

## Giving Back to the Community

### 1-60-1952 Volunteer Program Speeds to an Over-the-Top Conclusion – For Year One

GH Phipps employees blew past the goal of volunteering 1,952 hours for 60 organizations in one year by the end of Month Five of the major volunteer initiative.



Debby Esler (far left) is among those weeding during the 2013 Extreme Community Makeover

From June 1, 2012, through May 31, 2013, GH Phipps celebrated the 60th anniversary of its founding by urging employees to give back to the community by volunteering time to projects sponsored by both Phipps and almost 80 other metro area organizations.

The end result: GH Phipps staffers donated 3,577.5 hours in one year – close to twice the number of hours set as a goal. Add in the 1,277.75 hours worked by friends and family, and the total is 4,855.25 – more than twice the target.

1-60-1952 is continuing for another year, through May 31, 2014, again

#### GH Phipps Volunteers Spring Into Action

Twenty hearty GH Phipps souls turned out early Saturday, May 4, for the Annual Spring Into Action volunteer event at Crown Hill Park. The event was sponsored by Colorado Mountain Club, Jefferson County Parks, and REI. Employees and their guests and family members worked on a number of activities from removing invasive plant species, to spreading gravel on 1/2 mile of the jogging path, re-vegetation of trails, and installation of posts and fences.



#### SafeHouse Denver Volunteer Day of Repairs

Under the auspices of the Metro Denver Chapter of the National Association of Women in Construction (NAWIC), GH

Phipps employees volunteered to help fix up SafeHouse Denver in mid-April. Along with time, materials and muscle-power, GH Phipps employees donated more than \$600 in cash and Home Depot gift cards toward the effort.



Cassie McGuire, left, and Kiley Keck

#### Metro CareRing Continues to Be the Biggest Winner

GH Phipps again sponsored a Biggest Loser program from mid-January through mid-April, with proceeds earmarked for Metro CareRing. In all, 38 participants lost a total of 173 pounds, and at a \$10 a pound, that worked out to a \$1,730 donation to the non-profit organization. GH Phipps will construct an expanded service center for Metro CareRing, and is having employees volunteer the first Friday morning of every month as a way to support Metro CareRing on an ongoing basis.

## Commitment to Safety Pays Off for Everyone in the Community

Safety continues to be a top priority at GH Phipps, with a big pay-off from our team members' attention to detail and ever-shifting conditions.

- On July 12, 2013, the firm reached 4 years without a Lost Time Accident. That's 2,585,249 man hours or 1,462 days – up from 2 million hours logged last September.
- A few weeks earlier, we learned our EMR rate had dipped to .72 from .73, well below the industry average of 1.0.
- In May, AGC Colorado called out GH Phipps with a National AGC

Safety Award, or NASA. The NASA awards measure a firm's safety record against other firms of similar size and construction type across the country.

- And in March, the Associated General Contractors of America honored GH Phipps with a silver Construction Safety and Excellence Award (CSEA) in the category of Building Division, 450,001-650,000 work hours.

In announcing the 4-year milestone, GH Phipps President and Chairman of the Board Kurt Klanderud said that from 1994 to 2010, there was a stretch of at

least two lost time accidents each year. He credited "diligence and commitment to safety protocols" for measurable improvements – ensuring that employees get home safe each night.

GH Phipps Safety Manager Rich Reeder attributes this achievement to several actions throughout the company. First on the list: Making safety stats a continually updated feature on the internal electronic posting board, which appears on the screen as soon as each employee logs onto his or her computer.

"This has helped get buy-in from everyone," Reeder says. "We're advertising



the importance of this issue. We also are more tuned in to accountability – we've raised the bar there."

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GENUINE PEOPLE *Genuine Progress*

Fall 2013 Volume 13

## Cabela's in Lone Tree Calls to Colorado's Outdoor Spirit

Perched on a ridge along Interstate 25 at RidgeGate Parkway, Cabela's Lone Tree store tantalized drivers for weeks with a huge sign announcing its opening on Aug. 15.

