



DRY CREEK OFFICE /
ARROW ELECTRONICS HQ

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

Specialty Contractor: Weifield Group Contracting

Project Name: Dry Creek Office / Arrow Electronics Headquarters

Arrow Electronics is the largest private employer in the State of Colorado with more than 1,500 employees in the Denver area. The company relocated its headquarters to Colorado from New York in 2011 and initially moved into four buildings in Denver before adding leased headquarters space in Centennial, CO for a portion of its staff, in 2014. This project involved a new core & shell build and a subsequent tenant finish of Arrow’s new headquarters building located in Centennial’s Dry Creek office park area.

The Weitz Company (General Contractor) chose Weifield as the electrical contractor on this project due to our long-standing history of completing several successful projects together—including a large-scale city improvements project within the Cherry Creek North shopping district. The core & shell phase of this project included a main electrical room, large generator, level 1 lighting, and a five-story parking garage—as well as the development of a one-line diagram and outlet installation. Due to our budgeting and planning expertise demonstrated in the first phase, Weifield was chosen to perform the second tenant-finish phase of the project, as well, which included: offices on levels 3 – 7; an amenities floor on level 2 with a kitchen, gymnasium, spinning room, meeting rooms, and café; and a partial parking garage and main lobby area on level 1.

Weifield also self-performed the building’s fire alarm and lightning protection systems.



“I really enjoy working with Weifield—they ask questions long before questions become issues. They are very proactive,” said Amy Quinn, Weitz Project Manager.

Solutions of Special Projects

Unknown Requirements: This was a unique project as the owner’s company name and purpose for the building was intentionally withheld from the GC and all of the subcontractors for a period of months, early on—the owner did not want its corporate identity and associated new headquarters publicly known. There were many unknowns going into the construction process—what the tenant’s needs were, what exactly the building would be used for, what the lighting control requirements were, etc.—resulting in huge design misses throughout the project. Weifield worked diligently to rectify these issues with cost-efficient solutions.

The 900kW generator was also an obstacle as it needed to be located outside the building, however, the owner did not want to sacrifice any parking space to accommodate it. Weifield participated in design meetings for a year prior to construction in order to determine the generator solution, as it needed to have the required power generation but still fit within the space constraints.

Service Size: Early on, the owner had oversized the service on the main gear, identifying a need for a 5,000-amp electrical service for the building— but Xcel Energy did not accommodate this size of service. Weifield worked with Xcel to solve this requirement and ultimately, de-rated the main breaker in the main switchgear to arrive at a 4,000-amp service.

Excellence in Project Execution and Management/Team Approach

Management: The project’s schedule slipped, at times, as other trades fell behind due to their lack of manpower. Weifield took control of the schedule across subcontractors in order to help them hit their dates. Additionally, we began having separate weekly meetings with the GC to identify potential risks to the schedule and put action plans into place to close the gaps. Our rigorous meeting schedule also included twice weekly internal meetings with project managers/field supervisors, a weekly meeting with all GC and trade superintendents, periodic



“push/pull” sessions (12 in total) with the GC and other trades to solve specific issues, and daily huddles for the Weifield crew led by field supervisor, Nate Anderson.

“I had a weekly scheduling update with Weifield’s team and truly, they were a breath of fresh air,” said Quinn. “I was able to go back and forth with them as needed to resolve issues; the communication was great.”

Scheduling: The numerous unknown requirements made it very challenging for Weifield project managers to plan the building—and resulted in multiple change orders carrying significant cost and schedule impact, once construction began. Weifield adjusted our manpower to accommodate these changes—bringing more crew members and leaders into the crew, as needed. Weifield had 44 crew members at the height of the core/shell project and added 15 more crew members upon award of the tenant finish phase.

The core & shell phase was scheduled to last for 11 months and conclude in January, 2017, however, the owner made prestress color changes which put us behind schedule six weeks, almost immediately. An unfortunate garage collapse incident (detailed further in the safety section) put us behind another four weeks on the already-extended garage completion date. Therefore, the owner combined the core & shell and tenant finish phases of the project to complete at the same time.

“Where others were lagging, we were excelling and expediting—that’s why Weitz has selected us for their next data center project as well,” said Anderson.

Construction Innovations / State-of-the-Art Advancements

This project was run on a virtually paperless site—with the crew utilizing iPads instead of paper for print-viewing purposes, etc. Additionally, Weifield enhanced efficiencies by utilizing our in-house Building Information Modeling (BIM) team to execute the one-line; the use of BIM was a key component in identifying conflicts before they became problems.



We also utilized our expert prefabrication team and 20,000 sq. ft. prefabrication facility to build the one-line BIM items—which allowed for an expedited construction process via just-in-time delivery of prebuilt materials.

