

## **Category 6: Best Building Project – Specialty Contractor (\$6 - \$10 Million)**

**Specialty Contractor: Intermountain Electric, Inc.**

**Project Name: Community Hospital of Grand Junction**

From East to West Slope – Carrying Electrical Construction Experience across the Rockies

Intermountain Electric, Inc. (IME) has established itself as a preferred contractor for medical projects across the Denver metro area, setting ourselves apart with innovative prefabrication and project modeling techniques. Years of perfecting our approach to material sourcing and handling, both at our in-house fabrication facility and onsite, in coordination with other trades, have solidified IME's reputation.

But what happens when that expertise is beckoned from across an entire mountain range? Over 250 miles and two mountain passes away from Denver, the Grand Junction community was in need of a healthcare facility, and, with it, an electrical contractor with a proven track record in this unique type of construction. The IME team knew that we were the right fit for the job, but the question became if we could possibly reconcile our appropriate experience with such a great challenge.

IME brought to the table an intimate understanding of coordination between trades, as well as utilization of BIM for everything from clash detection in tight spaces to material procurement. Even across the Continental Divide, IME would be able to deliver effective management and timely installation, all at the same high quality as in the Denver area.

At the time that Shaw and Saunders Construction awarded the contract to IME, the new hospital itself was not fully designed. The end product was a 141,180 square foot hospital to be built for owner Community Hospital, boasting a state-of-the-art intensive care unit, a maternity ward, and four operation room suites. Though the vision of the final product was well established, some aspects of the project's design were still in flux. Because, in the end, this new hospital needed to perform for the physicians and patients who would rely on it, IME adeptly navigated the process

of change. This amount of flexibility offered by our field and management personnel, allowed for a smoother transition from design to realization for all parties involved.

At our Denver office, IME modeled the entirety of the Community Hospital of Grand Junction. This process included close participation with the mechanical, plumbing, fire suppression, and others on the project in order to handle coordination of materials in tight spaces. In the instance of the corridors of this new facility, we were tasked with placing a great deal of infrastructure in a particularly narrow hallway. The tightness of these locations required the installation of each trade to be within an inch of one another.

Once per week, all trades participated in a coordination meeting, with the single goal of preventing collisions between installations in the field. Without IME's insistence on utilizing BIM as a coordination tool, rework with such tight tolerances between trades would have been inevitable. Instead, we were able to clearly communicate any issues and work through them prior to even beginning work on the task in question. Further, our team made use of tablets in order to access vital information in the field. These mobile devices, which were wirelessly synced with the most up to date project data, allowed the team to quickly access all real-time modeled information. This allowed for a smooth and efficient review of the systems already in place, as well as those that would soon be installed.

As on all projects, IME was committed to maintaining a high standard for safety, achieved through daily hazard analyses, weekly site wide safety meetings, and careful coordination between all trades. We incorporated the safety program of the owner and general contractor within our own, ensuring that our team was adhering to the most stringent of policies at all times. Not only did we complete our scope of work free of any accidents, but the same was true for the entirety of the project. The level of communication and care between trades and stakeholders truly made the difference. With the commitment of every individual, IME employees and otherwise, we were able to send every individual home safely every day.

The distant location of this project, as it relates to IME's main office in Denver, of course proved to be an interesting challenge, particularly in terms of providing and managing a highly skilled team. IME needed to find a way to serve the owner from across the continental divide, all the while maintaining our high standards of safety, quality, and communication. In particular,

workforce availability on the west slope, for a Denver based specialty contractor, proved to be a concern to our team even before the project was awarded to IME. However, it also quickly became clear that the west slope electrical contractors, though preferred by the general contractor team of Shaw and Saunders Construction, would not be able to viably take on a project with a magnitude of nearly \$8,000,000 in electrical work alone.

Enter the partnership between IME and B&B Electric, Inc., a Grand Junction local electrical contractor. With B&B being experts in the west slope electrical market, and IME being capable of effectively managing and financially backing a project of this size, the mentor-protégée relationship quickly blossomed. Through this partnership, IME was able to share our knowledge of managing large scale medical projects with an engaged, experienced and local workforce. With IME's oversight of the project and contribution of management personnel, the integration within our team quickly became seamless. This, combined with a close connection between all stakeholders on the project, provided for a smooth, efficient project.

