

**Category: 5 – Best Building Project – Specialty Contractor (\$2 - \$6M)**

**Specialty Contractor: Weifield Group Contracting**

**Project Name: Union Station Block A Project**

Located at 1650 Wewatta, the Weifield's Union Station Block A project involved the design-build of a new 404,077 sq. ft., 287-unit, 21-story high rise apartment building that sits atop a two-story, below-grade parking structure. Floors 5-21 house the apartment units; 69% of the apartment units are 1-bedrooms, 25% are 2-bedrooms, and 6% are studio apartments. The ground floor features 7,000 sq. ft. of retail as well as lobby, utilities, and other building functions. Additional building amenities include a fitness club, yoga studio, pool and lounge area, an outdoor courtyard space, and 24-hour concierge.

This project represents one-third of the "A" Block development site at Union Station, an L-shaped parcel located between Wewatta and the historic station from 16th to 17th streets. Part of the largest transit-oriented redevelopment in the country, the Union Station Block A apartment community features immediate access to the remodeled Union Station— one of the most extensive, diverse transportation hubs integrating light rail and commuter rail with regional, express and local bus service and intercity buses taxis, shuttles vans, limousines and bicycles.

The project was in design for approximately 14 months before funding was approved and we could mobilize into construction. Weifield's scope of work involved the complete design and electrical installation for the high-rise which included 357 bedrooms and 21 unique units on each floor; the high degree of customization in the apartment units required us to develop detailed plans and installation schedules to ensure the correct fixtures were in the correct areas. This was an enormous project in terms of both size and complexity, and Weifield navigated the challenges to success—exceeding client expectations.

**Solutions of Special Projects: Precise Scheduling, Coordination and Change Management**

Weifield assumed responsibility for the overall coordination of the subcontractors' schedules, in addition to our own, to ensure project phases could be completed on time. This coordination was complex as in addition to the custom units, there were other custom aspects and features of the

building that were occurring simultaneously (e.g., concrete deck pours, the 14<sup>th</sup> floor swimming pool). The mechanical equipment was located on the roof, so this also had to be factored into the schedule in order to ensure the heating/cooling could be installed in time.

A major challenge was the fact that there was no storage space available, so Weifield coordinated the delivery of material in phases via just-in-time delivery – the light fixtures were delivered to each floor as they were built. Additionally, the building is located right up against the property line of the train and bus stations which hindered deliveries early on; we worked out an alternate method to ensure timely deliveries. Weifield also pre-planned our onsite materials management, separating and tagging our wiring device packages per floor and storing them in multiple rooms so they could be easily found and brought to the correct floor, when needed. The out-of-state concrete subcontractor also failed to execute on their portions of the project which made the job more challenging than anticipated; as a result, Weifield was forced to complete our tasks within a much shorter window and the continual delays made it nearly impossible for us to plan ahead.

Perhaps the most difficult part of the project was the continual modifications to the design during construction, impacting our project progress. Due to these changes, we periodically went back and revised some of our previously installed work. However, because of our expert management and agility, these revisions had no impact to our project schedule.

### **Project and Management Excellence through Accurate Budgeting and Value Engineering**

To the delight of the owner, Weifield was able to obtain better lighting packages than anticipated without exceeding the budget. An interior designer was hired that didn't know Weifield's packages or budget and who suggested packages that were beyond budget scope. Weifield took those suggestions and arrived at a value-added package for the owner that met their design requirements while still staying within budget. Weifield's initial design budget for the project provided to be completely accurate; we even provided enhancements such as adding a security system, upgrading lighting/AV controls, etc., while still meeting the budget.

We also helped the owner obtain \$20,000 in Xcel Energy EDA credits during preconstruction due to our life cycle cost analysis on LED lighting options for the Union Station parking garage.

“Weifield’s preconstruction manager, Jim Dent, is a true design-build professional who worked seamlessly with Weifield’s electrical engineer, the design team, and Holland to maintain the project budget and provide the most value possible. We were extremely pleased with the way Weifield integrated with us during the design phase for the project. They are professional design-builders,” said Orville Hinerman, Vice President, Holland Construction (General Contractor).

### **Construction Excellence through a Highly Experienced Management Team and Innovative Technologies**

Weifield’s project team, including Construction Manager Mike Osborne, Project Manager Dustin Tafoya, and Field Supervisor Nick Bull, brought their substantial multi-tenant/multi-family electrical construction experience to this project to help identify and rectify potential issues quickly and safely.

“Mike Osborne’s experience with high rise residential projects ensured an appropriate level of manpower for the project and helped guide the work in support of the life safety inspection process,” said Mr. Hinerman. “This project was constructed during a time where market conditions strained local resources for qualified supervision and manpower. Weifield proved to be a completely reliable partner who overcame these challenges and helped us drive project completion. Their field supervisor, Nick Bull, is a true professional who was always organized, planning ahead, and in control of the electricians performing the work.”

