

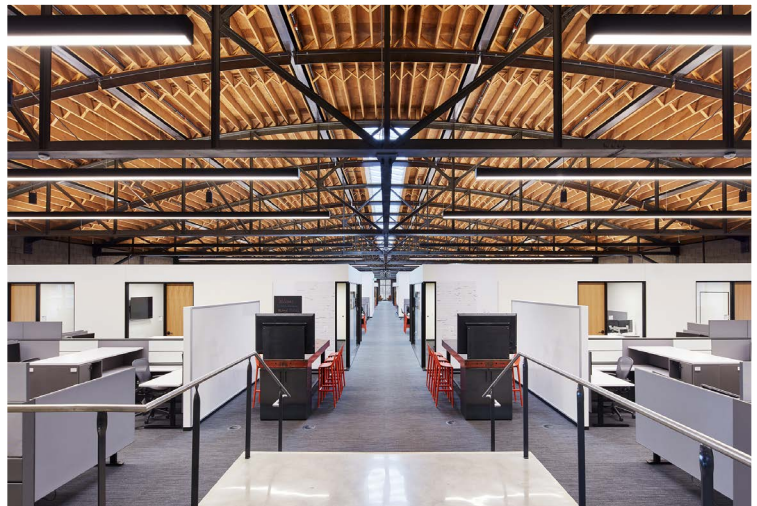


Incredible Transformations

IPD Project



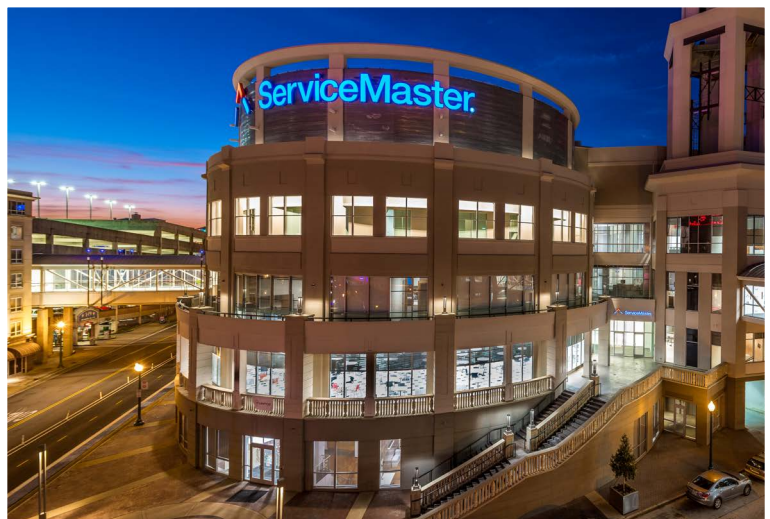
From 60-Year-Old Trucking Terminal to



McGough Construction Corporate Headquarters
St. Paul, Minnesota



From Vacant Shopping Mall to



ServiceMaster Corporate Headquarters
Memphis, Tennessee



Larry Heinsch

Vice President & Principal

Letter From Leadership

Welcome to the Winter 2020 edition of the Gephart Current. As you read on page one, this issue highlights two significant projects we've done that transformed existing buildings into new spaces, revitalizing almost-forgotten buildings into busy corporate headquarters. These are some of my favorite types of projects. The challenge of working with what's there to build something better than it was is often more interesting than starting with a blank slate. There are new challenges uncovered every step of the way when renewing old structures and this forces us to be as creative as possible as a contractor which always results in us learning something new about our craft.

I'm also seeing our industry transform in other ways. The McGough Headquarters project described in this issue, for example, used a whole new way of delivering a project. Integrated Project Delivery (IPD) could potentially revolutionize construction as entire contracting project teams enter into interdependent contracts meant to inspire everyone to build as efficiently as possible and share in the resulting profits. We've also seen a

major shift towards the use of BIM Modeling (as seen on page 4) on almost every project we do. Once something that was saved for the largest, most complex projects, the industry now sees the value of BIM coordination regardless of project size. It has definitely revolutionized construction – especially when you consider its impact on the growth of prefabrication.

