter, is remaking the 1972 Penrose library inside and out. Three floors have been gutted, to add new shelving, reading areas, study spaces, offices, a fireplace with three openings, a café, classrooms, and upgrades to all systems. A new atrium space cut into all levels of the structure will provide increased natural light, while an addition will provide a new front entrance and south façade that features copper, limestone and sandstone, a new clerestory area and sloped roof. New landscaping is also part of the project. The goal is to turn the structure into a state-of-the-art modern library, while expanding its sense of



University of Denver Provost Gregg Kvistad speaks at a dedication for the new sign at South High Street and Buchtel Boulevard, part of the run-up to DU playing host to the first 2012 Presidential debate Oct. 3.



Canyon View Medical Plaza  
Courtesy of Boulder Associates

community through a design by H+L Architecture. GH Phipps constructed a new sign for DU, just in time for camera exposure during preparation for the nationally televised presidential debate held October 3 at DU.



## Colorado State Capitol Dome Denver, Colorado Capitol Dome Restoration Project

Scaffolding around the State Capitol Dome grew an additional 25 feet in September, putting it about 75 feet above the building's roof and level with the ring at the base of the dome. This spring, scaffolding will grow to completely envelop the dome, as work continues on repairing and refurbishing the historic structure weakened by water and Colorado weather cycles. For several months, the GH Phipps team has been sandblasting and painting exposed surfaces beneath the scrim installed in January. When the dome is surrounded, the aviation warning light will be moved to the highest point of the structure where it can be seen.

Regilding of the dome is to begin in September, after the current layer of gold and the standing seam copper roof are removed and a new roof base installed. This spring, the donated gold ingots will be sent to Italy to be turned into feathery gold leaf for application to the dome.

GH Phipps is working in association with the Christman Co.; and the design team of Martin/Martin Inc., Quinn Evans Architects, in association with Humphries Poli Architects. Estimated completion of the \$17 million project is June 2014.



Colorado State Capitol Dome

## Development Solutions Group Grand Junction, Colorado Canyon View Medical Plaza

About 200 city officials, medical professionals, and other interested parties attended the December 12 groundbreaking for the Canyon View Medical Plaza in Grand Junction. This 88,000-square-foot medical office building will include a small atrium as well as facilities for tenants that include an ambulatory surgery center, imaging center, women's health center, orthopedics practice, primary care practice, and urgent care facility. GH Phipps is working in association with Grand Junction-based Sun King Construction Services on the project designed by Boulder Associates Architects. The \$21.5 million project is being developed by local physicians, Community Hospital, and Development Solutions Group LLC. Completion of the center is anticipated for February 2014.

## Colorado College Colorado Springs, Colorado El Pomar Sports Complex

This fast-tracked, design-build, three-phase construction project is expected to be completed in mid-March. The final phase is the addition of a 33,000-square-foot, two-story addition designed by OZ Architecture that wraps around the school's primary athletic field. Phase I was the 12,000-square-foot, three-story administrative addition providing offices and conference room space for the Athletic Department. The second phase entailed renovation to 75,000 square feet of the existing athletic facility, including locker rooms, climbing wall, lacrosse practice area, weight room, multiple gymnasiums, a completely new plumbing system and fixtures, and an upgrade to their pre-1960s mechanical and electrical system. The final phase – the fitness center addition – houses new saunas, weight training, aerobics, yoga and locker rooms.

## Estes Park Medical Center Estes Park, Colorado Imaging Addition MRI and CT

The Estes Park Medical Center is expanding its radiology department by adding a \$1.6 million, 3,200-square-foot, two-story addition to its facility. Completion is anticipated this month for work that includes a level designed to house both an MRI and CT room. Project architect is Davis Partnership, and construction manager is RLH Engineering.



# “Doing the Job Right” Runs Deep at GH Phipps

The vision statement of GH Phipps Construction Companies says, “We continually enrich the lives of our employees, clients and communities.”

This puts people first, the people who have made the company successful since it was founded in November 1952. It is clear that without people of the highest quality, a company cannot prosper – and endure.

In an oral history of Gerald H. Phipps conducted in December 1973 for the Colorado Historical Society, interviewer David McComb asked Mr. Phipps a series of questions a successful businessman would expect: “Your contracting business has obviously been a success. Why? What were the reasons? What were the dynamics of this?”



