

Category 6: Best Building Project – Specialty Contractor (\$6M - \$10M)

Subcontractor: Weifield Group Contracting

Project Name: Centennial Hospital Project

Over the course of nearly two years, Weifield was proud to work with GC partner, JE Dunn Construction, on a project for HealthONE to convert what once was a 35-year-old sole freestanding emergency room at Centennial Medical Plaza in Centennial, Colorado, to a new 20-bed hospital facility. The new Centennial Hospital, the first hospital facility for the Centennial community, now includes an emergency department, an ICU, new patient rooms, and more.

“The Centennial community wanted care close to home,” said Tyler Hood, chief administrative officer for the new Centennial Hospital, in a Denver CBS News interview.

Weifield began work in June 2019 and all proceeded steadily to plan, until the Covid-19 global pandemic surfaced in March 2020. It was at that point that the HealthONE decided to halt work on hundreds of its projects – including Centennial Hospital – due to billing restrictions.

Said Joey Licata, JE Dunn Project Manager: “HealthONE released ten or so per projects from the restrictions each month after Covid hit – so the hospital interior phase was halted for six months. Suddenly in September, the restrictions were lifted and the MEP partners were expected to be back in a hurry – it was a fire drill to catch up for everyone.”

“We were 50% complete when Covid hit,” said Jeff Holderman, Weifield Superintendent. “We manned down to myself and two crew members from March to September – so we were not able to make a lot of progress during that time.”

“It was a difficult situation to work through, but everyone pulled together to do what we could with the little budget we had,” said Jeremy Gicewicz, JE Dunn Superintendent.

Scope of Work

Weifield's scope of work included a full renovation plus installation of a new fire alarm system for the entire existing facility, plus a replacement of an existing generator. The facility remodel scope included a bed tower addition, 18 pre-op/post-op rooms, four operating rooms, two endoscopies, a new ER entrance, a new main hospital entrance, four ICU patient beds, and 16 patient beds.

"Everything was completed with no schedule extension except for the six-month Covid hiatus," said Brian Miller, Weifield Project Manager.

"It helped that Weifield had a good game plan coming into the project," said Licata.

Management of the Project [Safety, Budget, Timeline, Waste Minimization, etc.]

Meeting the Schedule

Overall, Weifield performed 50,000 man hours on the Centennial Hospital Project.

"We were far enough ahead of everybody on the bed tower phase when shutdown happened – so when we started back up, everyone had kind of caught up to us," said Holderman. "That was the somewhat scary part – we knew they were close on our heels so we kept three full-time superintendents on different project areas to make it easier to stay ahead of everyone."

Even though Weifield had kicked efforts into another gear, the team knew it was going to be tight to the finish. Everything had to hit in certain timeframes, even while adding on additional generator replacement and fire alarm remodel project phases that were expected to take six months -- and were not part of the original contract.

"We drove everything to get ahead of that challenge," said Miller. "We even ended up getting our portion done ahead of time. It was through our great collaboration with the mechanical contractor, Apollo, that we all were able to achieve project expectations."

Executing the Project

“The field coordination was Weifield’s strong point on this project – meeting the schedule and staying ahead; they were a leader in that area,” said Licata. “The owner pushed us to execute the last planner system on the project and Weifield did a good job taking the lead on that. Getting the three-week look ahead schedules coordinated and playing a big role in the trade partner meetings, pull plans, and coordination with other trades was also very beneficial.”

Added Gicewicz: “The way Weifield does prefabrication and the way the superintendents order the materials through their system – that whole process is miles above their competitors. Their procedure focus and Methods of Procedure for shutdowns were great; Weifield would just do things the right way.”

Communication/Team Approach

Weifield’s manpower was 35 before the Covid-19 shutdown – and before and afterward, our crew made it a point to over-communicate and use a combination of on-site meetings and direct correspondence to facilitate a smooth project. This was a small enough project where Weifield could deal directly with the GC on coordination; the mechanical contractor also had a full-time project manager on-site so the team went through him directly for mechanical, plumbing, HVAC, etc.

“Weifield’s team did a really good job; I got 50 texts and calls from them, every day. And the entire crew always was talking – good or bad, the communication was great and I was very happy with the team,” said Gicewicz.

“We always wanted to make sure we met expectations per what the budget and requirements were; it was pretty fluid, the GC and our trade partners were great to work with,” said Miller.

“The fact that Weifield’s superintendent was a team player really went a long way,” said Licata. “It was a true team approach and Weifield was able to champion the schedules and do a great job.”

Safety Performance

In addition to following our own comprehensive site-specific safety procedures and holding daily safety huddles with our crew, Weifield led the safety moment at the beginning of each trade partner meeting that the holistic team attended. Weifield – and the project as a whole -- had no incidents, lost time, or restricted duty on the Centennial Hospital project. As our team worked through the project, we were cognizant of the safety risks and documented job hazard analysis reports on the areas of risk during certain project phases.

“We never had one safety issue in the two years we were on the project,” said Gicewicz.

Added Licata: “Weifield’s team members were always the ones to speak up with safety items and were always proactive; they did a great job.”

Unique Job Conditions / Challenges

The challenges on this project did not end with the Covid-19 delays. Although the bed tower phase was fairly straightforward, the generator addition and fire alarm remodel piece was added in, which ended up being the most technical and difficult part of the project. The new bed tower expansion required the addition of a Fire Command Center (FCC) and installation of a new fire alarm system in the existing part of the facility.

“We had to build a second fire alarm system inside the building while keeping the original system online,” said Holderman. “So our team demoed the old system out as soon as the new system was up and online and did a cutover – we did this same process over and over again for each phase.”

Weifield also was responsible for replacing two of the rooftop units in short order.

“We built the entire rooftop system and demoed the old one – in the course of a weekend,” Holderman said.

How Challenges Were Overcome / Innovations Developed to Succeed

Weifield ensured success through stringent attention to detail; our team wrote over 70 Methods of Procedure (MOPs) for all scopes within the renovation, fire alarm, generator, and general phases to minimize impacts to the current facility with respect to power and fire alarm.

“There were definitely some high stakes shutdowns and major coordination with Xcel, the facility, and the vendors to make them happen – which Weifield did successfully,” said Licata.

Weifield also utilized our BIM/VDC technologies on the bed tower and all of the feeder pipe and branch pipe, Facility Grid and Blue Beam programs for the entire project, and Trimble Total Stations to precisely lay out installation points within the bed tower – which helped facilitate coordination with all trades and keep the project on-track.

“Just the sheer volume of communication with the hospital with MOPs and dealing with facilities on shutdown required a lot of coordination,” said Holderman.

What Made This Project Stand Out

Weifield’s work at the new Centennial Hospital project was complete in early March 2021; the project ended up being on schedule and on budget, despite the myriad challenges in the way. Right now, Centennial Hospital has just 20 beds, but the third floor has the potential for 20 more; additionally, the facility has the capacity to expand to six floors in the future.

JE Dunn considers the hallmark success of the project to be the rapid switch from hiatus mode to full steam, after the job was halted.

“When things sped back up, everyone was ready to go. That was the biggest accomplishment,” said Gicewicz. “I’m glad we made the decision to go with Weifield -- the teamwork was excellent.”

“Weifield’s differentiators included building comradery, being team players and go-getters, and being extremely knowledgeable about the systems and shutdowns,” said Licata.









