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## With an Eye on the Western Slope, GH Phipps tops out Canyon View Medical Plaza

Conventional wisdom might hold that the beginning of a new medical office building begins with construction of a new hospital, the magnet that attracts physicians' offices, outpatient facilities, and other support activities designed to serve patients and cater to those working in a busy health care complex.

But in Grand Junction, a project that broke ground Dec. 12, 2012, is proving that wisdom is not always conventional: Construction of Canyon View Medical Plaza in Grand Junction is the first step in the eventual move of Community Hospital to the northwestern edge of the city. In all, the process of the hospital getting from its long-time site downtown to the new project site will take time before moving near Canyon View. In 2006, Community Hospital purchased 40 strategically located acres west of the intersection of G and 24 roads for the new medical campus, including Canyon View and the new hospital.

Canyon View Medical Plaza, under construction by GH Phipps Construction Companies in partnership with Sun King Management Corp. of Grand Junction, is scheduled for completion in January 2014. Some tenants are to move in at that time, with all services expected to be in place by March.

During the topping out ceremony (and party) held on May 10, contractors laid the final top steel member of the brick and stone building, which will rise in places to two levels on the 6.5-acre site. The \$21 million project includes 87,000



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square feet devoted to several medical providers – two of them associated with Community Hospital. Working with the wet soil under what is called the “crust” in that region led contractors to use a Geopier foundation system to support the structure.

Sun King brings respected family ownership and more than 30 years of experience on the Western Slope to the project, and four generations of living in and knowing that part of the state – including municipal procedures and the local subcontractor community.

Working in Grand Junction has been a great experience, says Project Superintendent Mike Murphy, with GH Phipps for 25 years.

“The people and community

out here have been very welcoming,” he says. “They have their own life here, and though it’s a community of 50,000 people, plus those who live in the valley, they have everything you can think of. The quality of work here has been very high, and Sun King has been very helpful.”

GH Phipps is now in its 61st year of operation, and health care has been a key part of the firm’s work since its inception in 1952. The GH Phipps project archive includes more than 800 large projects, 4,000 small projects, performed on 46 campuses, including 15 million square feet, and valued at \$3 billion. This includes work for Colorado institutions, including Exempla, Boulder Community Hospital, Children’s Hospital Colorado, and Denver Health & Hospital Authority.

That now holds true for the community of Grand Junction, and the developers of Canyon View: Majority owner in this joint venture is Development Solutions Group, which also is the engine behind GH Phipps projects such as the Lincoln Medical Center, Red Rocks Medical Center, and Lincoln Skilled Nursing Facility. DSG has teamed with some area medical groups, including Western Orthopedics, Mesa Women’s Health Care, and Surgical Associates of Western Colorado in the facility. Community Hospital’s stake in Canyon View includes operating the Community Hospital Imaging Center and Community Hospital Urgent Care Center. Other tenants will include the Canyon View Pharmacy, Canyon View Surgery Center and Urological Associates of Western Colorado.

GH Phipps’ substantial involvement in this field has been a major contributor to the overall development of the company’s comprehensive construction services and safety protocols. Working on occupied campuses – and greenfield operations, such as Canyon View – has given GH Phipps deep experience in safety and infection control that respect the importance of healthcare facilities in the region.

At some point in the future, Community Hospital will leave its landlocked site on North 12th Avenue to join the Canyon View operation. Founded by three doctors in 1946 in a former café on 12th Street, the hospital has sold the land on which it currently sits to nearby Colorado Mesa University. The hospital has purchased the Western Orthopedics and Sports Medicine office across the street from the current hospital site, and will move there after Western Orthopedics settles into Canyon View.

Last October, Community Hospital President and CEO Chris Thomas unveiled a master plan of the new hospital, noting that the new facility is designed to meet changing needs and climate for health care. “With the change in health care, we’re moving to such an outpatient-based organization. We’ll be able to design the facility to really meet those needs.”

That includes proximity to a new medical office building that is paving the way in its own right for economic development and health care innovation for the people of Grand Junction and the Western Slope.