Gerald H. Phipps

Answered Phipps: “I’d have to lay it to primarily one thing – I think anybody can, with any degree of intelligence, and knowledge of the business, and with the right kind of people in the key area of estimating projects, can get contracts. They can make money if their price is right.

“However, I think the biggest single factor is that there are things more important than making money. We have consistently tried to take the approach that it is more important to do a job right than it is to make money out of it. And if you do it right, the money will come along as a natural result. If you do the job right, you’ve got a satisfied client, and if you’ve got a satisfied client you can look for repeat business, or at least an edge when somebody is considering a job that doesn’t necessarily have to be gotten on a competitive basis. You establish a reputation for quality work, and the work will come to you. We’re convinced of this. You have to go out and make your sales pitch, but basically the reputation you establish with the work you’ve done is the key factor in getting more work.”

This question came in a section of the conversation about how the company won business and the economic conditions of the day. Not surprisingly, it was a different world almost 40 years ago. But sometimes philosophies can transcend time: Then, as now, only the right caliber of person can perform and inspire high-quality work, but above all, you must satisfy the client.

That is apparent in a series of interviews conducted with Phipps employees for the firm’s 60th anniversary. Below are what they have to say on various topics, but the threads of people, camaraderie, respect and accountability tie it all together, in terms of employees, clients and community.

## How do we enrich the lives of our employee and clients?

### Matt Paull, Assistant Project Manager:

I don’t think we try to one-up each other. Rather through our work, and the competency level that we deliver, that’s how we inspire each other. That’s how we run as a group.



Matt Paull



Alberto Vasquez-Perez

**Alberto Vasquez-Perez, Carpenter Foreman:** It’s the camaraderie we have here. We’re more like a family.

### Rebecca Terrazas, Project Manager - Estimator:

To me, our mission statement is a way of performing my job in every aspect, from not only my team members and the employees that I work with but that I work for, but also my clients.



Rebecca Terrazas

### Mike Contreras, Assistant Superintendent:

We have to make decisions that are best for the company but most of all best for the owner.



Mike Contreras

**Tom Lough, Superintendent:** What sets us apart is our dedication, our care, and the work that we perform. Caring for the people around us, safety is also high priority.



Tom Lough

### Tim Feldmann, Senior Project Manager:

Clients view Phipps as a company that will do a quality job, a company that will do things with integrity, and run a very safe project.



Tim Feldman

### Daniel Reploeg, Superintendent:

The values that we stress with our team is the schedule for the client, finish the projects on time, turning over a quality project, and a safe atmosphere to work in.



Daniel Reploeg

### Ryan Bonner, Project Manager:

Everyone’s commitment to the company makes it so you don’t want to fail one another, and so everyone works a little more collaboratively with each other.

### Roger Treichler, Jr., Director of Special Projects:

The best part of being on the Phipps team is working with the wonderful people, from the field, to the guys in the office, to the clients and the people we get to interface with.

## What is Phipps’ commitment to the community?

**Tim Feldmann:** Phipps has always been very committed to the community, both in the high-profile projects that we do as well as service within the community.



Cris Goldy

### Cris Goldy, Senior Project Manager (Third Generation Phipps Family Employee):

Looking back at the projects we’re involved with and the community service we’re involved with as well brings me back to the kind of the values that were instilled in me by my parents and my grandparents and my great grandparents in being involved

in the community. Seeing that in a place you’re working for, that they want to be involved and make an impact positively on the community, is inspiring and makes you want to go to work every day and be a part of that.

**Tom Lough:** Phipps is very family-oriented. They care about their employees, they care about their customers, and they care about the community.

**Matt Paull:** We’re constantly doing some kind of community service or community development and product. It’s a huge part of who we are. The community supports us, so we truly do have to support the community as well.

## How do you honor our past/celebrate our present/embrace our future?

**Roger Treichler, Jr.:** We are one of the strongest, best and most fun places to work in the construction industry. People want to come work for us. It’s fun to see the past and the future blending together to pave the way for where we’re going.



Roger Treichler

**Cris Goldy:** The thing that will make us successful in the future is maintaining the honesty and integrity that came from our foundation. We as an organization can tell somebody we’re going to get it done and they believe us, and we follow through and that actually happens.