When opening day arrived, between 8,000 and 10,000 people were ready for the doors to swing open at both the Lone Tree store and the new, smaller retail operation in Thornton. Lines began forming more than a day before. Completion of the \$11 million Lone Tree project, constructed by GH Phipps Construction Companies, brought one of the most coveted retailers into the metro Denver area, accompanied by the second Cabela's to the north.

The 110,000-square-foot Lone Tree Cabela's presents the lodge-like exterior

for which the Sidney, Neb.-based retailer has become famous.

The interior is designed in what has been described as a next-generation layout and merchandise presentation. More of an environment than a retail setting, the Cabela's includes numerous mounted animals, a waterfall, aquarium, vaulted sky-lit ceiling, and a hand-painted mural – all intended to evoke the Centennial State's outdoor beauty and appeal to hundreds of thousands of recreation-minded Coloradans.

Phipps was honored to be given the opportunity to construct the store, and in a related project, performed the on-site improvements required for RidgeGate Commons, for which Cabela's serves as an anchor retailer.

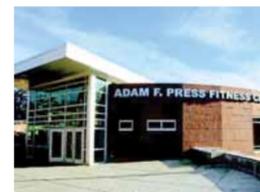


## Project Completions Mark a Busy Start Through Mid-2013

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

Colorado College officials marked completion of the El Pomar Sports Center's final phase -- the Adam F. Press Fitness Center -- on May 3, capping off a Phipps Construction Companies project that began in fall 2011. The \$21.9 million project, constructed through a design by OZ Architecture, includes 41,474 square feet of new construction and 78,986 square feet of remodeled spaces. It opened for use in late March, a few months after the renovated main section of the center became operational.

The final component of the El Pomar



project is named after Colorado College alumni and trustee Adam Press, who committed \$3.5 million to drive completion of the project. The fitness center includes 29,000 square feet of recreational space, located at the north end of the building in a way that wraps the original building. Amenities include a cardio center, a strength training

room, a climbing gym, athletic courts, and locker rooms.

Check out a short time-lapse construction video of the El Pomar Sports Complex at: <http://www.youtube.com/watch?v=yOEPXtLspu0&feature=youtu.be>

### Community College of Denver Confluence Building Denver, Colorado

The then-president of the Community College of Denver on May 2 welcomed more than 200 officials, staff and students to a chilly ribbon-cutting to inaugurate the Confluence Building, which opened for business a few days later. Designed by OZ Architecture, with Boora Architects, of Portland, Oregon, and constructed by GH Phipps, the Confluence Building will serve as a center for student services, along with classrooms, spaces for tutoring, and faculty and adjunct office space. The head of CCD hailed the team that constructed and designed the building, which marks the emergence of the school's own "neighborhood" on the Auraria Campus.

"Two weeks ago, I toured this building and had a little bit of doubt," said CCD President Cliff Richardson, who retired from the post at the beginning of June. "But I thought the team (from GH Phipps) did a

great job." He noted that the Confluence Building is the "first brand new building totally owned by CCD."

Student Government Association President Russell Heath praised the \$37-million building, saying students had wanted a facility that was a student center, had a "feeling of home," and was sustainable. "We have a home now that encompasses all the desires of the students, staff and faculty, and that is very welcoming."

The Confluence Building meets those requests. It is marked by a light-filled interior that helps set off large suspended glass sculptures – *Connected Thoughts* – by artist Michele Gutlove of Natick, Massachusetts. A long, low gas fireplace sits to one side of the atrium, called the Welcome Hall. Abundant windows – including the glass "beacon" element on the fourth floor – reveal bright study areas, colorful furniture, and contemporary carpets. The building's strategies to conserve energy have earned it LEED Gold certification.

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Rendering courtesy of OZ Architecture

## Bluebeam Shines a Light on Savings, Efficiency

From design phase through close-out, GH Phipps has found that utilizing Bluebeam editing software offers easy access to project document sets, encourages collaboration, prevents mistakes -- and saves time and money. The bottom line: Bluebeam file-sharing technology delivers efficiency, accountability and accuracy to all phases of the construction process.

