

Category: 11

Actual Cost: \$25,761,595.00

Contractor: Mortenson

Project Name: Children's Health Pavilion (formerly Potomac MOB)

The Children's Colorado Health Pavilion project is a Design-Build renovation of an existing four-story, 113,000-square-foot medical office building, originally constructed in 1984 and located at 830 Potomac Circle in Aurora, Colorado. The project includes specialty clinics, outpatient behavioral health services, pharmacy and laboratory services, dental and orthodontics, eye care and optical shop, KidStreet rehabilitation services, orthopedics and sports medicine. Mortenson self-performed the concrete, in-wall backing / blocking, accessories and wall protection, fireproof patching, and infection control scopes.

The project will become the new home of various business occupancy clinics such as Urgent Care, Dental, Physical Therapy, Imaging, Ophthalmology, Sterile Processing, Medical office exam rooms, Community Support and other various clinical spaces.

The consolidation of services allows many resources to be shared. Security, EVS, IT, all have improved efficiency and can deliver better care to the users. This consolidation also improves patient experience. By locating multiple departments in a single building, a patient can visit several departments on the same visit (Audiology and Ophthalmology for example). The building was also outfitted with a large staff lounge / café on the 4th floor and many conference spaces to encourage staff collaboration.

The assessment of the existing building and capacity to support incoming program revealed a need for over \$3M in upgrades to the core shell MEP and other systems. Concurrent to that assessment, the programming effort quickly took off and departments were evaluated for feasibility. Initial studies revealed that several departments were not able to be accommodated at the requested square footage within the existing square footage of the building, mainly because of an unfavorable aspect ratio of the floorplate and core and shell elements to remain in place. The team expedited multiple iterations and eventually reduced the circulation to less than 18% of

gross square footage, a major accomplishment in a medical office building archetype that typically sees circulation accounting for over 30% of gross square footage.

The direct result of those efforts was that the team minimized re-programming and did not compromise any patient rooms based on the initial requested quantities. A critical success of the Design-Build team is that each of the high-volume departments was able to achieve, within the available square footage of the existing building, design that can support both current patient capacity and targeted future growth. Children's Hospital Colorado was elated to hear that we were reaching new levels in maximizing the value of their investment in an existing building.

Children's Health Pavilion Safety Stats

Project Fatalities – 0

OSHA Total RIR (Includes Mortenson and Subcontractors) – 0

Lost Time Total Rate (Includes Mortenson and Subcontractors) – 0

Total Work Hours (Includes Mortenson and Subcontractors) – 172,781

Mortenson Only RIR – 0

Mortenson Only Lost Time Rate – 0

Mortenson Only Work Hours – 28,400

Four focus areas for safety excellence:

- **Leadership Engagement** – The expectations for safety were established at the beginning of the project, with the input from all major trade partners. The Mortenson project team did an excellent job of setting the example for safety and was not afraid to seek input from others
- **Craft Engagement** – The entire project team at Children's Health Pavilion was bought in to safety and implementing 5S practices to keep the project safe, clean, and organized. Craft were engaged through crew competitions for 5S and recognition for reporting and correcting hazards

- **Planning** – The coordination of the work was top notch – eliminating the need for trades to work on top on one another. Detailed activity level plans were consistently communicated through daily planning meetings with crews. Any changes were identified and addressed with input from all stakeholders
- **Accountability for Safety** – Who knew that accountability for safety could be fun! The leadership provided by Mortenson’s project team drove safety accountability and a team dynamic that was fun to be part of. This isn’t easily accomplished.

Throughout the duration of the project, our team continually partnered with Children’s Hospital on multiple CHCO events, including; holiday card sponsorship, Project CURE, Holiday Arts and Crafts with the children, the Alice Cares Radiothon, contributing time and money to the Ronald McDonald House, as well as hosting a food drive. Our team was able to sort over 14,000 items that will be donated to assist children, families, individuals and communities in over 130 countries.

The new facility allowed Children's Hospital to expand services to the growing population. The building is only one mile from campus, so it remains convenient for patients and staff. Post-construction this facility anchors itself between a busy corridor connecting multiple healthcare institutions and an interstate freeway. The freeway frontage provided an attractive opportunity for Children's Hospital Colorado to market their presence beyond the main campus boundary. Children's Hospital at the Anschutz Campus is the "mothership" for the system, and it serves not only the Denver metro area, but also the state and the region. By expanding services at the Health Pavilion, it allows the regional patient population to receive better pediatric care.

Project photos for the Children’s Health Pavilion can be found on the following two pages:



Photo 1: Mortenson_Children's Health Pavilion_Photo 1
Caption: *Children's Health Pavilion, wrapping up construction*
Credit: Carly Porter, Mortenson



Photo 2: Mortenson_Children's Health Pavilion_Photo 2
Caption: *Pouring new concrete throughout the interior of Children's Health Pavilion*
Credit: Carly Porter, Mortenson



Photo 3: Mortenson_Children's Health Pavilion_Photo 3
Caption: *Mortenson Team celebrates Safety Week at Children's Health Pavilion*
Credit: Carly Porter, Mortenson



Photo 4: Mortenson_Children's Health Pavilion_Photo 4
Caption: *Children's Health Pavilion reception area*
Credit: Alex Foley, Mortenson



Photo 5: Mortenson_Children's Health Pavilion_Photo 5
Caption: *Children's Health Pavilion cafeteria*
Credit: Alex Foley, Mortenson



Photo 6: Mortenson_Children's Health Pavilion_Photo 6
Caption: *Observation room at Children's Health Pavilion*
Credit: Alex Foley, Mortenson



Photo 7: Mortenson_ Children's Health Pavilion _Photo 7

Caption: *Children's Health Pavilion kids therapy room*

Credit: Alex Foley, Mortenson



Photo 8: Mortenson_ Children's Health Pavilion _Photo 8

Caption: *Children's Health Pavilion kitchen*

Credit: Alex Foley, Mortenson



Photo 9: Mortenson_ Children's Health Pavilion _Photo 9

Caption: *Children's Health Pavilion check-in station*

Credit: Alex Foley, Mortenson



Photo 10: Mortenson_ Children's Health Pavilion _Photo 10

Caption: *Children's Health Pavilion examination room*

Credit: Alex Foley, Mortenson