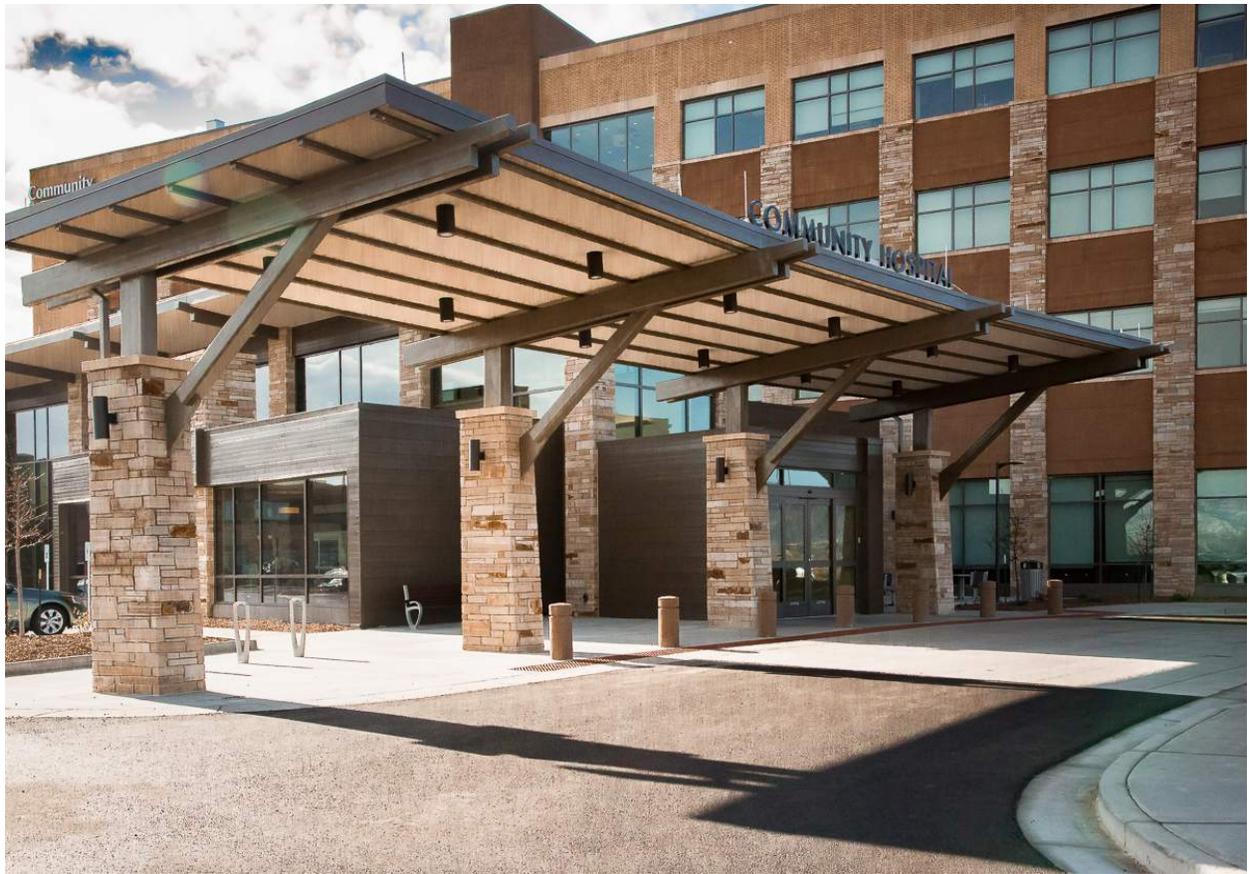
With this opportunity, IME made a point to mentor our team in a wide range of topics. We chose to share our knowledge and processes for everything from productivity tracking to communication skills, showing important members of the organization the techniques utilized by IME to become one of the premier electrical contractors in the Rocky Mountain region. Not only were we able to relay this information to our West Slope counterparts, but the positive relationship further fostered the strong link across mountains which would make this project such a success.

Not only was the IME team able to complete our scope of work on time and within budget, but we were proud to truly lead the overall project schedule and value engineering on the project as a whole. Upon looking around at the other onsite trades, it became clear that our team of expert field personnel was a driving force behind the project's on-time completion. By consistently keeping our own scope of work on or ahead of schedule, IME was able to support Shaw/Saunders and other trades to keep up the pace, setting us all up to complete this vital project in a timely manner.

Beyond merely keeping the original schedule of this project, we were pleased to offer our own value engineering recommendations, such that IME was able to complete the work under the

original budget. For example, even with owner requested additions to our scope of work, IME was able to keep within the original budget for decorative lighting and systems.

In November 2015, the Community Hospital of Grand Junction was turned over to the owner, and in March 2016 it opened its doors to the previously underserved community. What this all meant for Community Hospital and the West Slope region was that they had access to much needed healthcare sooner and at a less impactful cost than originally imagined, at least in part due to a spark that traveled from one side of the Rocky Mountains to the other.









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