The ability to review and correct documents shared electronically through the PDF's available on Bluebeam means that project requests or Requests for Information (RFI) that once took hours to research now can be resolved in minutes. Corrections to drawings can be made electronically, eliminating the paper needed to replace sheets in up to 30 project document sets. Communication between and among the owner, design team, contractor and subcontractors can take place in real-time, saving confusion and money on change orders and holding all members of the project team accountable. Drawings are not made redundant from one version to the next, bringing clarity. And documents can be accessed from any computer or tablet, offering ease of use for all stakeholders in a project. It means the end of the renegade drawing, one that has slipped through the cracks or gone missing.

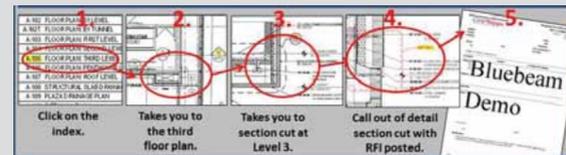
If this sounds just too good to be true, or a mere promotional blurb, it's not -- at least according to two veteran superintendents at GH Phipps Construc-

tion Companies who recently began using Bluebeam for the first time on major projects. Jim Martin, with 19 years at GH Phipps, and Bruce Schneider, with the firm for 36 years, cite efficiency, time savings, and accuracy as reasons they've embraced this technology.

"It makes it easier," says Project Superintendent Martin, who used Bluebeam on the recently completed third phase of work constructing a fitness center at Colorado College's El Pomar Sports Complex; he also is utilizing Bluebeam on the \$12 million renovation of the college's Slocum Hall.

"When a detail or RFI is posted on Bluebeam, you can find it easily. You don't have to look through a three-ring binder or head back to the trailer to find the information. I've been in construction for 24 years, and it's the best thing to come out. The more I play with Bluebeam... it's wonderful."

The fact that Bluebeam is easy to use and efficient has made Senior Superintendent Schneider a supporter of the program: "It's the first program I've seen in my career that is a timesaver and has the potential to make paperless drawings."



At the Denver Museum of Nature & Science, the construction team has positioned a large screen between two trailers for use by everyone on the complex \$43.5 million project. "At a meeting, you can stand around the screen and can blow up the drawings to see details. It's a useful tool for meetings, and the dialogue that follows."

Efficiency is enhanced because the need to print, file and replace large sheets of paper is no longer part of the labor-intensive construction process, saving hours of time and the need for large document storage facilities. This lets GH Phipps spend more time on construction and being attentive to clients' and owners' needs -- and less time for superintendents to make trips to the construction trailer to check recent

changes in drawings.

A review of the recent \$23 million El Pomar project determined that over the course of construction, more than \$63,000 was saved in terms of filing and replacing project requests, and more than \$103,000 saved when addressing Requests for Information.

For owners, the Bluebeam software is about more than saving money. It's a simple way to watch project development as it happens.

The Bluebeam documents on the El Pomar project were reviewed at OAC meetings, and subcontractors regularly checked in for updates, Martin says. "The subs came in the trailer every day. The latest set of drawings is right there for the guys and gals in the field. This is the only set of drawings that's up-to-date. And since it's also installed on PIX (Phipps Information eXchange), people involved in the project could go there and download drawings. We're not printing drawings all the time."

## Project Awards

### Allanté Properties Highland Place Denver, Colorado

In July, GH Phipps Construction Companies was awarded the new mixed-use Highland Place project located in the growing West Highlands area of northwest Denver. This 117,000-square-foot, mixed-use property includes a below-grade level and ground level of parking totaling 127 spaces, plus 11,182 square feet of ground-level retail topped by 68 housing units on two levels, and a rooftop deck. Construction is slated to start in mid-September 2013 and last approximately 12 months. KEPHART community :: planning :: architecture is the architect on the project, which is being developed by Allanté Properties.



Rendering courtesy of KEPHART community :: planning :: architecture

### Adams State University Richardson Hall Renovation and Addition Alamosa, Colorado

GH Phipps in late June was awarded the Richardson Hall Renovation and Addition for Adams State University in Alamosa. The \$16.9 million,

67,000-square-foot design-build project requires renovating ASU's oldest (1925) and most treasured building, which houses an auditorium, museum and numerous department offices.

Phipps teamed on this design-build project with OZ Architecture. Construction is expected to start in December-January and last about one year.

