

# GH Phipps Delivers 2 New Healthcare Facilities at Home in Their Communities

**H**ealthcare projects have been at the heart of GH Phipps Construction Companies' work for more than 60 years. But it's not all about the imposing mega-structures that serve regional needs, such as Children's Hospital Colorado and its recent East Tower Addition. GH Phipps' extensive involvement in healthcare has been a major contributor to the overall development of the company's comprehensive construction services and safety protocols. The company's smaller healthcare projects reach just as deeply into the heart of a community, connecting with people in the most essential ways.

That's certainly true of two GH Phipps projects that have come on line this spring: the Canyon View Medical Plaza in Grand Junction, which threw an open house on April 17, and the Lowry Family Health Center in east Denver, which opened May 16. Both were constructed for long-time clients – Canyon View medical office building for Development Solutions Group, in partnership with local physicians and Community Hospital, and the Lowry center, a remodel and addition for owner Denver Health.

Both are examples of the

values GH Phipps lives by, in terms of their impact on people and a city's well-being: Our sense of *teamwork* and requirement for high *performance* rests on a foundation of *integrity*, helping us build *relationships* that promote *innovation* and *excellence*. The Phipps healthcare portfolio includes more than 800 large and 4,000 small projects, encompassing 15 million square feet valued at \$3 billion.

About 400 people attended the Canyon View event, where physicians cut a ribbon with an object close at hand: a scalpel. This physician-based facility offers numerous services and symbolizes a first step for an eventual move by Community Hospital to this new campus on the northwestern edge of Grand Junction. In 2006, Community Hospital purchased 40 strategically located acres west of the intersection of G and 24 roads. At some point, Community Hospital will leave its landlocked site on North 12th Avenue to join the Canyon View operation, since the hospital has sold the land on which it currently sits to nearby Colorado Mesa University.

The new two-level, 87,000-square-foot Canyon View Medical Plaza, designed by Boulder Associates Architects,



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houses nine healthcare providers, including centers devoted to women's healthcare, imaging, urgent care, surgery, obstetrics and gynecology, urology, and orthopedics.

Construction was completed in partnership with Sun King Management Corp. of Grand Junction. This allowed the \$22 million project to benefit from Sun King's 30-plus years of experience on the Western Slope, including their knowledge of municipal

procedures and the local subcontractor community. A forward-thinking move by innovative physicians, the desire of Community Hospital to plot out its future, and the experience of Development Solutions Group (Red Rocks Medical Center, Lincoln Medical Center, and more): It's a prescription for creating a convenient package of providers under one new roof.

Along with experience in new construction, GH Phipps is familiar with the concept of repurposing. A complex remodel and addition has transformed a 1970s medical building on the old Lowry Air Force Base into a home for contemporary healthcare services. Just as the closure of Lowry 20 years ago and its massive rebirth helped change the face of Denver, a design by H+L Architecture and work by GH Phipps have produced a facility that reflects the Lowry Redevelopment Authority's decision to link the neighborhood's future to its past.

Design cues throughout Lowry pull from its history, with the curved rooflines and overhangs that mark prominent hangars here. That applies to the building at East 10th Avenue and Yosemite Street,

which for several years has housed the Lowry Family Health Center. During construction of the \$6.3 million project, visitors to the Lowry center, including refugee patients, were served in a group of modular trailers on the site, set up by GH Phipps so there was no gap in service.

The clinic was basically taken apart, gutted, and then put back together. The exterior is new in some areas, though the existing brick was left in place. But visitors will notice that the clinic now has an easy-to-navigate entry, marked by a lofty series of curved wooden glue laminated beams. Aside from being eye-catching, the beams offer a mix of strength and the warmth at the new entry, where space is provided for a waiting room, and reception and registration services.

During deconstruction of the building, abundant asbestos was removed during creation of a new interior better suited to the center's needs. The 32,000-square-foot building now includes clinical pods, a lab and pharmacy, more than two dozen exam rooms, treatment rooms, offices, and central supply area.

Here, as has happened throughout Lowry, old has become new, to better serve the needs of the community.

**GH Phipps**  
CONSTRUCTION COMPANIES

## CANYON VIEW MEDICAL PLAZA



- Grand Opening April 17 drew 400 guests to completed 87,000-square-foot Medical Office Building
- Desirable strategic location in Grand Junction
- Constructed in partnership with Sun King Management Corp.
- Developed by Development Solutions Group
- Community Hospital has three tenants in MOB
- Designed by Boulder Associates Architects

## LOWRY FAMILY HEALTH CENTER



- Grand opening May 16 for long-time client Denver Health
- 1970s building gets a new look – inside and out
- Repurposed building in the vibrant Lowry community
- Building sports new entry marked by arched beams
- Interior reconfigured for modern healthcare services
- Design by H+L Architecture

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