Innovative Design: The Arrow Electronics owners incorporated an all-open floor plan into the building which required Weifield to adapt to changes as more requirements were known, in order to build an innovative, modern, and spacious design. This impressive space included glass cubes and additional functional areas and amenities—including state-of-the-art kitchen and gym areas—all supporting the needed innovation and collaboration of this global electronics entity.

Environmental/Sustainability: Weifield needed to satisfy many environmental requirements on the project, including a 99% LED lighting package, a daylight harvesting lighting control system on every floor, and other lighting controls. Utilizing our in-depth knowledge of the 2015 IECC, Weifield was able to expertly navigate around code compliancy issues during design and construction to eliminate costly rework, later.

Environmental/Safety

Weifield logged 41,472 total man hours for both phases of the project—4,000+ of these dedicated to safety. Perhaps one of the biggest safety challenges involved a major safety incident in the parking garage, which occurred in January, 2017; a section of the top level of the garage that the precast team erected fell five stories and caused an entire section of the garage to collapse. Luckily, there were no injuries or fatalities—as no one, including any of Weifield’s crew, was in this area when it occurred. However, the schedule got pushed back over a month due to this incident.

Weifield followed the proper emergency protocols, including shutting down power when the fire department and Xcel Energy arrived on-site and leaving the project site until the issue had been resolved. Due to our safety focus, Weifield experienced no accidents, incidents, lost time or violations in meeting project deadlines.



“Nate and his crew were on top of safety out here; we had several safety issues with other subs, but not with Weifield,” said Amy Quinn, Weitz Project Manager.

Excellence in Client Service and/or Contribution to the Community

Value-Engineering: Weifield suggested and implemented VE ideas for the owner, including removal of stumble lighting to save money, changing from busway to standard pipe and wire for the one-line to save space and cost, and other ideas.

“Early on, I was on-site with Swanson Rink designing the one-lines for this project. They wanted to put busway in but they didn’t have room in the parking garage,” said Anderson. “We came up with another solution to bring everything in, underground, and back up through the electrical rooms. This wasn’t a design-build project but we performed design-build tasks to accomplish the goals.”

Weifield also installed wireway under the raised floor on floors 3 – 8 so the owner could move feeds or change furniture around easily in the future.

The core & shell phase started in February, 2016 and the tenant finish started in September, 2016; both phases ended on March 1, 2017. The next phase of the project which Weifield was also awarded involves the installation of another service in support of the data center; this phase includes a Day Zero UPS system, battery backup, two more generators, and the addition of a UPS to achieve a redundant UPS system.

“At the end of the day—Weifield is more professional than other electricals I’ve worked with. They go above and beyond to help us out on what needs to be done—staying late and doing whatever it takes to make our job easier. This is the second project I’ve worked with Weifield on, and I can’t wait for the next,” said Quinn.

