

WESTERN UNION OFFICE HEADQUARTERS, ONE BELLEVIEW STATION

AGC ACE AWARD, CATEGORY 2: BEST BUILDING PROJECT, OVER \$10M –
SPECIALTY CONTRACTOR

DYNALECTRIC COMPANY

In 2016, Western Union, one of Colorado's Fortune 500 Companies, contemplated uprooting their headquarters from Douglas County and moving their 1,300 employees to a different market. In October of 2017, the company announced their 248,000 SF lease at One Belleview Station in Denver County. They selected Gensler and Howell Construction to over-haul their employer image through the design and construction of a cutting-edge Class A office facility that would become an anchor to what is now, South Metro Denver's most prominent Transit Oriented Development (TOD).

"It's been excellent having Western Union here. We have a great partnership and one that has been impactful to our business."- Eddie Gomez, General Manager Ruth's Chris Steak House

The vision contemplated, and implemented, by Gensler incorporated design elements from Australia, South America, Asia, the Middle East and Europe. Each floor had its individual eccentric look and feel and aimed to bring together flexibility, mobility, balance, Global diversity and Colorado culture through intricate finishes including more than 150 different light fixtures throughout. Howell was tasked to assemble a construction team capable of delivering a build-out for a sophisticated tenant; a team capable of flexibility to quickly address corporate preferences, as needed was an important consideration.

Dynaletric was awarded the electrical design-build scope. Our company's efforts in overcoming the obstacles on this project parallel the challenges Doc Brown faced in initiating time travel in "Back to the Future," while always racing the clock - we demonstrated grit and innovation.

Design for electrical and mechanical work commenced in November of 2017 and the first phase of WU tenants were scheduled to occupy just eight months later. Due to the tight timeline, Howell directed Dynaletric to start design without substantially completed architectural drawings – they were only 60%. With an approach that hadn't been utilized on any of our other jobs, our BIM lead, Jeff Faehnrich, acquiesced to utilizing his self-taught and highly advanced technology skills to manage the scope and to keep the project on track. In the same way that Doc taught himself to use the *flux capacitor and DeLorean*, Jeff mastered BIM and time savings!

"Dyna's work helped solve problems early to avoid rework and enabled a high level of labor efficiency in the field." – David Gazarik, Project Engineer, Howell

As modeling among partners evolved, Dynalectric took over clash detection. Jeff and his BIM team modeled everything – anchors, floor boxes, light fixture elevations etc. in order to maximize prefabrication and prevent rework. He also made critical decision to verify the location of the tees in the precast concrete construction. While modeling more than 350 floor boxes, he realized many were placed within two inches of the structural beams. Dynalectric discovered the structural tees and CAD were misaligned. With immediate response time, Dynalectric created new base drawings through field verification on all ten floors. This unforeseen circumstance, and Dynalectric’s finding, prompted trade partners to modify their design, avoiding conflict in the field and unrecoverable delays.

In order to facilitate faster decision making, Dynalectric provided *flux capacitor* drawings; customized floorplans to help designers identify furniture placement, for instance. Where field electricians would have typically carried out several rounds of wall rough-in based off multiple documents and drawings, Dynalectric provided one thoughtfully compiled wall-rough drawing incorporating power, lighting controls, fire-alarm, IT, AV, and security. All rough-in was completed at one time, unless there were RFIs identified in advance. This innovation also eliminated the need for engineers and architects to carry 6-10 sets of plans for walk-thrus.

“Because the clash detection was completed early in the process, this project was more efficient.” – Matt Reilly, Project Manager, MTech

Efficiencies continued to multiply as a result of the detailed 3D model. Our field engineer surveyed each floor and marked the locations for every support to be installed (approximately 1,200 per floor). Utilizing manlifts, similar to *hover boards*, Dynalectric crews installed all conduit, lighting and equipment anchors prior to any walls being placed. Our crews completed the installation of supports in two days – a process that would have otherwise taken two weeks.

State-of-the-art prefabrication, reduced on-site waste, and less frequent site deliveries were also products of the design process. Dynalectric’s prefab team built assemblies that were modular – like the *DeLorean’s plutonium fuel cell...* only better. The timeline was pushing construction ahead of design completion so field personnel needed flexibility. The materials were handled in Dynalectric’s warehouse where plastics and cardboard were recycled. Assemblies were meticulously labeled and checked prior to just-in-time delivery.

