

Category 11: Best Building Project – General Contractor (\$10-\$40 Million)

Contractor: Dohn Construction

Project Name: Good Samaritan Society Water Valley Assisted Living & Memory Care

The Good Samaritan Society Water Valley Assisted Living & Memory Care (GSWVALMC) facility in Windsor, Colorado is a new 56,000 square foot building with two located on the Good Samaritan Society – Water Valley Senior Living Resort Community campus. There is a two-story section with 40 beds for assisted living and another one-story section with 16 beds for memory care residents. The assisted living community provides multiple common areas for residents along with a chapel/multi-use activity room, dining room, fitness area, salon and staff support areas. The memory care facility provides private resident rooms with private baths around a shared community/dining room area and features a courtyard along with staff support areas.

The GSWVALMC team proved resilient conquering major obstacles during construction of the project. Part way into the footing and foundation phase of construction, a major redesign of the building was issued. As a direct result of the redesign, extra caissons were required to be poured in addition to the caissons that were already placed. The entire roofing structure was also changed in the redesign and installation of the full roof did not occur until the skylights were delivered. The extra lead times from the large custom skylights, as well as HVAC equipment and a generator posed further difficulties, however through excellent team communication along with organized coordination of Dohn and subcontractor workforces, these difficulties were easily overcome. Specifically, there was a delay in receiving the DOAS air handler so installation of the roof was designed in a manner that allowed the roof to be “lifted” off at a later date to install the DOAS.

Efficient execution of the project was achieved through Dohn’s standard practice of constant use and updating of PlanGrid by the team and subcontractors for submittals, RFI’s, prints, daily reports, punchlists, etc. Proactive efforts by all team members provided real time updates and enabled the entire team to be as efficient as possible while limiting mistakes. In addition, questions in the field were able to be answered and directed to subcontractors quickly to increase communication and maintain the high-quality standard that Dohn prides itself upon. Early partnering was also utilized to aid in overall project completion. Dohn Construction was

hired in the early stages of the design phase to establish and review the project budget with the owner as architects finalized the design details. This enhanced partnership allowed for design decisions to be influenced by construction effectiveness, leading to overall efficiency in the construction phase. Originally, the building was designed to have a crawlspace deep enough for someone to fully stand up in it, but after cost analysis and exploring value engineering savings for a shorter, smaller crawlspace, the shorter version was decided upon. In addition, the initial design for the MEP system required multiple large boilers and large air handling units to feed the entire building. The Dohn team and the MEP contractors were able to work with the owners and design team to value engineer the mechanical and plumbing scopes to use fan coil units along with individual condensers as an alternative. This early planning decision resulting in the reduction of large air handlers necessary to feed the building which in turn properly allocated time in the project schedule and reduced costs in the budget. Through early involvement in the design phase, the Dohn team was able to assist in meeting owner's expectations while providing cost and time-effective alternatives as well as improving the overall quality of the final product and adding value.

The GSWVALMC project was especially unique through the innovative use of the roof installation. To keep construction on schedule, the building needed to be kept dry, but the long lead time of the DOAS unit install was postponing the roof set up. The team worked together to temporarily put the roof in place in a way so that it could be removed at a later time to mount the DOAS unit in the attic. By enabling the roof "lift-off" the team used state-of-the-art advancement to keep the project on schedule as well as keep the interior dry while waiting for completion of the DOAS. After the final install of the roof, it was insulated with over nine inches of spray in between and surrounding the top cord of the roof trusses. Another exclusive feature of the GSWVALMC project was the 218 caissons installed at over 30 feet deep. Each caisson was cased individually and then all drilled within a month and two days.

Dohn Construction leadership believes it is their duty to provide team members, subcontractors, and anyone on Dohn jobsites with a safe work environment. Safety was viewed as an integral part of the GSWVALMC project, with weekly toolbox talks help by project Superintendent, Eric Horton, along with monthly third-party safety inspections. Towards the end of the construction, COVID-19 significantly impacted the team's safety protocols with new precautions in place including mandatory face coverings at all times, social distancing on site,

and limiting work areas to one crew at a time. The GSWVALMC project posed a unique challenge involving COVID-19 with Assisted Living residents already occupying the completed space. In addition to the precautions previously noted, the GSWVALMC team also put up plastic walls in social areas of the building to separate construction workers from residents so work could continue through punchlist completion. Controlled access points were also implemented for construction crews consisting of temperature scans and hand washing stations as well as daily check in forms required by the Good Samaritan Society. The pandemic posed plenty of new obstacles for the team to overcome, making Dohn's established safety plan even more critical so that focus could be placed on implementing the proper changes on site through project completion.

The GSWVALMC project was specifically designed to combine the services of assisted living with the safety and special programming needed for memory care residents. This memory care and assisted living community was constructed to feel like home with amenities including a courtyard, skylights throughout, a sewing station, piano and a home-like kitchen and laundry facility along with a large amount of flexible space to bring in additional activities for residents. The memory care section of the project utilizes a Wellness Nordic Relax Chair that rocks, plays music and reclines. Procured by the owners specifically for this facility, this chair helps people with cognitive disorders relax through soothing music and tactile stimulation to have a beneficial effect on their wellbeing. The Water Valley Assisted Living and Memory Care facility is the only Good Samaritan Society memory care facility to incorporate this chair design to enhance the quality of life for its residents. Through successful completion and turnover, the GSWVALMC facility will provide a safe and welcome environment for residents for years to come.









