



Photos Courtesy of StudioCaswell

MINNESOTA STATE CAPITOL COMES TO LIGHT

HISTORY

Completed in 1905, the Minnesota State Capitol located in Saint Paul is home to the Minnesota Senate, the Minnesota House of Representatives, the Attorney General, and the Governor. Designed by renowned architect Cass Gilbert, the building was finished after nine years of construction at a cost of \$4.5 million. Modeled after Saint Peter's Basilica in Rome, the Capitol boasts the second largest self-supported dome in the world and was built from 16 different varieties of marble, in addition to Minnesota limestone and granite.

Project Overview

Over 100 years of wear and tear took its toll on the building; with a crumbling exterior and outdated

interior systems, the Capitol underwent a 4-year, \$300 million restoration project. A few of the major updates included repairs to the exterior marble, replacement or upgrades to all interior systems, restoration of paintings and other fine art to its original glory, and the addition of 40,000 SF of new public gathering spaces.

Gephart was selected as the electrical design-assist contractor for this high-profile job and was tasked with modernizing the electrical and low voltage systems while adhering to the project's guiding principles of architectural integrity, building functionality, and life safety and security.

Early Planning

The historic building provided

unique spaces and a limited footprint for all the upgrades that were required. Early planning and investigation between all the trades was essential to identify available pathways for new systems to be installed. Gephart's Design Department provided BIM services that were utilized to coordinate and maximize the available space and to create a design that allowed all internal systems to be upgraded.

For our part, Gephart utilized mockups of nearly every item that was to be installed including lighting, device plates, security cameras, and card access readers. These mockups ensured there would be no surprises during installation that could delay the project or derail the budget.



REFLECTIONS ON 40 YEARS

This initial issue of “The Gephart Current” seems the perfect time to take a look back at our company’s 40-year history.

I am often asked why we are called Gephart Electric when the company is owned by the Heinsch family. The answer is that in 1977 when Ken Heinsch and Dan Gephart, Jr. started in business together, Dan Gephart, Sr. was president of NECA making the Gephart name well recognized in the industry. That year Gephart Electric began as a two-man shop, with Dan as the estimator and my husband Ken the electrician, in an office in the vault of the old White Bear Lake Bank building.

LETTER FROM LEADERSHIP

Carol Heinsch, President

In the 1980's our number of office staff and crew increased along with the volume of work. Tenant finishes, schools, warehouses and office buildings became our focus. Dan left the business in 1982 (as he had planned), but Gephart Electric continued to grow, crossing the million dollar-revenue threshold in 1983. In 1985, I officially joined the company on the administrative side of the business.

Our sons Larry, Greg and Kyle all entered the business in the 1990's. In 1995 Gephart Electrical Construction was formed in response to our first large out-of-state project, Grand Casino in Tunica, Mississippi. Greg managed that project and continues to manage that office. Larry's efforts have been focused on the Minnesota office and its management. Kyle came on board as an Assistant Project Manager during the Xcel Energy Center project and is now a Senior Estimator.

The loss of Ken, our founder, in 2003 was an exceptional challenge for our family and this company. However, with the help of those industry partners and clients who believed in us, and our employees who trusted in us, we have continued to grow. I also believe it is the ability of Gephart Electric to respond to and meet the challenges encountered over the last 40 years that has carried us to where we are today – one of the largest and most trusted electrical contractors in the industry.

HEALTHCARE MARKET UPDATE

BAPTIST HOSPITAL - The new 603,000 SF, 217-room hospital in Oxford, MS is progressing towards a substantial completion date of July 2017. This greenfield facility will include cardiovascular surgery, neurosurgery, the Baptist Cancer Center and a 24-hour emergency room, which will open to see its first patients in November of 2017.

TRIA EAST - The construction of this new 85,000 SF building in Woodbury, MN has been progressing through the winter with the completion targeted at the end of July.

METHODIST UNIVERSITY HOSPITAL - Construction on this 440,000 SF, new ten-floor tower constructed on top of the existing emergency department in Memphis, TN began in August 2016 and is expected to be completed by January 2019.

LAKELAND MEDICAL CENTER - Construction has commenced on a new 5-story tower addition in St. Joseph, MI. The new tower has a current completion date of May 2019 with another year of interior renovations to the existing facility to follow. Final completion for the entire project is scheduled to occur in May 2020.



Rendering by Baptist Memorial Health Care



Rendering by Methodist University Hospital

SCOPE OF WORK

Working to create an energy-efficient Capitol, all interior incandescent and fluorescent lighting was replaced with LED lighting solutions. Custom, historically-inspired light fixtures were fashioned to both preserve the design integrity and meet the mounting requirements of the building. Over 760 historical light fixtures were able to be restored and reinstalled in their original location after making the 2,120-mile round-trip journey from St. Paul to Floyd, VA to be refurbished.

Additional work consisted of installing a 13.8KV primary service and making modifications to standby power, emergency and life systems, lighting controls, fire alarm systems, DAS, security cameras, card access system, WiFi system, campus fiber, building fiber backbone, CAT 6A voice/data cabling, emergency systems intercom, 70V audio distribution system, and House of Representatives' voting and roll call systems.

