

Category 5 Best Building Project — Specialty Contractor (\$2 - \$6 Million)
Specialty Contractor — Concepts in Millwork Inc.
Project Name — St. Anthony's North Hospital

ST ANTHONY'S NORTH HOSPITAL – A MILESTONE ACHIEVEMENT

Milestones were set when Concepts in Millwork accepted GE Johnson's offer to be part of their St. Anthony's North Hospital project. The new 350,000 square foot expansion was designed to incorporate health and wellness services for local communities.

At just over \$3 million, the Westminster job was Concept's most ambitious task to date. The design-build project had to be coordinated with more than 700 subcontractors. It had to be installed precisely, as a medical facility would require. And, there was an aggressive schedule already in place.

To make things especially difficult, the Concepts team was finishing its largest job to date (the Pueblo County Judicial Building) prior to taking on St. Anthony's North Hospital. The judicial building's completion overlapped the hospital project's start — reason enough for trepidation that Concepts passed when GE Johnson first asked them to pursue the job in 2012.

Concepts had a 20+ year history with GE Johnson, which caused President Scott Robinson to reconsider. Concepts went to work putting a team together to propose on the project. Concepts joined the GE Johnson project team in November 2013. At that point, most other aspects of construction were well underway.

“When we got involved, it was go time,” said Greg Fox, Concepts' Sr. Project Manager.

Concepts started with a sprint, and had to quickly change directions after the project encountered an unforeseen circumstance. A portion of St. Anthony's North Hospital had flooded. Change of plans for the entire project workforce; the schedule was adjusted and work had to start on another floor. New materials were ordered and teams mobilized as the schedule still had to be met. Having Concepts' Sr. PM and Sr. Installer on site full time was instrumental in Concepts adaptation to this and other changes along the way.

EXCELLENCE IN PROJECT EXECUTION AND TEAM APPROACH

St. Anthony's North Hospital involved several firsts for the 35-year-old family owned company. Along with being the largest project in company history, Concepts would be working with new products and new installation methods.

Kirk Romp, Sr. Installer with Concepts in Millwork said collaboration during glass installation was crucial. The glass required long lead times and needed to be coordinated with the drywall. The glass came in at the last minute and a decision had to be made about the drywall. “We talked with GE Johnson and asked if we could handle the walls for them,” Romp said. “That way we could ensure the glass would fit and provide the desired end result.” This was one example of the flexibility and collaboration between Concepts and GE Johnson and other trades that kept the project moving forward and on schedule. Three floors of glass were successfully installed in two days.

Being a medical facility, dust control is always a priority. Because it was a design-build project and changes were needed along the way, much of the material cutting took place onsite. Concepts had to construct tents and install special equipment to remove dust and properly ventilate work areas. Awareness of the current conditions were important for safety and efficiency.

Concepts’ scope of work included all of the hospital’s casework, countertops, column wraps, wall surfacing, nurse stations, decorative glass, headwalls, trim and more. Rich-toned millwork complimenting a natural earthiness can be found throughout. Examples include: the cream grand staircase complimented by a large 3Form resin panel; ornate glass imprinted with trees; sleek, blonde cabinetry; precisely crafted head walls and solid surface planters. The millwork combines clean lines and natural minimalism to create a serene functionality.

ENVIRONMENTAL / SAFETY

Architectural Woodwork Institute (AWI) standards were used by Concepts to ensure top quality and craftsmanship.

Although not required, Concepts used NAUF (no added urea formaldehyde) composite wood materials and adhesives. This ensures a better indoor air quality which is a great benefit in a hospital environment.

Other environmental considerations included Concepts’ standard cabinets which contain 82% pre-consumer recycled content. Other materials that contained recycled content include: Chemetal Aluminum (up to 85%); 3Form Resin Panels (40%); and solid surface countertops (6%).

Along with being a beautiful project, it included environmentally responsible materials, as well.

Precise engineering and drafting is crucial in a diverse design-build project like this one with mass quantities along with a variety of unique materials. Conversations with the designer were frequent. Concepts and the design team all kept the end-user in mind when working through the details. “When we were working on the patient rooms, we wanted to do the best job possible for the people who had to be there. We wanted to make it look as good as it possibly could. All the effort and energy we put in, we felt really good about it,” said Fox.

The Concepts’ engineering team logged 4,260 hours on this project to ensure their shop had accurate drawings that met the designers and owners expectations. Overall, the entire Concepts in Millwork team worked 26,680 hours, injury free. Regardless of size, safety is a priority on every Concepts project.

CONSTRUCTION INNOVATION

Then there was the 8,000 square feet of FRL (Fiber Reinforced Laminate). Concepts had not worked with the material in the past.

The product created a real challenge from material procurement, to machining, handling and also with installation. Because no material was stocked and had a relatively short shelf life, ordering materials in a timely manner to ensure they could be received, machined, and installed quickly was critical to the project’s success. “We worked very closely with our (FRL) vendor on this material order and invited them to visit the jobsite so they could better understand the conditions and tight schedule,” Fox said.

Due to the material composition, special tooling and fabrication techniques had to be tested and implemented quickly to ensure the construction schedule was never in jeopardy. Also because of the minimal shelf life, almost every individual piece of FRL had to be precut and labeled to allow for minimal trimming by the installers in the field. A vertical panel saw was brought to the job site to increase quality and efficiency and ensure installation was precise.

Careful planning, conversation and collaboration between our vendor, distributor, shop, installers and customer made the integration of the new and challenging material a success.

When Thanksgiving Day arrived, Fox said he thought Concepts’ duties were complete. But then he received a last-minute phone call from the contractor — a pipe had burst and the hospital’s boardroom flooded.

“We were done and GE Johnson called and asked how quickly we could have more material fabricated and installed,” Fox said. “The whole room had been done in custom moldings, custom trim and FRL. They had to tear into the walls so they could get to the interior for repairs.”

The flood happened in February 2014, more than two months after Concepts’ completion date. It was only a month before the hospital was due to open.

“We literally put up the last piece of trim on the repair, walked out, and the hospital moved in,” Fox said. Another unforeseen circumstance handled as a team to ensure a timely completion for the owner.

EXCELLENCE IN CLIENT SERVICE AND CONTRIBUTION TO COMMUNITY

A game-changer

Fox said this undertaking has raised Concepts to the next level. The company was originally hesitant to take on a project this size, but after this experience it gave Concepts a new confidence for the future.

“We know this is where Concepts shines,” Fox said. “We saw how immense this challenge would be and we huddled up all our departments.”

We put “blood, sweat and tears into that place,” Romp said. “And it’s amazing when you see the end product.”

Fox added that the patients who would be using the facility were an inspiration during construction.

Once the job was completed, the Concepts team attended the hospital’s ribbon cutting ceremony. The ceremony was a special evening as all the people who made this project possible were present and expressed their appreciation. In addition, an internal celebration was planned so that Concepts could recognize all departments that were a part of this stunning project and great company achievement. Concepts has some folks who have been manufacturing millwork for 20 to 30+ years and they were able to celebrate a new milestone and be a part of this unique healthcare project.

“We’d heard about the needs of the community and in the first two weeks the hospital was open I went back on site and couldn’t get into the patient rooms because they were already full,” Fox said.

The impact of their work went beyond merely boosting Concept’s confidence.

“When Kirk and I walked away that last day, we turned around and looked at the building and knew it was a team job, well done,” Fox said. “It was an emotional moment.”