As Jeff “Doc Brown” Faehnrich continued to innovate behind the scenes, *Marty FcFly* was busy making things happen real-time. The building owner implemented strict policies to limit interruption to existing operable tenants. Foreman were required to wear presentable business attire when occupying common areas but needed to wear safe construction garb in work zones. Imagine *Marty in duplicative roles trying to please his mother in 1955 and repair history in 1985* – this takes finesse! That was, basically, Dynalectric’s General Foreman, DJ Starks. In similar superstar style, he managed to please landlord and tenants.

DJ was managing construction on all ten floors simultaneously. Due to a normal flow for design decisions, yet an unforgiving construction schedule, no single floor was ever fully completed prior to having to move to the next. For swift implementation of design, DJ decided on a “smart” field setup by installing a contractor-specific Wi-Fi network throughout the building to enable access to real-time drawings through tablets. As the drawings were distributed, they were immediately pushed to each tablet through the wireless network to assure the most current information was being utilized.

DJ was following a phased move in schedule with focus on occupancy occurring first, in the lower floors. That was, until, WU’s plans changed, requiring the executive team to move in approximately six weeks ahead of schedule to occupy floors 14 and 15. When the accelerated notice was received, Dynalectric called for all hands on deck and deployed a total of 60 electricians, without missing a beat.

“Dyna was quick to implement design and only pushed back in areas of critical impact. They came into the project with a mindset for success and teamwork.” – Lenny Camargo, Senior Associate, Gensler

The scope shifted. The main distribution frame would need to be installed and commissioned within a few weeks and back-up power installed ASAP. Then, the AV and theatrical lighting installed for the two-story executive auditorium and 150 different light fixtures placed. Permits for the back-up generator had been delayed. A permit for this work would not be provided until the active life-safety generator for the core and shell was disassembled and modified to include a protected tank for 800+ gallons of fuel... slightly more than the amount of *beer used to fuel the DeLorean*.

By removing the primary power source, sending it to the manufacturer for modification, installing two temporary generators and coordinating power outages with existing tenants, this challenge was overcome with little to no impact to tenants or the schedule. It was not without true heroic efforts on behalf of Jeff “Doc Brown” Faenrich and DJ “Marty McFly” Starks and their teams, that full occupancy occurred by October 2018.

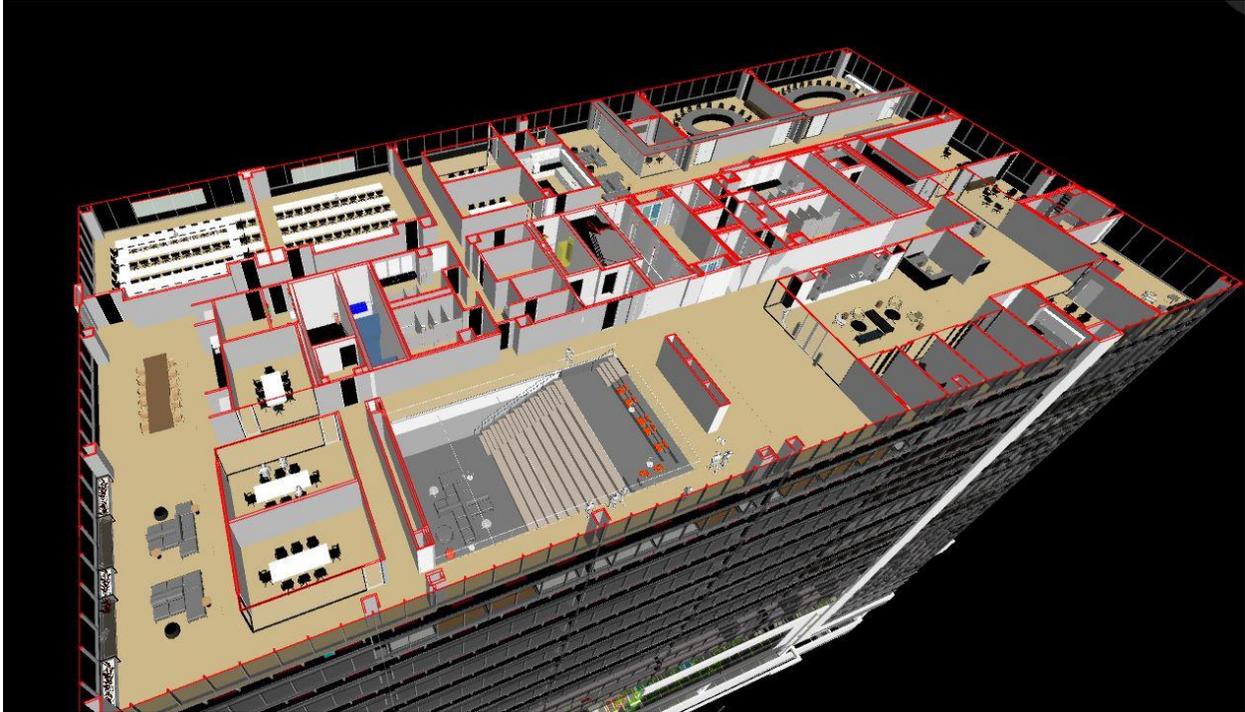
“One of the things I was impressed with was the quality of the work upon completion. It wasn’t what you would normally find as a result of a rush job. The (Dyna) craftsmanship was implemented with detail and care.” - Lenny Camargo, Senior Associate, Gensler