COMPLETION

Gephart completed this extremely complex and multi-phased project one month ahead of schedule while proposing over \$1M in cost savings that were welcomed by the owner. In addition, we exceeded the Targeted Group Business and Workforce Utilization goals set for the project by the State of Minnesota. A key element to this success was our working with our longtime Construction Partnering Program (CPP) partner woman-owned Gunnar Electric.



STATE CAPITOL RESTORATION BY THE NUMBERS

7.32
MILES OF CONDUIT
UNDER THE
CAPITOL

208
MILES OF BRANCH
WIRING FOR LIGHTING
AND OUTLETS

37
MILES OF BRANCH
CONDUIT FOR
LIGHTING

5,463
NEW LIGHT
FIXTURES
INSTALLED

691
FROSTED LED
RETROFIT LAMPS

1,816
EXPOSED FILAMENT
LED RETROFIT
LAMPS

"Gephart Electric has been an invaluable design-assist trade partner for JE Dunn Construction on the Minnesota State Capitol Restoration project. Over the course of three-plus years, their entire team - from project management to field staff - consistently met the challenges of the project and provided the necessary actions and resources to ensure completion dates were met. Their commitment to collaboration and problem solving is first class. I look forward to working with Gephart Electric again on future projects."

- JE Dunn Construction

SAFETY UPDATE



Gephart recently completed quarterly foremen training on the subjects of Scaffold Safety and Incident Response. While the foremen attended training sessions, their arc flash equipment was inspected and replenished by the safety staff. Next quarter's training will include certification for Reasonable Suspicion Assessment.

We are also readying our new Silica Safety Policy for compliance with the new OSHA standard 1926.1153. The new measures will mean a significant improvement to control exposure to crystalline silica and improving the safety for our workers as they drill concrete or work near others who are creating silica dust.

PROJECT TEAM

OWNER

Department of Administration
State of Minnesota

GENERAL CONTRACTOR

JE Dunn Construction

DESIGN TEAM

HGA Architects and Engineers

ARCHITECT

HGA Architects and Engineers

GEPHART TEAM

Bryan Lundquist
Senior Project Manager

Luke Mossbarger
Electrical Superintendent

Andrew Vander Meulen
Project Manager

Charlie Heinsch
Assistant Project Manager

Steve Regnier
Preconstruction Manager

Brian Christensen
BIM Coordinator



The Scarlet Pearl Casino Resort was awarded the grand prize of “Best Hotel” at the annual Mississippi Gulf Coast’s Observer Covey Awards. Gephart was the design-assist electrical contractor for the project and delivered all of the electrical and low voltage systems work within a 15-month schedule. The property features an 18-story, 300-room hotel, a 213,000 SF casino on an elevated platform with 1,400 slot machines, four restaurant venues, an event center, and a 36-hole championship level miniature golf course. We are proud to be a part of the team that built this beautiful property.

The Upper Midwest Region of the Design-Build Institute of America has recognized the Minnesota Senate Building, submitted by Mortenson, with the Design-Build Excellence Award in the categories of Government Buildings and Project of the Year. Gephart performed all electrical and low voltage work on this four-story, 160,000 SF office complex built over a 264-space parking ramp. The building houses 67 state senators and their respective staff, and includes three committee hearing rooms and a 250-seat theater-style hearing room large enough to accommodate House floor sessions.



Minnesota Senate Building Construction Team



AFTER 33 GREAT YEARS OF SERVICE, WE SAID FAREWELL TO GINNY PASTORIUS. WE WOULD LIKE TO THANK GINNY FOR ALL HER HARD WORK AND WISH HER WELL IN RETIREMENT.

EMPLOYEE SPOTLIGHT

How did you get started at Gephart Electric?

In the fall of 1983, a previous co-worker (Donna who was Gephart’s controller), asked if I would be interested in applying for a position with the company. I got the job and the rest is history.

What roles have you had at Gephart?

I started out as the receptionist and graduated into helping with AP, Payroll, AR, Billing and Job Costs. Early on without computers, we tracked all the job costs manually. I have fond memories of Owner Ken Heinsch’s creativity with manual charts and spreadsheets!

Describe some of the major transformations you have seen?

I’ve seen Gephart grow from 35 employees to over 250 in recent years. The size of the projects have grown along with the size of the company, as well as the addition of the Low Voltage and Service Departments.

What will you miss most?

The people! I have awesome co-workers and we work well together. It truly feels like family here. Carol Heinsch has always been an inspiration to me and I’ll cherish the outings with her and the other women.

What is your fondest memory?

After the Target Field job was completed, I was on the field holding the giant flag on Opening Day in 2010. I kept thinking how proud Ken would have been of his three sons.

What will you do you in retirement?

Traveling with my husband Roy, visiting family and friends, gardening, completing projects I’ve put off, and just simply being outside a bit more on nicer days. I won’t get bored, I’m sure!