

GOLD HARD HAT AWARD



Outstanding Health Care Project

St. Francis Medical Center

Submitted by GE Johnson Construction Co. and RTA Architects



The 465,000-sq-ft St. Francis Medical Center is the culmination of years of planning, decision-making and collaboration among the owners, architects, engineers, designers, medical professionals and contractors.

The ever-growing population of north-east Colorado Springs and El Paso County needed closer, convenient and more comprehensive services. The 33-acre site at the corner of Woodmen Road and Powers Boulevard was selected for its visibility,

convenience and proximity to the communities it was designed to serve.

The challenge was accelerating the design process because of a late budget release by the owner and adhering to a 26-month schedule from mobilization to the first patient admission. It was a challenge met with two innovative solutions.

Authorizing the start of construction before establishing a guaranteed maximum price is always a risk, especially in times of steep materials escalation. GE

Johnson worked with the design team to understand the design intent and establish an early construction budget. The project team pre-purchased many material items subject to significant price escalation, even before the actual design for these elements was complete. These proactive measures ensured that the early project budget was maintained while heading off potential budget surprises.

Given the accelerated design schedule, GE Johnson proposed a modified design-build solution for the exterior skin of the building. The team used 3D modeling to design 693 prefabricated stucco panels that comprise the exterior skin. This acceleration of construction allowed the project to benefit by enclosing the building within its permanent skin ahead of schedule, negating the need for temporary enclosures during the winter.

Because of these strategies and others, the hospital was completed almost three months ahead of schedule. <<

St. Francis Medical Center

Colorado Springs

Owner Penrose-St. Francis Health Services

Architects RTA Architects, Earl Swensson Associates

Design Team Cator Ruma & Associates Co.; Kiowa Engineering Corp.; MGA Structural Engineers Inc., Jean Sebben Associates

General Contractor GE Johnson Construction Co.

Among the Subcontractors Adams Berwick Electrical Contracting, Olson Plumbing/US Engineering, Spacecon Specialty Contractors, Land Resource Associates



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