The first phase of the project was comprised of the basement level through level 12; the second phase involved levels 13 – 17, and the final phase included levels 18-21. Weifield’s expert prefabrication, design and layout of the units utilizing BIM insured smooth and quick installation of each floor. Weifield brought in an FHA compliance inspector early on to ensure the units were coordinated well on the first level of apartment units, and we were able to then use that knowledge to finish the other floors.

Because of the various project phases happening simultaneously, substantial communication and coordination across the subcontractor teams was needed to ensure Weifield could keep to our

schedule—so Weifield met with the other subcontractors on a daily basis. Additionally, Weifield helped with problem resolution for the General Contractor by putting together a schedule that the GC could use to ensure no team's work would impact another's. In the eleventh hour, Weifield worked a lot of hours and worked through a lot of situations to ensure the owner got their temporary certificate of occupancy on-schedule.

Union Station is a LEED silver project. Weifield's field supervisor, Nick Bull, is LEED AP-accredited and has substantial experience in energy-efficient construction; therefore, Nick had significant input on the use of low volatile organic compound (VOC) products for the project to ensure improved/safer air quality, and he educated Weifield's crew on the importance of separating our debris properly for recycle credits.

Weifield also utilized Trimble technologies on the project; our Trimble robotic stations allowed us to accurately display hundreds of electrical installation points, each day—exactly where needed.

### **Environmental/Safety: Flawless Safety Performance**

Weifield dedicated more than 200 hours to safety throughout the course of this project and experienced no accidents, safety incidents, down time/lost time or violations in meeting project deadlines. Weifield understands the importance and impact of safety risks and our corporate safety program requires Field Superintendents to implement effective safety procedures throughout the duration of every project. A primary focus of our Project Safety Plan (PSP) is achieve "Target Zero," which is a goal of experiencing no (zero) incidents and no (zero) injuries with work tasks. Our PSP outlines all safety and health requirements developed by Weifield, focusing on relevant issues of the project.

### **Exceeding Client Expectations and Enhancing the Downtown Denver Community**

"Weifield's experience with fire alarm systems and the City's life safety inspection process in high rise buildings contributed to Holland's planning efforts and expedited completion of the final inspections for occupancy," said Mr. Hinerman. "Many design changes were made during the construction phase and Holland upgraded the level of finishes in the penthouse units shortly

before occupancy. Weifield helped incorporate these design changes and upgrades into the flow of the project schedule.”

“Reflecting on Weifield’s overall performance on the project and their partnership with us throughout design and construction was a major factor in Holland engaging Weifield again for its next Denver high rise project,” he added.

Erik Hagevik, a Denver native and partner and CEO of Holland Partner Group, called the location a "world-class site," adding that when he was a young man, his parents used to drop him off at Union Station to catch the ski train. "I'm so excited to see the trains come back," he said.

Tami Door, president and CEO at the Downtown Denver Partnership, said the urban corridor "just keeps getting stronger" with projects like Union Station, which attract the 25- to 34-year-old age group to the city.



**01 – Union Station Block A Pre-Construction Site**



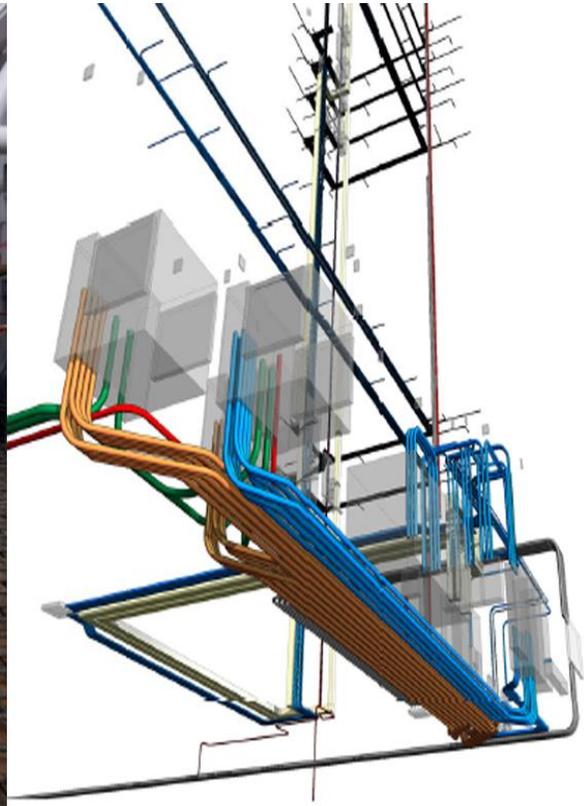
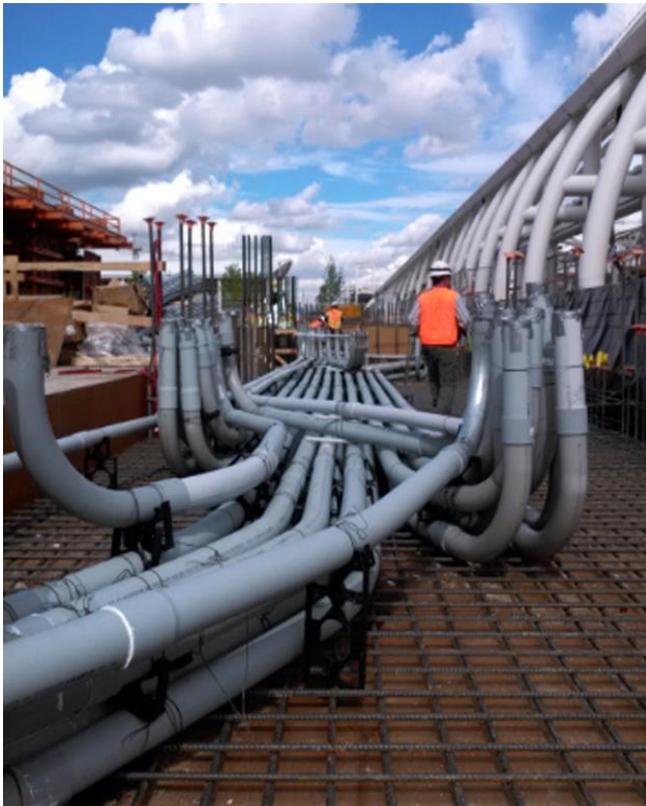
**02 – Digging the Foundation at the Union Station Block A Project Site**



