**Category: 8 – Best Building Project – General Contractor (Under $10 Million)**

**Contractor: W.E. O’Neil Construction Company of Colorado**

**Project Name: Restoration Hardware Tenant Improvements**

Executing a complex and high-end project on a tight schedule can be challenging, especially when the project requires precise coordination among several general contractors and vendors. Through teamwork, thoughtful scheduling and creative problem-solving, the W.E. O’Neil team was able to work through the challenges surrounding the Restoration Hardware Tenant Improvement project and deliver the final project two weeks in advance of the original schedule and under the allocated budget.

*Solutions of Special Projects:*

W.E. O’Neil was delivered the Restoration Hardware building from the core & shell general contractor two weeks late and asked to deliver the completed project two weeks earlier than the original submitted schedule that spanned a full five months. After learning this, our team worked with the entire design team, the owner and the subcontractors to develop an accelerated schedule. Each member of the team delivered a component of the solution which included outsourcing additional subcontractors, the teams working seven days a week with three shift changes per day and the owner providing additional funds to ensure the accelerated completion of the project was possible.

*Excellence in Project Execution and Management/Team Approach:*

In many instances throughout this project, the design was revealed to us as we were building in an effort to keep the majority of the look confidential. To work with this, we designed with the most complicated case in mind (for example, heavy and fragile lighting) – this ensured the solution we developed would be the most versatile and require the least amount of rework. As this project was a for a gallery/show room, there’s no inventory on site and no back of house, which also impacted our design. We wanted each element of the project to look pristine and perfectly placed so the products would sell well in the gallery as intended.

At W.E. O’Neil, we take quality to heart as it is one of our core company values. This Restoration Hardware project was intended to be a gallery or showroom, rather than a retail location, so ensuring the project’s perfection was essential to its success. This project included a very high-end millwork package so our team made weekly visits to the location where the millwork was being completed to ensure it met the quality standards set by W.E. O’Neil and the client. We also utilized colored mud to avoid defects in the drywall which required a level 5 finish. Additionally, we brought in an electro static painter on several elements including the high end light fixtures to ensure a seamless quality paint finish.

We applied a true team approach on every aspect of the Restoration Hardware Tenant Improvement project. Throughout the duration of the project, the lines between the roles on the W.E. O’Neil project team blurred between project managers, superintendents and project engineers. Each person picked up where someone else left off to guarantee the timely delivery and a high quality project finish.

*Construction Innovations/State-of-the-Art Advancement:*

In an effort to maximize the project's ceiling heights per the owner's request, our team took the lead on synchronizing the design with the core and shell contractor. We used a point cloud survey in coordination with BIM drawings to determine what was possible in the space and what layout would allow us to give the most height to the ceilings. This technology benefitted the project and client by minimizing rework which in turn saved time and cut down on cost. Employing this under-utilized method encourages other general contractors to think outside the box when faced with a similar challenge and determine how to best serve their clients.

*Environmental/Safety:*

W.E. O’Neil Construction prioritizes safety and injury prevention on all our jobsites and promotes safety as a core company value. We believe that through training and a company culture that values safety, we are proactively preventing workplace injuries and accidents.

Given the multiple shift changes and number of workers in the Restoration Hardware building at all times, safety was a primary focus of this project in particular. At one point, we had more than 30 scissor lifts operating simultaneously – an average of one lift for every ten square feet. In order to manage this and other equipment safely, we required each person working on site to complete a safety orientation. We also ensured that we discussed safety and any issues or concerns as part of each weekly foremen’s meeting. Due to our efforts, we had no lost time on this project due to injuries.

*Excellence in Client Service and/or Contribution to the Community:*

W.E. O’Neil excelled in client service on this project in a number of ways. We completed the project two weeks in advance of the schedule we were given, despite having been delivered the project by another General Contractor two weeks late. We were also able to complete this project under the allocated budget. Our team was completely committed to the quality and satisfaction of our client exhibited by instances like when one team member, Carly Rocco, personally hung all 400 crystals on each chandelier to ensure perfection. She went beyond her job description of Project Engineer and was tied to a platform four stories up, hanging crystals for hours at a time. The project contributed to the local community by giving the Cherry Creek Mall a much-appreciated facelift, drawing people to the site and helping to stimulate the local economy and success of the mall.