### Auraria Higher Education Center 5th Street Parking Garage Denver, Colorado

GH Phipps Construction Companies has picked up another project at Auraria Higher Education Center, where the firm recently completed the Community College of Denver's Confluence Building and the Metro State Backfill Project.

Auraria's new 5th Street Parking Structure project involves a 350,000-square-foot garage that contains 922 stalls on four levels, plus retail space on the ground level. Construction on the \$17 million parking structure began with groundbreaking in July, and completion is expected in summer 2014. Pahl Architecture is the designer on the project.



Rendering courtesy of Pahl Architecture pc

### University of Colorado Ekeley Sciences Building Renovations Boulder, Colorado

A project at the University of Colorado's Ekeley Sciences Building came back to life this past April. This two-phase, \$9.2 million renovation job originally was won by Phipps in 2008, but was cancelled due to the economic downturn. The design team on the 14-month project includes Abo Architects and laboratory specialists Pelsue Architecture, with the RMH Group engineers.



Rendering courtesy of the Abo Group, Inc

### Denver Botanic Gardens Science Pyramid and Le Potager Café Denver, Colorado

GH Phipps in mid-May learned it had been awarded two projects at the Gardens totaling about \$6,500,000: a new Science Pyramid, and Le Potager Café.

Work on the new attractions begins two years after Phipps completed the final components of \$32.3 million in major capital improvement projects at the Gardens. The Science Pyramid is intended to become the centerpiece of

this new initiative, for which GH Phipps provided conceptual modeling to help the Gardens in the fundraising effort for the projects. This spring, GH Phipps selected Burkett Design as design-build partner on the projects, which are to begin construction in September. The expected completion date is May 2014.

GH Phipps Construction of Wyoming was awarded two projects in late April in Wyoming:

- The renovation and expansion of the Wellness Center for Western Wyoming Community College in Rock Springs involves a two-story addition onto the Rushmore Gymnasium. The contract value is \$5.7 million; construction began in late May and is expected to last approximately 10 months. The renovation and expansion is designed by Plan One Architecture of Rock Springs.
- The new Coffeen Elementary School in Sheridan, Wyoming also has been awarded. The 59,000-square-foot school has a contract value of \$11.9 million. The Coffeen project was designed by TSP Architecture. Construction began this past spring and will last about a year.



Rendering courtesy of TSP Inc

## Executives' Corner



Kurt Klanderud  
President

## Separate Organizations Share Same Commitment to Quality

Delta Construction, Inc. is now doing business as GH Phipps Construction of Wyoming.

In October of 2010 GH Phipps Construction Companies acquired Delta Construction, Inc. as a wholly owned subsidiary of Gerald H. Phipps, Inc. The decision to rename Delta to GH Phipps Construction of Wyoming is designed to leverage the strength of both organizations -- the 60-plus years of project experience GH Phipps has built, tied with the 38 years Delta has been in existence in the State of Wyoming. This will open the door to more opportunities and help reduce some of the confusion that may have existed over the past few years.

This falls within our strategic planning goals, to better define our geography and market sectors. It will also give us more opportunity and flexibility to manage our work force. In addition, it addresses the core value of teamwork: Even though we are separate organizations, we carry the same name and are all committed to the same goal of providing a quality service to those we work with.

As Greg Orr, COO of GH Phipps Construction of Wyoming, puts it: "The acquisition is old news. What's new is taking on the GH Phipps name. We're proud to now be named GH Phipps Construction of Wyoming and to bring additional resources and expertise to our clients and partners around the state."

GH Phipps Construction of Wyoming will maintain its offices, employees and leadership base in Wyoming. Since the acquisition in October of 2010, everything has been business as usual with Delta Construction, Inc., which is proud to note a 50 percent growth in its Wyoming employee



base because of its relationship with GH Phipps.

The acquisition blends the strong points of both companies. Delta is known for innovation and a reputation as a solid design-builder of both private and public projects, and is a LEED™ contractor. GH Phipps Construction Companies boasts an extensive, diverse portfolio and brings expertise in large-scale medical, educational, high tech, and governmental projects.