**03 – Starting The Platform Foundation**



**04 – Constructing the Platform**



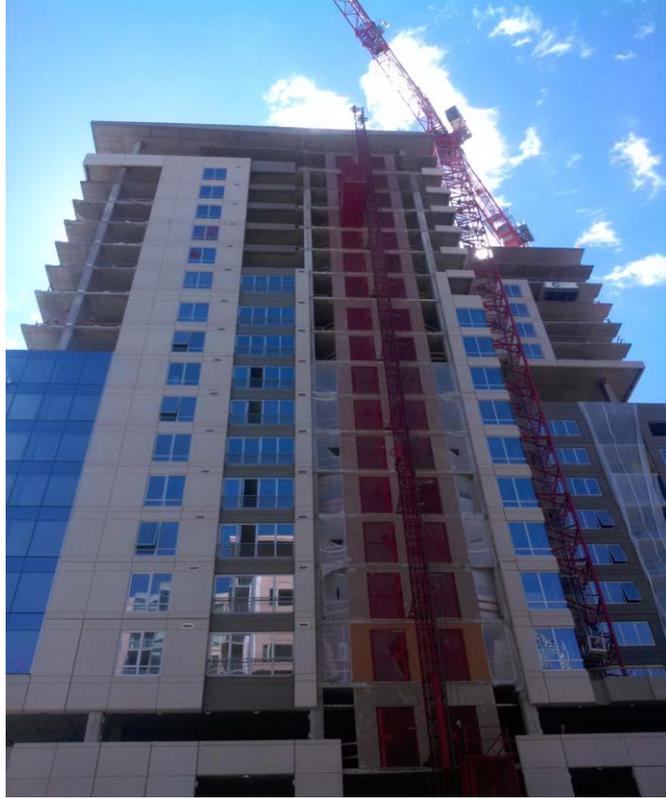
**05 – Union Station BIM Modeling**



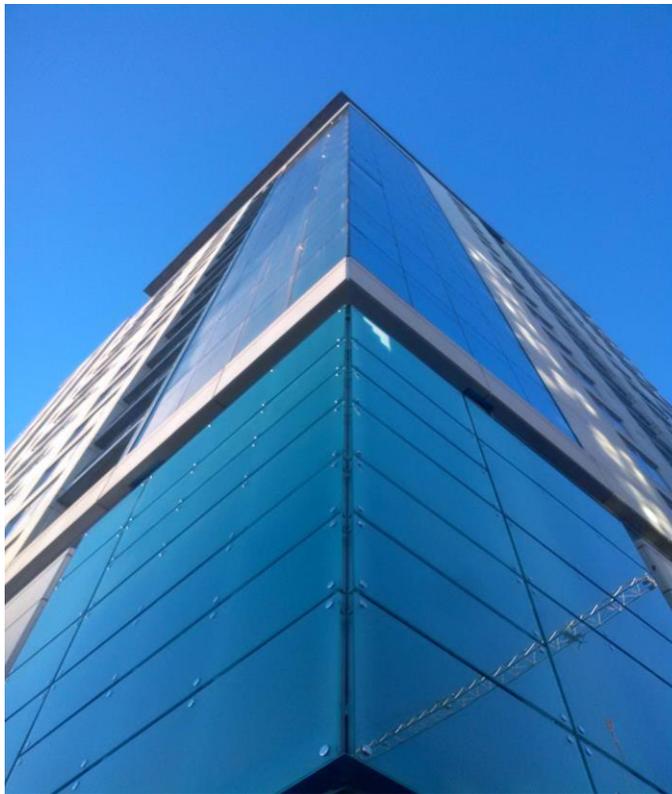
**06 – Floor Construction**



**07 – The Platform at Mid-Construction**



**08 – The Platform Nearing Completion**



**09 – The Platform Tower**



10 – The Platform Tower