

Best Building Project - Specialty Contractor (Over \$10 Million)

ISEC, Inc.

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Exempla Saint Joseph Heritage Project

The original Saint Joseph's Hospital building has faithfully served Denver, Colorado for over 50 years. With such a deep-rooted and long lasting history, your son, daughter, brother or sister may have been born there. Your grandfather may have been saved from a heart attack there. It is also the place, quite possibly, where you yourself were born, where you were healed and where you gained newly found strength.

Since 1961, the team of Saint Joseph's physicians, volunteers, staff and the surrounding community continue to provide the lifeblood of its profound intention. The building, in part however, had succumb to age and the growing need to evolve to more advanced technology and medically innovative equipment. From this stemmed the Exempla Saint Joseph's Heritage Project, a brand new 831,000 square foot, (8) floor, nearly (400) bed patient tower addition to the original facility in the heart of Denver's downtown.

ISEC was honored to have taken a significant role as part of the collaborative team responsible for shaping the possibilities of this newly revitalized landmark. ISEC championed the millwork and various specialty scopes throughout the hospital within several diverse capacities. ISEC coordinated, furnished and installed: (40,000) linear feet of in-wall steel strapping, (3,600) cabinets, (11,400) linear feet of countertops, (400) headwalls, (8,000) linear feet of cubicle curtain track, (1,445) cubicle curtains, reception desks, decorative glass, library and gift shop millwork, wood paneling, backlit glass, grand staircase finishes and custom stainless steel fabrication throughout the extended reaches of the hospital by way of (52,000) labor man hours.

Solutions of Special Projects

Every project is rewarding as a result of the obstacles that must be overcome to reach its successful conclusion. The Saint Joseph project was a design assist project; the ebb and flow of this type of project requires an open mind, a collaborative mindset, and foresight to understand what can be possible. The resulting answer will never be absolute; it is hinged upon the intention of combined success. This achievement may come in the form of creative solutions, win /win management execution excellence, innovation, community improvement, commitment to schedule, budgetary deadlines, end user satisfaction, pioneering a World Class Safety culture and team cohesion. ISEC secured each of these criteria throughout the span of the project.

Excellence in Project Execution and Management / Team Approach

With design assist, there is a balance between the boundless options available, the associated cost impact and the schedule linked with those options. The intent of this balance is to provide cost efficient measures to the issue at hand without creating a schedule imbalance for the various affected parties. ISEC was intimately involved at the very early stages of the project to offer extensive value engineering solutions to the design team, Mortenson Construction and ultimately, the project owner. These solutions were sensitive to the owner's budget, LEED and millwork constructability options as well as schedule impacts and the right path for all parties to move forward. From the onset and throughout the duration of the project, ISEC contributed innovative solutions upwards of a quarter million dollars of savings and opportunity.

Construction Innovations / State-of-the-Art Advancement

The project schedule offered an opportunity for ISEC to be involved in the prefabrication effort of nearly 400 patient room headwalls. These were coordinated months in advance and constructed in an offsite warehouse. This offsite application offered use of a clean workspace, repetition expertise as well as optimal working and safety conditions. This set up allowed the onsite construction activities to move forward concurrently, benefitting the compressed and aggressive project schedule.

Additionally, the use of Building Information Modeling (BIM process); Mortenson, ISEC and applicable trades were able to coordinate the construction of the various configurations of prefabricated headwalls months in advance and prior to materials being delivered, or any craftsmen working hands-on to construct these offsite assemblies. Based on ISEC's finished millwork panel dimensions, the framing contractor mass produced the internal framing structures. ISEC then furnished a life size template to MEP team members in order to locate the various applicable services that would later align with the cutouts in the finished panels. Once internal MEP service utilities were complete, ISEC installed the final millwork panels to the headwall preassembly. Our finished panels were fabricated from duplicates of the very same templates used to locate the services during the rough-in stages, ensuring proper alignment. ISEC was then responsible to protect and transport these finished assemblies from the warehouse to the

hospital. ISEC's plan of safe transport, ingress and installation of these headwalls included custom carts built specifically for this objective. These carts were fabricated to our specific jobsite needs and angled such that the large prefabricated headwalls could be wheeled through the building and through the doorways into the patient rooms for final installation.

The schedule also offered the opportunity for ISEC to utilize templates with sustainable products. As a millwork specialty contractor, ISEC has always made use of templates for ease of coordination and fabrication of final product, but utilized Coroplast for the first time. Coroplast is a corrugated plastic sheet good, essentially, a plastic cardboard. It is light, remains rigid, and is also produced from recyclable and environmentally friendly plastic. In addition to our headwall effort, ISEC used this product for the templating of radiused wood paneling. Using Coroplast, in lieu of MDF or plywood, our craftsman were able to safely and accurately create overhead paneling templates and ship them to our paneling vendor for fabrication of final product.

Environmental / Safety

During the life of the Saint Joseph's project, ISEC's World Class Safety Recognition Program (WCSR) was born and has continued to flourish, spreading nationwide. This program is an innovative evolution of the "old way" of rewarding our craftsmen for not getting injured. The program encourages the acts of being safe and a mental awareness of an entire team working towards a common goal. The WCSR consists of recognizing those that go above and beyond normal safety applications, requirements and mental awareness by way of earned safety stickers. On a quarterly basis, sticker counts are tallied and frontrunners earn various options of safety recognition items. A World Class Safety program is not simply "world class" because someone said it is. This initiative requires a focused effort and hard work to achieve a "world class" designation.

This ISEC program was infectious and the general awareness spread throughout the entire project team, upwards of 1500 strong. ISEC core values and our WCSR encourage a bond built between coworkers and championing the partnership of safety on the jobsite as a whole.

Excellence in Client Service

The Mortenson safety program aligned and embraced this effort as well in the form of hazard recognition cards and a tally by company. ISEC collected approximately (1,200) cards throughout the duration of the project. Due to ISEC's preplanning, solution minded resolve, collaborative spirit and the World Class Safety application, ISEC was honored with a Star Award nomination for safety as well as the Star Award for Project Manager of the year. Nominees were identified by Mortenson Construction from a pool of all of Mortenson subcontractors from all projects.

Contribution to the Community

Throughout the project ISEC took time for community involvement. At the end of the day and after a project takes life, the team and improved community that was created during the buildings construction lives on. As such, ISEC was fortunate enough to be involved in the Whittier K-8 charitable project, food bank fund raising, making of baby blankets for the Saint Joe's Neonatal Intensive Care Unit, raised money for an ISEC craftsman on the project that required brain surgery, and nearly (30) additional fund raising efforts for onsite craftsman that found themselves or their family members in need of peer support.

The new Exempla Saint Joseph's Heritage Project is complete and fully functional, admirably serving its community. ISEC is proud of the contribution, the project, and the multiple innovative solutions that were created on this job that have since spread over the country. Perhaps now, your new grandson or granddaughter may be born here, your son or daughter may be saved from a heart attack or stroke here, but quite certainly, you will find a world class hospital at Saint Joseph's.