

Category 4: Best Building Project – Specialty Contractor (Under \$2 Million)
Specialty Contractor: Hunt Electric, Inc.
Project Name: Tom’s Watch Bar

Introduction:

Located across the street from Coors Field in the heart of LODO, The Colorado Rockies had a vision to bring a unique entertainment and interactive fan experience to life. Tom’s Watch Bar stands alone as the keystone piece of this experience in the new McGregor’s Square. Together Hunt Electric, Inc. and Jordy Construction brought this innovative concept to life. Here you can watch your favorite team in a 360-degree stadium experience on one of their state-of-the-art video walls with over 115 TV’s or swing away in Colorado’s first indoor Top Golf simulator suites. If craft beer is what you enjoy, there is no better place than Colorado’s first ever of its kind AC Golden Tank Room where beer flows so fresh and cold it is like drinking straight from the brewer’s tank. The experience doesn’t end inside, an outdoor bar and dining patio with exterior TV’s lends to an enhanced atmosphere that is unrivaled in the sports enriched area of downtown Denver. This prominent and integral piece to the sporting fans experience extends the celebration from a Rockies win with just a short walk from the stadium with other likeminded Rockies Fans.

Solutions of Special Projects:

Tom’s Watch Bar was under the gun from the beginning to deliver a one-of-a-kind experience in a tight six-month schedule. Specialty systems for many of the features including the video walls and golf simulators were not fully designed when construction started which resulted in over two thousand hours of added scope and required constant communication with the owner and GC. The AC Golden Tank Room required careful interconnections between the tanks, compressors, and walk-in coolers to ensure the operation delivered a premiere product. Weekly scheduling, on-time material deliveries and additional manpower to meet the ever-evolving design and customers’ requests were a must.

Adding to the challenge of this aggressive schedule was the coordination with the existing activities of the new McGregor Square base building in completing the project in conjunction with other projects on site. Daily challenges were met with ever changing access to the project

and work areas. Add in the effects of a global pandemic causing constant work stoppages to accommodate inspections and testing, completing Tom's Watch Bar on time seemed almost impossible. However, revised schedules to the plan with daily coordination and communication with all parties proved vital to guarantee work continued without impacts to the overall schedule.

Hunt Electric met the challenge with flexible schedules, weekend work, and careful coordination between management and field crews to complete the project on time and under budget.

Excellence in Project Executions and Management/Team Approach:

With a tight schedule and the construction industry suffering the effects of COVID-19 on material manufacturing, Hunt Electric's management was essential in keeping material costs under control and assuring materials were delivered on time to avoid any schedule delays. This required alternate lighting and lighting control packages to keep fixture lead times manageable. Working with our vendors and manufacturing partners was crucial in finding solutions and alternatives to long lead items. One such example were the mono-point fixtures that were abundant throughout the project and not available in the voltage required under the project's electrical capacity. As a result of working with the project engineer, our trade partner, and the lighting manufacturer, Hunt Electric was able to get a fixture produced and delivered to site that was not otherwise available and still met the project schedule without changing the building design at no additional cost to the owner.

Although Tom's Watch Bar is full of unique and awesome attractions, the compact footprint of the space prevented any material storage on site during construction. Just-in-time deliveries, prefabricated assemblies, and precise coordination with our vendors helped alleviate the growing congestion on site from all trades.

Construction Innovation/State of the Art Advancement:

As with all tenant improvement projects, space is at a premium and Tom's Watch Bar was no exception. Due to the exposed to structure finishes, installations required precise layout and planning for the over 3 miles of conduit required for the many systems that were installed within the tight 17,000 square foot space. State of the art video walls, TVs, and golf simulators required conduits not only for power but lighting control, A/V, sound, and data systems.

Dimensioned shop drawings and real-time on-site daily coordination as scopes of work were being installed, Hunt Electric worked side by side with other trades. This was not only helpful but required to ensure a quality installation with exposed to structure finishes. Detailed layouts were used for off-site prefabrication of electrical panels, transformers, lighting fixtures, lighting control and conduit racks to help minimize the required manpower and congestion on site.

Environmental/Safety:

Safety at Hunt Electric is our culture and the number #1 priority on all projects. With weekly safety calls led by the president of the company, safety is ingrained from the top down. Keeping our crews and those working around us safe was at the forefront of Tom's Watch Bar due to the many and unique challenges this project presented. Work on the project started while the core and shell of the building was still under construction. Access to the space changed daily with the many site and building activities in progress. Work was stopped frequently to accommodate core and shell testing and inspections which could have led to unfocused workers. This was addressed by Hunt Electric leadership to keep our employees focused through daily FOCUS forms that were reviewed every time activities/conditions changed, or work was re-started. This allowed our crew the advantage of reviewing the conditions and addressing any changes to the work environment when re-engaging their work activity.

Due to the limited working space and tight schedule, activities by many trades were occurring at the same time where these would typically be sequenced separately. Daily coordination with the general contractor and other trades was paramount in keeping our crews safe while other scopes of work were being installed.

MOP's and careful coordination with the core and shell contractors were critical when tying in our electrical feeders and emergency circuits to the already energized systems. NFPA70E guidelines for PPE and lockout tagout were adhered to and key to keeping our team safe.

In the middle of all of this, our crews were dealing with the effects of COVID-19. The additional PPE required to keep everyone safe and healthy added an unexpected twist to an already complicated project. No one could have predicted what the pandemic would bring to the construction industry, but with safety at the forefront, our team arrived early for daily

temperature checks, wore required face coverings, developed and adhered to extreme protocols with inspectors, and followed social distancing requirements.

Hunt Electric met all challenges head on and completed the project with zero injuries, zero COVID related cases, and no lost time while working over 6,000 manhours in a six-month span.

Excellence in Client Service and/or Contribution to Community:

As the key ingredient to the Colorado Rockies new experience at McGregor's Square, Tom's Watch Bar was a high-profile project which was showcased by many Rockies publications to add to the fan experience. Hunt Electric's relationship with Jordy Construction throughout was vital to the success of the project. The following statement by Jordy's Project Manager, Ross Rosenow says it all: *"As the GC for the Tom's Watch Bar buildout, it was critical that the trade partners we contracted with shared the same drive, flexibility, level of detail, and team-first attitude that we do. It was evident from the initial pricing and value engineering efforts to staffing up to complete hundreds of thousands of dollars of added scope during the project to providing incredibly prompt and detailed communication at both the office and field levels that Hunt Electric was the perfect partner for this project."*

Conclusion/Summary

Partnered with Jordy Construction, Hunt Electric supported this marquee project with safety, open communication, and a shared vision of the completed patron experience. Expanding well beyond the typical sports bar, Tom's Watch Bar offers the ultimate experience for all sports enthusiasts. Hunt Electric was grateful to be the go-to electrical contractor for Tom's Watch Bar, a pivotal piece to the Colorado Rockies experience. With a tight schedule, scopes of work being added daily, and continual coordination of high-quality installations, our skilled crews were able to showcase their knowledge and flexibility. Tom's Watch Bar not only provides the pre-game meal, but the post-game celebration and hits a home run on the McGregor Square experience.