**Rebecca Terrazas:** I think a strategic advantage for Phipps in the next 60 years will be its ability to be perceived as an leader in the construction industry not only here in Colorado but in the surrounding regions.

**Daniel Reploeg:** GH Phipps has a very strong sense of pride.

**Matt Paull:** The capability of what we are able to provide as a contractor not only to our clients, but also to our own individuals. We are a family.

**Alberto Vasquez-Perez:** We just try to make our job as easy as possible, and we put a lot of pride into it.

**Ryan Bonner:** Phipps being around for 60 years shows that people value the relationships with the company externally and internally to do future work with them.



Ryan Bonner



# Project Completions



Children's Hospital Colorado East Tower addition and renovations

## Children's Hospital Colorado Aurora, Colorado East Tower Addition and Renovations

Children's Hospital Colorado marked its fifth anniversary on the Anschutz Medical Campus in Aurora by announcing the official completion of a new East Tower addition that began patient services in late October.

About 250 people attended the ribbon-cutting, with an opportunity to tour the new 10-story addition constructed by the joint venture team of McCarthy Building Companies, Inc., and GH Phipps Construction Companies. The tower project reunited Phipps/McCarthy with design partners H+L Architecture and ZGF Architects LLP, the same design and construction team that completed Children's in 2007. The new 335,000-square-foot tower was completed under an Integrated Project Delivery (IPD) tri-party agreement that minimized cost and schedule risk for the hospital.

The new East Tower initially adds 94 beds to Children's, with later expansion available in five floors of shelled space in order to reach an eventual capacity of 500 beds for Children's Hospital. The new tower helps the hospital expand its focus on specialty services, including housing the innovative Colorado Institute for Maternal and Fetal Health, which will begin seeing patients in early November; until then, those services will continue in the main hospital. The addition also provides space for the hospital's Center for Cancer and Blood Disorders, the Children's Colorado Heart Institute, Orthopedics Institute, Neurosciences Institute, Digestive Health Institute, Breathing Institute, and intensive care.

The new tower is the anchor for the \$230 million project, which also includes renovations to the existing hospital that will continue through 2013. In bringing the East Tower on line, Children's comprises 1.8 million square feet on the Anschutz Medical Campus.

By consolidating the contracts through an IPD tri-party contract, Phipps/McCarthy was able to create an integrated project team and harness the strengths of each of the team members. The collaboration and focus on a shared set of project goals allowed our team to

complete the East Tower on schedule and under budget, while maximizing the scope that was included in the project. The integrated project delivery method was a success with this team. The use of Bluebeam® document control and mobile kiosks available to all jobsite personnel allowed rapid changes to be tracked and documented as they were developed by the design team and implemented in the field, minimizing rework and improving overall project efficiency.

Since its move to the new hospital in September 2007, Children's says it has experienced a 60% increase in the size of its medical staff, a 36% inpatient volume increase, and a larger than 50% growth in its number of annual outpatient visits.

## Cherry Hills Community Church Highlands Ranch, Colorado Memorial Garden

The Memorial Garden at Cherry Hills Community Church in Highlands Ranch opened November 27 adjacent to the Chapel at Cherry Hills Community Church. The Memorial Garden design by Fentress Architects includes a central pavilion intended for memorial services and other events. The pavilion contains a communal urn for the cremated remains of congregants and those from the surrounding community, as well as a place for wall-mounted plaques to honor those who have passed. On either side of the pavilion, two lighted arcades hold a series of niches designed for actual urns. The \$1.2 million project helps fulfill the church's mission of ministering to members through all phases of their lives. The pavilion and arcades are constructed of the same cut of sandstone used in the chapel, creating a contemplative mini-complex on the overall church campus. GH Phipps also constructed the 400-seat chapel, another design by Fentress Architects; it opened in 2006.



Cherry Hills Community Church Memorial Garden



## ACE Award

The AGC Colorado has honored GH Phipps Construction Companies with a 2012 ACE Award for its work on the Children's Hospital Colorado East Tower Addition. The project won over three other projects in the category of Best Building Project over \$70 Million.

The annual gala celebrating the achievements of Colorado's general contractors and subcontractors was held November 2 in the Hyatt Regency Convention Center Hotel in downtown Denver.



