

**Category: 11 – Best Building Project – General Contractor (\$10 - \$40M)**

**Contractor: Haselden Construction**

**Project Name: Front Range Community College, Gray's Peak Health Care Careers Center**

**Project Overview** — All successful design/build projects rely on smooth working relationships among all major players in the process, but the Front Range Community College (FRCC) Gray's Health Care Careers Center in Fort Collins refined the principle of collaboration to high art.

From the earliest phases of planning through project completion, all participants and stakeholders worked as a cohesive unit to bring this 61,000 square foot, \$30 million, state-of-the-art health care career training facility to fruition.

The facility, designed by architect Hord Coplan Macht (HCM), has 24 nursing bed skills stations; dental suite with six chair stations, x-ray and sterilization area; mock emergency department rooms and ADA-compliant bathrooms; EMS skills lab with nursing home simulation space; and various other medical settings, giving students hands-on training in a real world environment. Classrooms, labs, additional skills rooms, and study centers are also available for students and faculty. A highlight of the center is a high-tech learning environment with hands-on simulators and realistic clinical spaces where allied health and nursing students can learn procedures and techniques.

But for the center to be realized in its final form as an education center that truly met the needs of the FRCC students and the employers who will hire them, the project had to espouse a vision in which all involved — architects, general contractor, owner, local community, and the students themselves — to design a facility that would meet the needs of students pursuing a wide range of skilled health care careers and the people they will ultimately serve.

**Solutions of Special Projects** — This project provided at least one seldom-encountered construction challenge, which Haselden viewed as a fortuitous learning opportunity. The new building's site was on ground already occupied by the college's astronomical observatory. So before construction could begin on the new facility, the observatory had to be relocated. Observa-DOME, one of only two subcontractors in the country with the expertise to take on that task, lifted the existing observatory from its foundation, deconstructed it, and stored it, while a

new foundation was poured elsewhere on campus. Observa-DOME then reassembled the observatory on its new foundation, and the design-build team got to work.

**Excellence in Project Execution and Management/Team Approach** — This project could easily serve as a business school case study of the axiom that the whole is greater than the sum of its parts. Collaboration, mutual respect, listening, and open-mindedness were hallmarks of the process from project inception.

Before starting any design and construction plans, the team was determined to figure out exactly what the students needed – not just what designers and administrators thought or assumed they needed. First, FRCC and the architect held a series of listening sessions with the students to understand their top priorities. Then Haselden, HCM and FRCC toured four East Coast colleges with similar programs to find out what worked and what didn't, what their students found useful, and what changes should be made for the Gray's Peak Health Care Careers Center.

Constructing the most effective learning environment for the students and supporting the collaborative relationship with the community was a team effort. The inherently inclusive design-build process lent itself perfectly to this endeavor and the solid owner-architect-GC communication channel went a long way in determining the project's success. During the process, input and ideas were obtained early, allowing the team to produce exactly what the customer wanted and realize their overall vision for the project. Constructability reviews and discussions took place throughout the project, resulting in less rework and unused funds that could be deployed to wish-list items.

**Construction Innovations/State-of-the-Art Advancement** — The true innovation of the FRCC Gray's Peak Health Care Careers Center lies in the unique academic and community purpose the facility will serve. In addition to being as an educational and training facility for nearly 900 health care students, the Center will provide primary care services to many Northern Colorado residents.

The project was designed to meet LEED Gold certification with highly efficient variable-volume air distribution system with hot water reheat technology. The design also included a dramatic two-story atrium that serves as the “gateway” to the heart of the Front Range Community College campus with a glass core that will act as a lantern for both the campus and community.

During construction, skills labs were fitted with state-of-the-art medical equipment, imaging machines, a working ambulance simulator, and ADA-compliant bathrooms so students can practice in real world environments. Community amenities, including the Front Range Dental Clinic, staffed by licensed dentists and dental hygienists, offers clinical experience to students enrolled in the dental assisting program as well as providing dental care to patients. It also provides a community connection with the integrative health program that offers massages, yoga classes, and other wellness programs. The new facility will accommodate special campus events while providing a comfortable community space for students as they pursue their daily studies.

**Environmental/Safety** — At the start of the project in June 2019, the Front Range Community College Larimer Campus had nearly 8,500 students and faculty moving about the campus daily. Student, faculty, and pedestrian wellbeing were the forefront of Haselden’s safety plan. Haselden setup perimeter fencing around the project to ensure that non-construction personnel kept a safe distance from the active job site. Deliveries were scheduled during nonpeak times to minimize campus disruption. Following the emergence of COVID-19, all Haselden employees, subcontractors, and partners followed formal OSHA COVID Safety Orientation Procedures and Larimer County health mandates. Haselden used QR codes to conduct daily health screenings and track team members on the job site. On project completion, more than 41,400 worker hours were logged, with a zero lost time accident rate.

**Excellence in Client Service** — Front Range Community College’s Gray’s Peak Health Care Careers Center is genuinely a study in cooperation and collaboration. The building is not only an outstanding learning center for students, ensuring a steady influx of qualified health care workers into the community, it’s also a testament to the college’s commitment to the students and the community. Above all, the project is persuasive evidence of the effectiveness of a collaborative, inclusive, collegial team approach.

The new Gray’s Peak Health Care Careers Center facility will allow Front Range Community College’s Larimer Campus to continue to provide a highly qualified workforce to meet local health care needs and to support anticipated job growth in health care fields. “Health care has dramatically changed in recent years, impacting the demand for high-quality medical professionals, training and facilities,” said Byron Haselden, president and CEO of Haselden Construction. “Our goal has always been to build state-of-the-art facilities to ensure that health

care workers have access to the best possible resources and environment to maximize their learning. These folks are the future of the industry, and together, we're all building a better health care system for tomorrow.”









