

Category 2: Meeting the Challenges of a Difficult Project – Specialty Contractor
Specialty Contractor: Hunt Electric, Inc.
Project Name: 15th & Stout Dual Brand Hotel

As the Denver skyline continues to evolve, the increasing need for creativity and utilization of the available space downtown has become a necessity. With lot development at a premium, the utilization of a smaller lot with a big plan was put in front of the construction team at the corner of 15th and Stout. The lot in total was 125' x 148' with the goal of a high-rise Dual Brand Hotel. This hotel was to be equipped with ample parking, two separate hotel brands along with amenity spaces which would be utilized for Retail, Social Functions, Meeting Spaces, Fitness Area, an in-house Laundry Service and Dining area. All on a footprint less than half the size of a football field! From this vision, along with the tight schedule, it was decided early on that Design-Build would be the best delivery method for the team. With the small, zero-lot line property, the team ventured out to take a small downtown parking lot and develop it into a first-class Dual Brand Hotel housing 190,465 Sq Ft of Public Spaces, 122 Parking Spaces and 382 Hotel Rooms all within 21 stories; adding yet another signature building to the Denver, CO skyline. Hunt Electric was proud to be selected as a Design-Build partner with The Beck Group to achieve this milestone and perform the Electrical, Tele/Data, Audio/Visual, and Security scopes of work for the Dual Brand Hotel.

Solutions of Special Projects:

To add to the complexity of a high-rise hotel in downtown Denver, the team was tasked with not only coordinating the systems to be within the building, but also needed to devise a complex schedule. This endeavor included noise ordinances for surrounding tenants, working near the light rail tracks on Stout Street, accessibility concerns in the busy downtown environment along with robust delivery schedules that required lane closures on 15th Street to transport material and manpower throughout the building. With this, the team met early during the Design process to devise a plan to get the equipment sequenced into the building when construction was going to take place. This included heavy coordination with the service providers such as Xcel for the Underground Electrical vault housed within the building, underground feeds from the local service providers, delivery and setting of the electrical switchgear on Level 1 and the generator on Level 2, along with countless other deliveries. To combat these active downtown restrictions,

Hunt Electric started the Design-Build process with the end in mind. This included early procurement of the switchgear, generator and other major pieces of electrical equipment which allowed for direct shipment to the jobsite with immediate placement into the areas. After the major equipment was resolved, Hunt Electric focused heavily on prefabrication throughout the building to allow for off-site fabrication and just in time deliveries throughout construction. This not only assisted with the schedule but was a necessity for a build with very little storage space onsite for all trades. Prefabrication methods were utilized for all major feeder conduits and racks, busduct risers/gear along with branch rough-in and devices. This strategic preplanning and forethought resulted in Hunt's scope of work being well-planned with installations never missing scheduled deadlines.

Another complexity to this project entailed meshing two different hotel standards into one. Each hotel brand provided their brand standards of requirements for rooms, front of house areas, back of house areas, typical layouts, equipment and prototype layouts. These standards are required guidelines which need to be adhered to for the building to qualify for that brand. Hunt was tasked with reviewing nearly 2,000 pages of "dual brand" standards, each stating specific requirements for equipment, receptacle placement, lighting levels, security doors and cameras, background music, etc. Hunt's job was to mesh both standards into a Design that was acceptable for the Dual Brand Hotel. Countless hours were invested verifying every detail was covered and all details were coordinated with other design team members for a fully integrated project. In the end, the team succeeded as each hotel standard was met or exceeded creating two standards in one building!

Excellence in Project Executions and Management/Team Approach:

As with all projects, budgets, schedules and timelines are a huge priority for the team. Hunt Electric was brought on in the early design stages to ensure the building was meeting the standards and expectations, but also that progress would not be halted anywhere along the way with budget constraints. With this, Hunt's Preconstruction team worked hand in hand with the Interior Designers and Architect's to establish architectural finish expectations in addition to achieving them within the allotted budget. The team worked tirelessly to compile a decorative lighting package that met the expectations the team set out to achieve. The team also devised

plans on placement of equipment to occupy as little of the building footprint as possible to not encroach on the useable space. Electric rooms, feeder racks, and busway were strategically placed to allow for maximum efficiency along with meeting the strict guidelines set by the City of Denver for Emergency Power and Lighting which exceed standard IBC regulations. The generator placement was designed early on to occupy part of the second floor. This took a monumental effort to maintain clearances from neighboring buildings for exhaust and air intake along with structural and remote fueling requirements needed to place the generator out of the public eye and not be an issue with the neighboring facilities due to exhaust, fumes, etc. With these issues at hand, Hunt's Design and Construction team was able to work with all other trade partners to achieve the "out of sight, out of mind" efficient electrical installation that did not encroach on the team's vision to utilize the vital space on level 1 for lobby, retail, bar and public spaces.

Construction Innovation/State of the Art Advancement:

With Hunt Electric performing all scopes of Design-Build work in-house, the innovation of the Hunt team started from day 1. Hunt was able to work internally throughout the Design with the Construction teams input for a coordinated Revit model that worked from the start. Without a hand-off from Design to a BIM team, the Design team was able to efficiently design the systems and building materials to coordinate with each other from the start. This design was then handed off in phases to Hunt's internal Preconstruction/Prefab team to start building the job while the design was progressing. With much of the electrical assemblies built off-site, Hunt was able to build 30% of the onsite installations in our offsite facility, store the material by area for when it was needed onsite and sequence deliveries to the project site for just in time deliveries. These innovative, no lost step practices from Hunt resulted in approximately 20% less manpower required onsite for installations and allowed for Hunt to minimize congestion onsite allowing for maximum productivity not only from Hunt's onsite crews, but also the other trades around us.

Environmental/Safety:

Hunt Electric continued their safety excellence at the 15th and Stout project. During this project, Hunt Electric achieved a corporate milestone of 500,000 man hours without a lost-time injury and the 15th and Stout project was a key contributor to this success with over 60,000 man hours

on the project without a lost time injury! Hunt's onsite team performed daily FOCUS plans at the onset of each day with multiple refreshers to these plans throughout each day. Weekly safety meetings were held with the crew along with a weekly safety stand down call for ALL Hunt Supervisory personnel with the President of Hunt Electric. These methods were set in place to ensure all team members were aware of the daily hazards they were exposed to, but also to keep them in the loop and train them on what other team members on other jobs are also exposed to and experiencing. Safety to our team members is, and will always be, Hunt Electric's priority and the performance of the Hunt team on the 15th and Stout project was a direct reflection on what Hunt Electric is capable of.

Excellence in Client Service and/or Contribution to Community:

The 15th and Stout project provided yet another jewel in downtown Denver to add to the city's flexibility for conventions, business travelers and various patrons to the Downtown metro area. From the beginning of the design, Hunt Electric was able to strike the right balance of design, functionality, budget, and schedule allowing for a top-quality project. Hunt Electric worked hand in hand with team members to achieve a building that is, and will be, versatile in many aspects for years to come. Per Beck's Project Executive Julian Nahan, "The Hunt team has been an integral part of making this project a success. As a Design/Build partner, they have performed at a high level throughout design, pricing and field operations. We look forward to continuing the partnership on future projects."