The Center at Lincoln Skilled Nursing Facility

## University of Colorado Denver Denver, Colorado Business School Renovations

The August 23 opening of the new University of Colorado Denver Business School attracted more than 250 students, staff and faculty, university officials, and politicians, including Governor John Hickenlooper. GH Phipps completed infrastructure renovations and expansions of the building at 1475 Lawrence St., producing a colorful and airy place that consolidates business school offices and classrooms previously housed in 15 locations. It also is the first building UCD can call its own.



University of Colorado Denver Business School Renovations

The \$14.7 million project, completed with RNL Design, involved multiple renovations that remade an existing office and retail tower, adding IT upgrades that support prominent high-tech features such as the JP Morgan Center for Commodities and a stock ticker crawl. The 120,000-square-foot building is LEED Gold certified and can accommodate more than 5,000 students each day, enrolled in undergraduate and graduate programs located at the heart of the metro area's business community.

## The Center at Lincoln Parker, Colorado Skilled Nursing Facility

This 90,000-square-foot skilled nursing rehabilitation facility was completed in early August as a design-build project for the client Development Solutions Group. With 90 beds, the center provides a high level of skilled nursing rehabilitation work in a hotel-like setting to ease the trauma on patients and their families. Amenities in the three-story, \$16.9 million project designed by HDR Architecture include a commons room, kitchen, cafeteria, gymnasium, and administration area.



# Giving Back to the Community

## A Legacy of Philanthropy Drives 60th Anniversary Giving Challenge

**G**H Phipps 1-60-1952 program marks our 60th anniversary by living the founder's legacy of giving. Gerald H. Phipps' philanthropy was no secret. References to his generosity were a staple in the Denver newspapers, with beneficiaries such as the University of Denver, Colorado College, Graland Country Day School, what is now the Denver Museum of Nature & Science, the Children's Hospital, World Youth Day, Presbyterian/St. Luke's Hospital, and organizations dedicated to medical problems.

He followed in the footsteps of his father, Senator Lawrence Phipps, who was known for his role as a civic benefactor. That legacy helped lead Gerald Phipps and his brother Allan to buy the Denver Broncos—with borrowed money — to keep the once-lackluster team from leaving Denver and ruining the city's chances of snagging a Major League Baseball franchise.

This culture of giving is embedded in the GH Phipps Construction Companies. Over the past three years, the company has donated more than \$330,000 to dozens of organizations, many of them long-time clients such as the Cherry Hills Community Church, Craig Hospital, Denver Botanic Gardens, Denver Museum of Nature & Science, Denver Public Schools, Denver Health & Hospital Authority, Metro State University, the Tennyson Center for Children, Children's Hospital Colorado, and the University of Colorado. And many are philanthropic organizations that have made their own mark on the community, from the American Red Cross to Safe 2 Tell.

Our newest client to fit into this category is Metro CareRing, which offered hunger relief and other services to more than 153,000 people in 2012 — up from the 22,000 people served in 1999. That's when Metro CareRing bought its building in central Denver, a facility that is deteriorating as much as it is bursting at the seams. GH Phipps has been awarded the job of constructing a new 15,000-square-foot Hunger Relief Center that will be able to offer the same range of services, in a more welcoming place.

So it's no surprise that to mark its 60th anniversary, we are focusing on a program — 1-60-1952 — that promotes employee volunteerism. The goal: in one year, between June 1, 2012, and May 31, 2013, encourage Phipps employees to volunteer at 60 different organizations for a total of 1,952 hours. That sounds like a lot, but by the end of eight months, employees had donated 2,500 volunteer hours to more than 80 different organizations. To compare: a full-time employee working 52, 40-hour weeks totals 2,080 hours. At this pace,

5,000 hours by May 31, 2013, is beginning to look like the new goal.

1-60-1952 grew out of the company's values and mission, says Kurt Klanderud, President and Chairman of the Board of GH Phipps Construction Companies.

"I had read about what one of our peer companies had accomplished in Madison, Wisconsin, and thought that was what we should do for our 60th anniversary," says Klanderud, noting that in 2010 that firm had sponsored a 120 Challenge, where employees donated time to 120 organizations to celebrate 120 years of service.

"We looked at GH Phipps' values and mission and how they apply to the communities we work and live in. And we looked back over the past 60 years. These volunteer efforts in the past have been left up to employees, so we said we would try to identify several things the company could sponsor. It gives a platform and a forum for our employees."