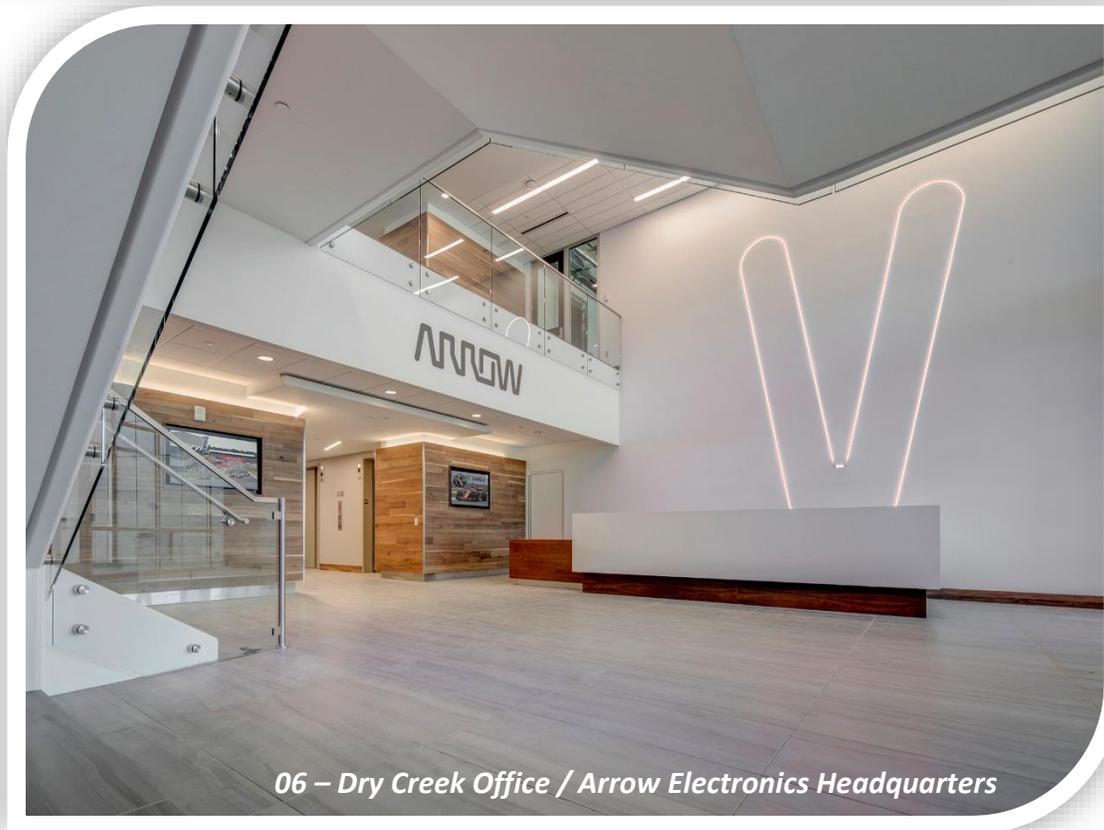




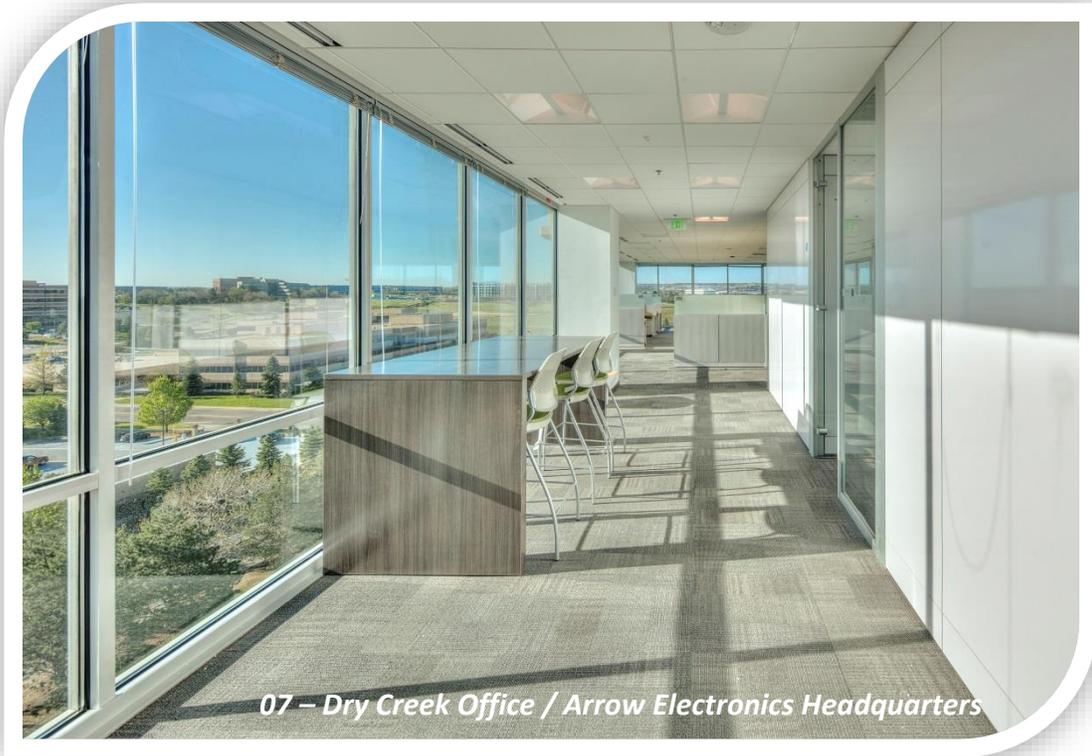




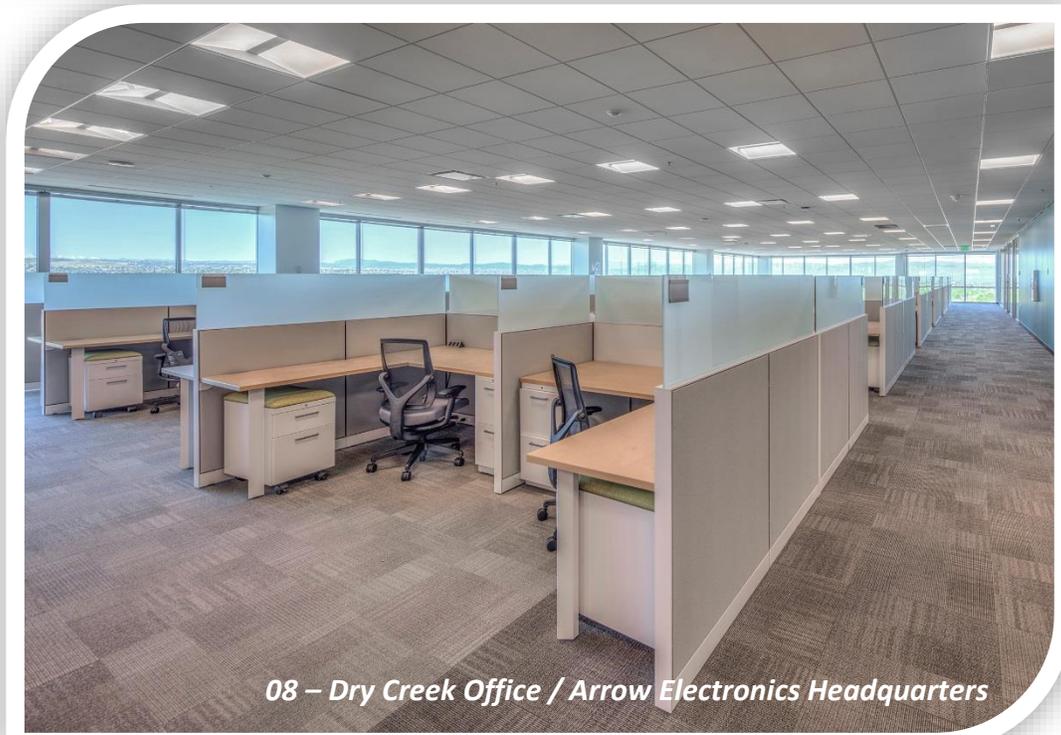
