

Our Lady of Loreto

The Our Lady of Loreto St. Joseph Ministry Center project added on to the original school that Haselden built several years ago, connecting to the existing facility via a sky bridge [Photo 1] and greatly increasing the school's capacity. The original school was completed in 2011, and though the St. Joseph Ministry Center was scheduled to be part of the initial build, the economic downturn resulted in the project being divided into two phases. As the second phase, this project needed to tie seamlessly into the first, appearing and functioning as though it was built alongside the original facility. The new 28,000 SF structure houses 10 classrooms [Photo 2] and a high school-sized gym [Photo 3]. The first floor of the new building contains pre-K and kindergarten, while the second floor contains grades 5 through 8. Included in the ten classrooms are four "flex space" rooms which have operable partitions and can be opened to create two large spaces when warranted.

Performed by Haselden's On-Call Division, the \$7.9M project began at the end of April 2016 after a 7-week delay due to permitting. Despite this, the project finished 7 weeks early – two days earlier than the original contract day! This was due in large part to working closely with the subcontractors and communicating with them frequently to obtain their input on the most efficient and effective ways to achieve completion on each portion of the project. Instead of telling the subs what dates they needed have their job finished, we asked them to give us the earliest date they could have their segment complete, ensuring total buy-in. If they could finish and turn over one portion of the building sooner than the next and allow us to get another sub started, we did that. This enabled us to get the schedule back on track despite the delay. Additionally, Haselden self-performing a number of components on this project allowed us greater control over several elements of the schedule. These included surveying, demolition, erosion control, building concrete, rough carpentry, and door frame and hardware install.

The most challenging aspect of this project was the tie-in of the sky bridge to existing school structure [Photo 4]. Accessing the addition without having to exit the school was a top priority for the administration [Photo 5]. The sky bridge [Photo 6] fulfills this need and also lends itself to the "Learning Street" concept [Photo 7] that permeates the design of the school campus.

Because the old portion of the school and the new portion of the school technically remain two separate structures, achieving an exact alignment between them and ensuring a water-tight connection was difficult. Not only were there several planes of contact points, but there also needed to be room for expansion and contraction because the buildings must be able to move independently. Haselden worked with the architect and waterproofing contractor to come up with the solution; the architect was very flexible in allowing us to strategize a solution on-site and build it in place, with the architect's overview and approval. The team also worked closely with the framer and drywaller as they had to build out several sections of wall to provide tie-in points for the expansion joints.

To best serve the owner, Haselden chose a unique foundation solution. The slab-on-void technique is used much less frequently than traditional slab-on-grade or crawlspace foundations. To use this technique, caissons are drilled into the bedrock to support the structural slab. The slab is then poured onto void forms which are essentially an extremely strong cardboard made from a very high recycled content which is biodegradable. After the concrete is poured, the forms eventually disintegrate. Haselden's preconstruction team proposed this idea to the owner which saved them considerable money on the project: approximately \$500,000 or around 7%.

We developed a site-specific safety program immediately upon being awarded the project. Upon arrival at the site, all subcontractors and Haselden team members attended site orientation which covered the site-specific safety plan, emergency action plans, and owner policies. After completing the site safety orientation, all construction personnel received a sticker they were required to wear on their hard hats. This allowed Haselden to quickly identify authorized personnel. Our safety program took into account not only our safety protocols but also those of the school to ensure we achieved the highest level of safety on the project. We scheduled as much of the heavy construction as possible for times when students were not on the premises.

Student, faculty, and visitor safety is of the highest concern to Haselden. Background checks were conducted through the Colorado Bureau of Investigations on all construction personnel. This included reviewing the national sex offender registry, checking criminal history, performing drug screenings, and examining driving records. We hold our subcontractors to the same

standards. All safety regulations were written into our subcontracts to ensure complete compliance with Haselden's site-specific safety procedures.

Haselden's project team walked the site weekly to proactively look for and address any possible issues. We held monthly team meetings which included the general foreman to get his insight into potential challenges and solutions. One item the foreman observed and brought to our attention was that, although all of our subs possessed proper fall protection equipment, he determined they may not understand how to use it correctly. To rectify this possible deficiency, Haselden arranged site-wide fall protection safety training. Another example of Haselden's proactive actions is our "I Got Your 6" program where craft workers are rewarded via commendations and "Safety Bucks" (redeemable for merchandise) for catching and correcting behaviors that could be done in a safer manner. Haselden logged 18,934 hours during this project with no lost time and no recordable incidents.

The new addition is a huge boon to the school and the community as it allows the school to expand enrollment from a kindergarten to 5th grade facility to a pre-K to 8th grade facility. It also added a high-school sized gym (previously the school did not have a gym at all), which, in addition to using for their own purposes, the school and parish intends to rent out for community events. The project also finished under budget, thanks to cutting so much time off the schedule. The owner was able to use the extra money to purchase much needed equipment for the school such as projectors and audio/video gear, as well as to make some improvements to the existing school building. Gary Miller, construction manager for the Archdiocese of Denver, stated, "From a client perspective, I could not have asked for a better Haselden Construction team - excellent performance in all aspects of the job." The project was recently bestowed with ENR Mountain States' 1st Place Best Project Award in the Cultural/Worship category.



Photo 1 – Haselden Construction – Our Lady of Loreto St. Joseph Ministry



Photo 2 – Haselden Construction – Our Lady of Loreto St. Joseph Ministry



Photo 3 – Haselden Construction – Our Lady of Loreto St. Joseph Ministry



Photo 4 – Haselden Construction – Our Lady of Loreto St. Joseph Ministry



Photo 5 – Haselden Construction – Our Lady of Loreto St. Joseph Ministry



Photo 6 – Haselden Construction – Our Lady of Loreto St. Joseph Ministry



Photo 7 – Haselden Construction – Our Lady of Loreto St. Joseph Ministry