Of course, Gephart has transformed as well since our inception over 43 years ago. Where we used to see a million-dollar project as the ultimate goal, now we are consistently working on projects worth tens of millions of dollars – to the point where today I am commuting to Las Vegas weekly to lead our team in the building of the Raiders' NFL Stadium, our largest project to date. Playing in this arena has required Gephart to grow and adapt to all that goes with such success including hiring more employees, streamlining processes and procedures and adapting to being a national contractor as opposed to a regional one. It hasn't been without its challenges, but I wouldn't have it any other way!

Incredible Transformations

SERVICEMASTER CORPORATE HEADQUARTERS

A residential and commercial services provider, ServiceMaster turned the vacant Peabody Place Shopping Mall into their new global headquarters. In total, the four-level, 285,000 SF renovated space houses approximately 1,200 employees under one roof.

Selected as the electrical contractor by Flintco, LLC, we were able to meet the aggressive 7-month timeline by efficiently managing crews that peaked at nearly 90 electricians. In doing so, we were also able to exceed the WBE and MBE workforce goals on the project. As a testament to our success on the project, we were subsequently awarded the ServiceMaster Headquarters Frontdoor Phase II project. We are proud to continue to be a part of projects that play an integral role in the revitalization efforts of the Memphis downtown area.

Gephart's contributions included:

- Modification of existing power distribution systems
- Installation of lighting package, including approximately 2.5 miles of linear light fixtures
- Installation of Lutron lighting control system
- Installation of new fire alarm system
- Approximately 200 furniture power connections
- Rough-in for security and access control systems



MCGOUGH CORPORATE HEADQUARTERS

Minnesota-headquartered general contractor McGough didn't need to look any further than the vacant 60-year-old trucking terminal next door to their existing facility for their new headquarter space. In addition to renovating the existing terminal, a new, two-story addition was built and connected by a link. The result was an open and bright 55,000 SF facility with offices, collaboration spaces, conference rooms, an expansive lobby, and break areas for nearly 250 employees.

A major factor in the success of this project was the IPD method that required LEAN construction practices, early project participation, and total team collaboration. The Gephart team was also able to achieve lighting level requirements so McGough could pursue WELL™ certification on the building. We are proud of the work we were able to accomplish and the weather obstacles we overcame to successfully deliver this project nearly one-month early.

Gephart Electric's contributions included:

- Design-build services
- Lighting
- Lighting controls
- Power distribution

Gephart LVS' contributions included:

- Design-build services
- Closet builds
- Backbone fiber
- Data cabling
- Access control
- Wi-Fi installation
- Security
- GPON
- Sound masking



What is IPD?

Integrated Project Delivery (IPD) promotes a team-based approach to the delivery of a project. Typically, a multi-party agreement is established to share the risk/reward between the architect, design, and construction teams. All IPD parties have financial incentive to deliver the project below the Project Target Cost to share the pool of the savings.

The process relies heavily on early collaboration between the primary project members. This creates accountability from the team and an all-hands-on-deck approach to optimize project results.

With aligned interests and an early determination of common goals, team members work together relying on LEAN principals, transparency, and flexibility through all phases of the construction process.

On the McGough HQ project this meant:

1) The IPD project team participated in numerous early project meetings to ensure a clear understanding of the project.