The Project Team executed the company’s Be Vigilant / Be There for Life Safety Program, working over 70,000 man-hours to complete the project on time with no lost time and zero OSHA recordable safety incidents. Regular safety blitzes addressing relevant hazards, recognizing the importance of safety for self, family and community; active participation in the Speak Up Listen Up (SULU) program and daily crew safety task analyses were the foundation of our effort to squash lurking dangers and potential injuries.

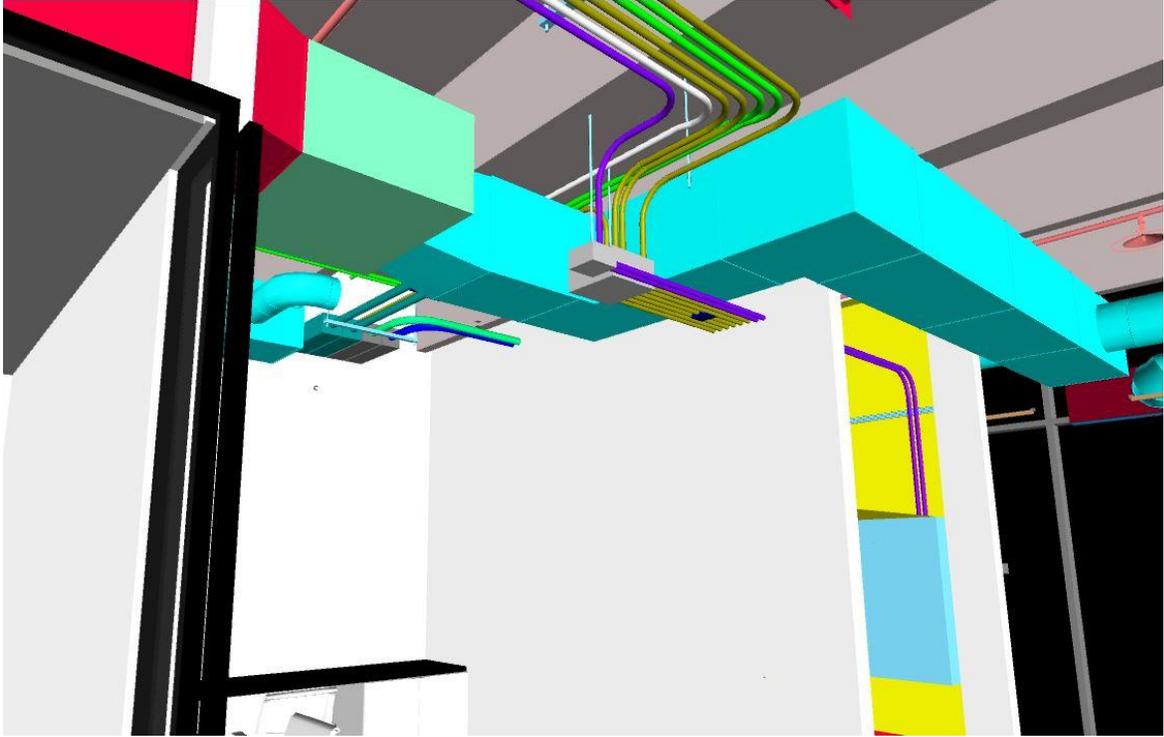
Western Union was a catalyst for establishing vibrancy at the 51-acre mixed-used development, Belleview Station. The site had been identified by the City of Denver as a potential TOD more than a decade prior. The announcement of WU's tenancy boosted residential and retail leasing. As employees moved in, retailers saw a significant bump in sales. The WU employees may utilize light rail instead of driving to work. Today, more than 1400 people utilize the light rail station in a single week day. WU occupies nearly 80% of the 15-story, 320,000 SF Class A, LEED Gold office tower and contributes greatly to the vitality of one of Denver's most recognizable TOD's.