Phipps' actual 60th anniversary date was Nov. 25, 1952, but devoting a year to this volunteer effort gives ample time for employees to participate in what is a big umbrella of a program. Although Phipps is sponsoring occasional volunteer opportunities, hours also count if an employee volunteers for a favorite non-profit organization, school, church or child's athletic program, as well as charity fundraising walks or bike races.

The line-up of employee events kicked off June 2 with a massive Extreme Community Makeover in Denver's Barnum neighborhood that helped with home repair and clean-up. Popular events included the Celestial Seasonings B Strong Ride, to support LIVESTRONG and the George Karl Foundation; the Walk to End Alzheimer's; the Good Sam Bike Jam to benefit the Exempla Good Samaritan Foundation; the Pikes Peak or Bust Rodeo and the Sixth Annual Charity Golf Classic in Colorado Springs, and the 2012 Komen Race for the Cure.

December brought Operation Christmas Child, plus the annual United Way campaign. GH Phipps employees have contributed more than \$731,000 over two decades to the United Way — almost three-quarters of a million dollars. The United Way has been part of the company's commitment to the community since 1961, when Gerald Phipps began our partnership with the annual campaign. (In fact the NFL started its partnership with the United Way in 1973, during the period in which Gerald Phipps owned the Denver Broncos.) The year's roster of sponsored volunteer opportunities wraps up with another Extreme Community Makeover.



Operation Christmas Child



Extreme Community Makeover

Helping to plan a year of company-sponsored events and keeping a running tab of hours and participants has become part of GH Phipps controller Margo Ferguson's routine.

"We asked, 'How can we touch many parts of the community, during the entire year?'" Ferguson recalls of the planning period. "We tried to come up with things a lot of people can do, bring their children, and give back. These events allow you to work alongside other Phipps employees you otherwise would never work with."

### The Extreme Community Makeover

During the June 2, 2012, Extreme Community Makeover kick-off event, red GH Phipps trucks swarmed through Denver's Barnum neighborhood like kids running to Santa's holiday booth in a mall. More than 40 adults — employees, their friends and relatives — and numerous children moved from block to block, helping residents who had signed up in advance for help with repairs, yard-clearing, and other tasks for homeowners who were not physically able to do the work or didn't have the right tools.

The mission of the Extreme Community Makeover program is to link volunteer teams with underserved people to improve their own homes and neighborhoods, an effort that builds a network of helpers to create a more healthy environment.

Charles Aragon Sr. and his son, Charles Aragon Jr. own two homes in the 200 block of Quitman Street, one to live in (with Charles Jr.'s young daughter, Juliana) and one to rent out. They bought one home in 1972, for under \$20,000. "In those days, they weren't a lot of money," said Charles Sr., who has vision problems and is recovering



from a broken back. "The neighborhood hasn't really changed, but it has gone from more owners to more renters."

Charles Jr. said a coordinator had visited the neighborhood a few weeks before the event, to sign up people interested in some help. "I was kind of scared, because there is nothing for free," he said. "If there were any catches, I was going to cancel it. But they really helped out a lot."

The highest praise came from the daughter of the couple who owned the home that needed a power wash and concerted effort to clear out an overgrown yard. "I think they're awesome," said Emily. "My backyard looks amazing." And then she and a friend ran into the backyard, to play.

### The Celestial Seasonings B Strong Ride

During the August 11, 2012, ride in Boulder, 765 riders raised more than \$330,000 to benefit LIVESTRONG, the George Karl Foundation, and the new Boulder Community Hospital Inpatient Cancer Center. Team GH Phipps raised \$3,000, in an event that featured two route options, both of which started and finished at Celestial Seasonings in Boulder. The Phipps team was allowed to ride in the event free of charge, with both the registration fee and fundraising minimum waived by sponsors.

### The 6th Annual GH Phipps Charity Golf Classic

Over the past six years, this event in Colorado Springs has raised more than \$102,000, including \$85,291 for the statewide organization Safe2Tell.

*continued on next page*



Good Sam Bike Jam



Celestial Seasonings B Strong Bike Ride



## 2 Million Hour Milestone

### Our Goal: Everyone goes home safe – everyday.

In September 2012, GH Phipps marked another safety milestone: 2 million hours worked without a lost time accident over the past three years.