"While Delta has adopted some of GH Phipps' operational procedures, we essentially are the same company as before," says Travis Anesi, President of GH Phipps Construction of Wyoming. "We are the same people, doing business the same way we always have in Wyoming. The difference is that we have the strength of GH Phipps behind us, and it's time to make that obvious."

## ASA Honors GH Phipps Operations Manager

The American Subcontractors Association Colorado named GH Phipps Construction Companies Operations Manager Mike Evango as Project Manager of the Year for 2013 during its 28th annual banquet.

Mike has been with GH Phipps for 9 of his 41 years in the construction industry, as project manager and now operations manager. At Phipps, he has been deeply involved in numerous high-profile projects. Nominations for the ASA Colorado awards categories come from the subcontracting community, so an honor such as this "enhances our reputation in terms of being fair with the subcontractor community," said GH Phipps President Kurt Klanderud.

## Ready, Aim, Fire -- for Fun

Some 32 clients and partners, and several members of the GH Phipps staff were on hand June 28 for the 6th annual Ladies' Clay Shoot at the Kiowa Creek Sporting Club in Bennett. Prizes included the traditional "trophies," as well as highly prized gift cards.



## Project Completions from page 1

### University of Denver Anderson Academic Commons Denver, Colorado

More than 600 people -- including waves of students -- attended the opening of the University of Denver's new Anderson Academic Commons on March 25. The GH Phipps project, with H+L Architecture, involved the reconfiguration and partial re-cladding of the former Penrose Library to turn it into a hub for learning with state-of-the-art technology and a new, contemporary interior.

Three floors of the 1972 Penrose Library were gutted, and about 10,000 square feet were added to a facility that includes twice the seats, 135 computers for use by library visitors, an event space, a café, 32 group study rooms, and quiet rooms. More than 5,000 donors supported the \$20.5 million project, which takes the name of DU graduate and donor Ed Anderson.

DU Chancellor Robert D. Coombe opened the event by saying that the



Photograph courtesy of H+L Architecture

project began 10 years ago "as a simple renovation. But it has become a metamorphosis of the library." The library is not just a place for books and study. As the number of people using the library grew over the years, this indicated "a demand for people space."

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

GH Phipps completed construction in late June of this \$3.4 million 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.

### Ball Aerospace and Technologies Corp. Fisher Integration and Test Facilities Phases 2 and 3 Boulder, Colorado

GH Phipps Construction Companies has completed the second phase of an ambitious expansion project at Ball Aerospace & Technologies' Fisher Integration and Test Facilities in Boulder, a job that has doubled the capacity for spacecraft



Photograph courtesy of Ball Aerospace

production for a major member of Colorado's growing space economy.

The facility's opening in January drew numerous dignitaries to an event that included the unveiling of the 90,000-square-foot expansion, which houses the production of satellites, instruments and other spacecraft, along with increased clean room space for environmental testing.

During Phase 2, Phipps constructed two high-bay clean rooms and one airlock loading room, installed two chiller units, and built inertia bays used for testing satellites with special "shaker" equipment. An existing building was demolished and a new structure built. Massive doors and overhead cranes allow Ball to move satellites and other equipment into place in order to subject them to tests that replicate the impact of environmental conditions found in space. Phase 1 involved a four-story

penthouse remodel and addition, and concrete work, completed in fall 2008. Work has begun on Phase 3 of the Fisher Project, after a delay that involved internal design approval. The \$3.4 million phase, with H+L Architecture, involved the build-out of a clean room in the space completed in Phase 2, as well as control room, electrical work, and a bridge crane for a future additional clean room.

All three phases were designed by H+L Architecture.

### Metropolitan State University of Denver Backfill Project Denver, Colorado

This 8-phase project with RNL Design included renovating, repurposing and upgrading spaces in existing interior departments, offices and classrooms at several Metro State buildings, including the Administration, King, Central, West, Arts and Plaza buildings. The backfill project was completed in its entirety in May, and involved about 125,000 square feet of space whose uses were changing because of other campus construction. The intricate \$7.8 million project was performed on an occupied campus with limited disruptions, and reused material where possible to incorporate sustainable practices in the spirit of LEED.