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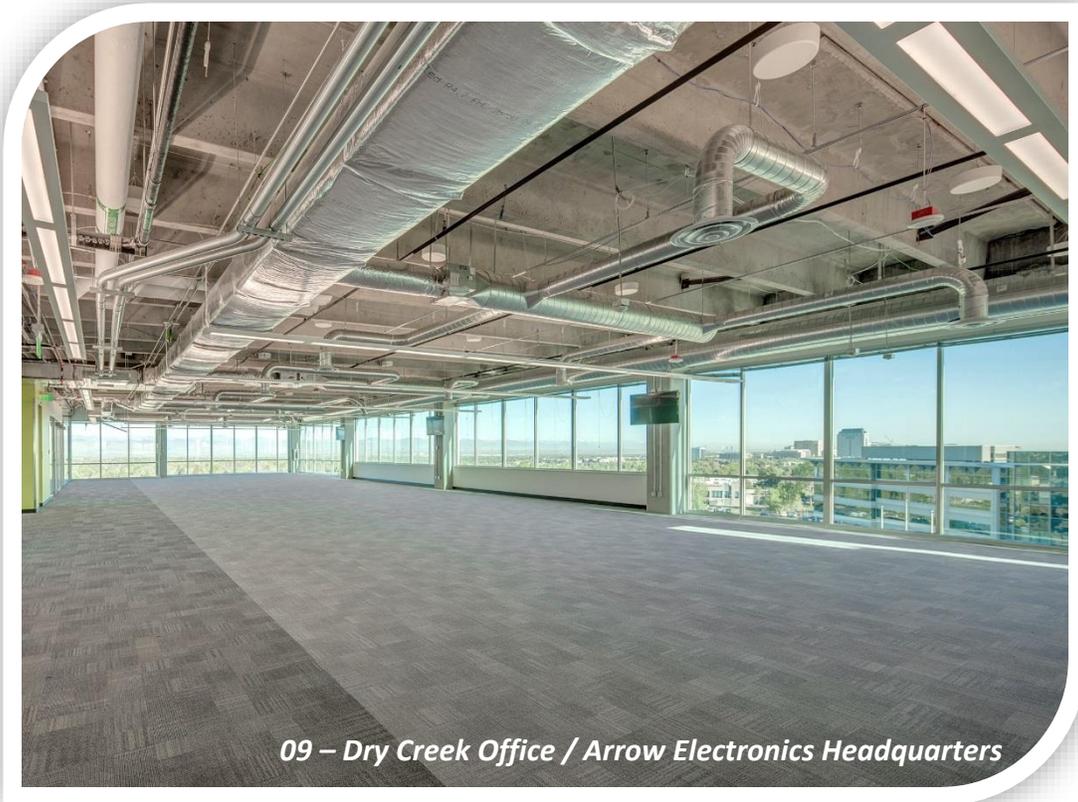
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