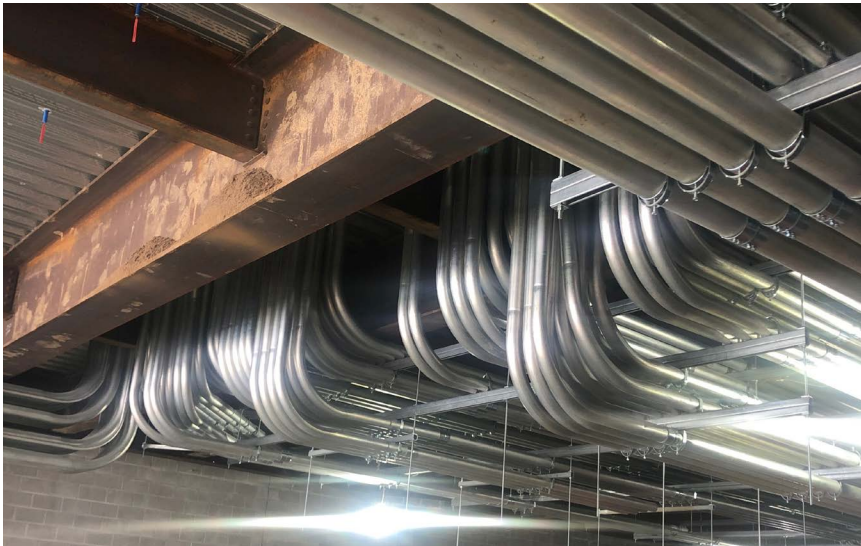
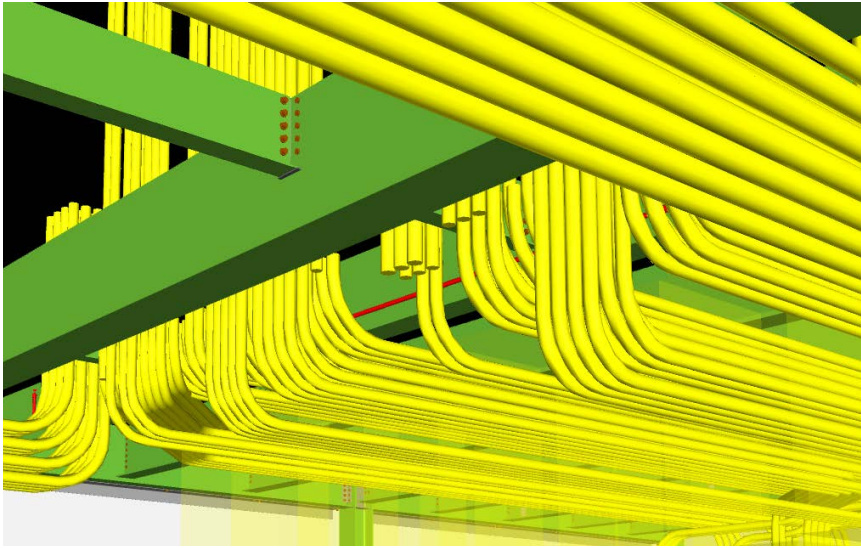
2) A team approach to controlling costs on the project. If the design required one discipline to add cost, the IPD team was tasked with finding ways to reduce cost in other areas to keep the project on budget.

3) Coordination and sharing of tools and equipment on the jobsite.

BIM: Model vs. Installation

Utilizing Building Information Modeling (BIM) provides several benefits including providing a clear project scope for technicians to build to, identifying any conflicts early so it doesn't impact the project schedule, and supporting prefabrication.

Below is an example of great team collaboration at the Trinity Hospital project in Minot, ND. Gephart's Design Team provided the models in the main electrical room and our local partner Main & Holmes Electric constructed it.



**CONGRATULATIONS TO GEPHART'S
2019 Q4 STAR AWARDS RECIPIENT!**

Sandy McLean for Being a Team Player

Employee Spotlight



Congratulations to Prince Tebbs, BIM Coordinator in our Design Group, on publishing his first children's book "Quick the Brown Fox."

Q: Why did you decide to write a children's book?

A: I decided to write a children's book to help my kids learn how to read in a fun creative way. I was inspired by my lessons with my mom when I was young. We would play games with the sentence, the quick brown fox jumps over the lazy dog. Years later I obtained the wisdom to turn this into a children's tale and learning tool.

Q: What's next?

A: I am currently finishing up Quick El Zorro Marron, the Spanish version of the book. My daughter attends a Spanish immersion school and I figured it would be instrumental in teaching her Spanish and beneficial to other parents. There are other books that will be included in the Quick series for future release, as well as other tales not related to Quick.

Q: How else do you spend your time?

A: I am first and foremost a husband and father. Much of my time is spent living out the adventure of a family man. I love technology, all forms of creativity, and sports.