Considering the amount of self-performed work we accomplish, that is a major achievement for the company. Being able to get everyone home safe at night is not just a slogan; it is a way of life. It is good business, but it also is indicative of a culture of safety that starts both at the top of the company and at the bottom of the company, and infuses the entire firm.

As we look back over the past 60 years, it's apparent that an emphasis on safety, safety equipment, safety education, and safety protocol is a relatively new thing. Until the early 1970s, there was essentially no personal protective equipment required for those in the field.

"There was really no fall protection," states Kevin Barden, Vice President of Field Operations. People would use a body belt to anchor their position.

Things began to change slowly after President Richard M. Nixon signed the Occupational and Safety Health Act into law in late 1970, and the Occupational and Safety Health Administration was established in spring 1971. Better known as OSHA, this agency was intended to protect the health and lives of people in all professions, and applied to guidelines that included the safety of working in (or doing business in) commercial structures and schools.

In 1992, Barden says, OSHA introduced fall protection regulations. "They instituted regulations that make the way we do work a lot different today."

Around that time, GH Phipps began a formal safety program, and project engineer Rich Reeder became the company's safety manager. When new employees walked in the door, they began safety orientation. Continuous training and inspections began; so did project-specific guidelines to protect all on a job.

These guides address everything from personal protective equipment and violations procedures, to working with aerial and scissor lifts, electrical equipment and lines, excavations, fall protection, fire protection, ladders, scaffolding, and the correct procedures for hazard communications. Contaminated sites carry their own targeted requirements, in terms of discovering and abating hazardous materials. In an industry of constant change – weather turns bad, buildings get taller, campuses are occupied – it is a continuing challenge to keep everyone safe.



The biggest need: fall protection. "That's the type of work we do," Barden says. Safety equipment and training add cost to a project, "but you can't put a dollar amount on the benefits over the years. The goal is that everyone goes home, safe, all in one piece."

GH Phipps achieved the 2 million man hours worked through dedication and hard work by all employees. With all employees taking on a more responsible role, the bar can be raised to even higher levels as we leave 2012 and enter 2013. The OSHA regulations brought about change in the way we address safety, but the GH Phipps employee safety program has moved the company to an even higher level of safety.

#### "Giving Back to the Community" from page 11

The Safe2Tell group has created an anonymous reporting system that accepts calls from young people who believe there is a threat to their safety or others'. The August 20, 2012, classic raised \$29,411 for Safe2Tell, whose board chairman this year is Charlie Graft, a former project executive and GH Phipps CEO. The final amount raised in 2012 was \$29,411, and employees volunteered almost 200 hours of their time.

"Everyone on the team is committed to making this event successful and raising funds on an annual basis to make a significant impact to a charity,"



Charity Golf Classic benefitting Safe2Tell

said Greg Collier, Director of Federal and Military Service. "It has been fun to watch the organizations that we have been involved with gain their own momentum in helping those who really need their service."

#### The Nick Project

Although The Nick Project was conducted too early to fit under the 1-60-1952 umbrella, it demonstrates the GH Phipps culture of service. Over the course of about six weeks, a team of students in a leadership course in Colorado State University's Department of Construction Management made it easier for a wheelchair-bound 17-year-old Fort Collins boy to get in and out of his home. The community service program CM Cares took on the Nick Project with the sponsorship of GH Phipps, which offered mentoring and helped secure materials for the students. They helped plan and did



The Komen Race for the Cure


the work: constructing an accessibility ramp and front patio and replacing a difficult-to-navigate driveway at the home of Ginger and Danny Dodge. (Danny Dodge shot video of the project; check it out at [www.youtube.com/watch?v=6Fwa7rSLQFM](http://www.youtube.com/watch?v=6Fwa7rSLQFM))

Those might seem like small changes, but when the job was done, the parents of Nick Dodge could accompany their son in and out of the house without carrying him for the first time in more than 15 years.

#### The Komen Race for the Cure

More than 40,000-plus people participated in the October 7, 2012, Race for the Cure around Denver's Pepsi Center and along Speer Boulevard. That included more than 20 Phipps employees and guest-participants who braved cold weather to walk the 5K Celebration Walk as the Phipps Pink Hard Hats team. Phipps covered registration fees for each employee and one guest to be part of the race. The Komen Foundation reported that the race raised more than \$3 million, of which 75% stays in the state.

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