One Bellevue Station, home to Western Union (floors 6-10 with retail on 1)



15th Floor including executive auditorium



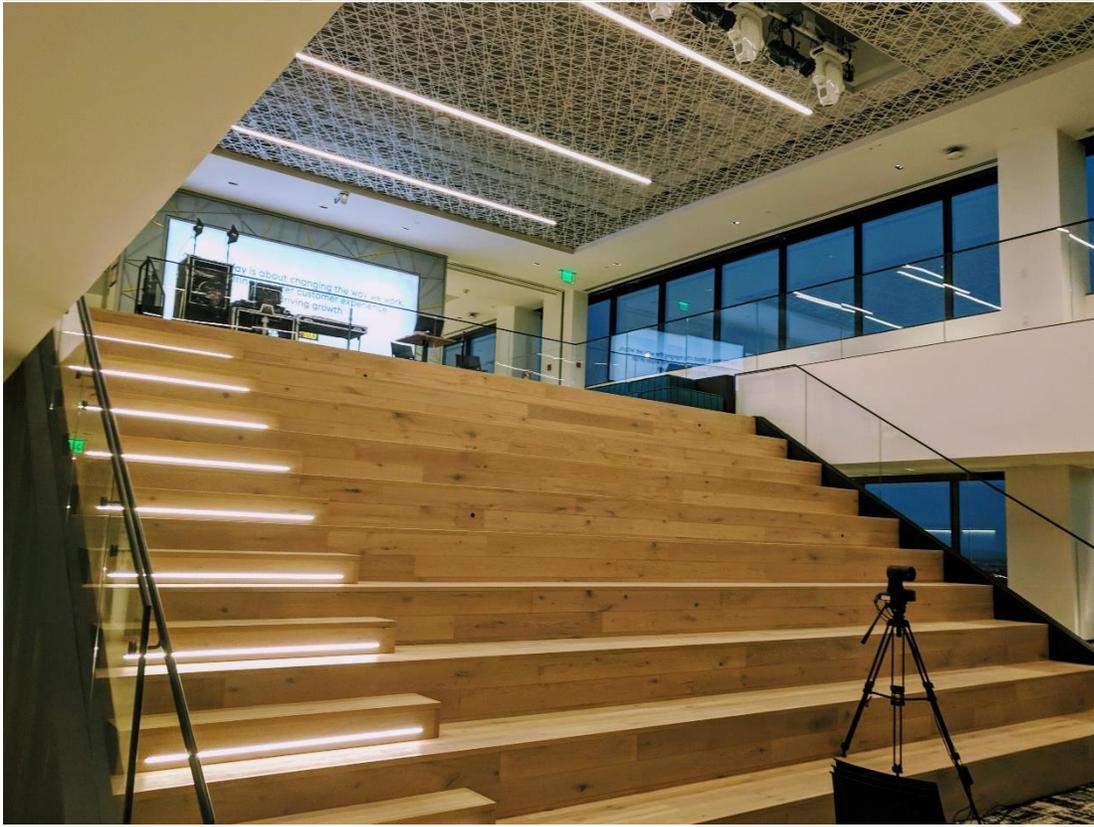
Modeling and finish work



Modeling and finished product



Rough-in



14th, 15th Floor executive auditorium



15th Floor executive conference room