

Project Narrative / Opening Statement:

Located in the lively lower Downtown Denver ballpark district, mixed-use development, McGregor Square, is a home run for the community! This massive three-building urban complex combines 103 multi-family luxury condominiums, an extravagant 176-room hotel, 70,000 square feet of restaurant and retail space, and over 200,000 square feet of office space. The complex also features a 28,000 square foot open air plaza and the Colorado Rockies' Hall of Fame. ISEC, Inc. was brought in as a design assist partner, managing five different contracts. ISEC provided and installed the millwork package and the doors, frames and hardware package, totaling over \$7,000,000. Successfully navigating the challenges of a congested downtown location, ever-evolving COVID-19 safety protocols, supply chain constraints, and the sheer project scope size, we provided value engineering methods. Ultimately, we saved the owner over 10%, or \$760,000 on the millwork and doors, frames and hardware packages.

Solutions of Special Projects:

ISEC positively handled many major challenges including material handling and operations, international product supply chain constraints, and the COVID-19 pandemic while working on the McGregor Square project. The team of 30 talented ISEC-employed installers quickly adapted to unpredictable material transportation options, impacting the vertical mobility of supplies. A skip elevator was used at the beginning of the project to tackle the material transportation to the 12 different floors. As the project progressed, passenger elevators soon became the main vertical transportation method, completely changing how our team loaded the materials for transport and impeding the amount of material that could be transported at any given time. ISEC also built temporary pre-fabrication hardware rooms in each of the three buildings for on-site storage, assembly, and material management, allowing for minimal disruption to other trades while employing lean construction principles. Finally, ISEC managed many national and international vendor supply chain limitations due to the COVID-19 pandemic, quickly ordering material for release prior to international lockdowns and ensuring the project stayed on schedule. Thinking outside of the box, ISEC also sourced local vendors for any quick turn owner changes.

Excellence in Project Execution and Management/Team Approach:

ISEC understands the value that each person brings to their role, recognizes the power of a shared vision and the importance of working diligently to serve our team members and partners: clients, vendors, and our communities. Zeroing in on the doors, frames, and hardware market, and expanding our scope of work on this project, the ISEC team carefully crafted various alliances and partnerships with industry-leading vendors. We worked closely with these vendors to provide value engineering methods, resulting in savings of \$337,000 on the doors, frames, and hardware package and an additional \$423,000 on the millwork package for the owner. The recommendation of J<sup>2</sup> Hospitality Solutions bears out our success in this effort, “A project of this magnitude would not have been successful without the attention to detail of ISEC’s project management and onsite installation team. When any project challenges were introduced, the ISEC team worked together along with the onsite contractor team to produce viable solutions in a satisfactory amount of time. The ISEC technicians were always available to meet with myself and hotel engineering when we had questions. In addition, the ISEC management team was available for a quality assurance walk through at the tail-end of the project to ensure the workmanship of their team met owner expectations.”

On-site, ISEC managed evolving COVID-19 protocols and remained steadfast in our commitment to excellence in project schedule, trade coordination and sequencing, manpower, product installation and safety. ISEC completed the work on time and under budget using innovative methods to pre-hardware the doors prior to installation, amplifying speed while adhering to strict capacity and social distancing guidelines set for the job. The ISEC team also completed this project with zero recordable accidents and no site-wide COVID-19 shutdowns, we remained a team focused on safety and excellence, facing multiple challenges head-on to provide true partnership and drive the project to the finish line.

Construction Innovations / State-of-the-Art Advancement:

ISEC utilized innovative processes and technology to ensure success on this challenging project. Restrictions on material mobility in the three high-rise buildings required ISEC to fabricate specialized carts to transport the doors, frames and hardware in and around the site and to compensate for the varying vertical mobility limitations. The ISEC team also applied lean

construction practices and established a centralized distribution location which kept the project under budget and running smoothly on time. Finally, technology allowed for the ISEC field team to seamlessly communicate the installation process, completion list, tracking and job status to our admin staff while following strict COVID-19 social distancing and maximum capacity protocols set in place. By bringing the office into the field with data vaults, our admin staff was able to effortlessly complete work with the field team, resulting in minimal onsite visits and exposure while maintaining the high-quality standards of pre-COVID era job sites.

#### Environmental / Safety:

As an employee-owned company, the most vital aspect of our operations is ensuring our employees return home safely each day. One of ISEC's core values, safety, means weaving the well-being of everyone into the actions and decisions of everything we do. Working over 27,000 man-hours on this extensive project, we are proud to say ISEC had no safety incidents resulting in lost time. This job took place under ever-changing COVID-19 protocols, and ISEC coordinated with other trades, the owner, and general contractor to adhere to the latest safety guidelines surrounding face coverings, social distancing, and daily temperature checks. Throughout the extra challenges that COVID-19 presented, ISEC remained committed to the implementation of additional innovative safety equipment including the KASK Construction Helmet, SawStop table saw, and battery-operated finish nailers. The KASK Helmet provides a plastic full-face shield that can be worn in conjunction with face masks. The SawStop table saw has an automatic braking system which stops the blade on contact with skin or flesh, avoiding any catastrophic safety events. The battery-operated finish nailers increase safety, eliminate trips and falls, and save time.

Furthermore, ISEC executed Green Building techniques. We provided 1,800 doors in compliance with the WELL Building Standard®, distributed washable and reusable cloth face masks to the entire ISEC crew, and donated all extra materials from the job to the local Habitat for Humanity to reuse in future projects.

#### Excellence in Client Service and /or Contribution to Community:

McGregor Square

Category 9 – Best Building Project – Specialty Contractor Non-MEP (over 2 Million)

ISEC, Inc.

Our clients' success is our success. On the McGregor Square project, client means owner of the project and owners of individual units. After completing the main construction, we coordinated with the individual condo unit owners to meet their specific needs. ISEC has always valued the development of long-lasting partnerships built on trust, quality and reliability. Our partnership with S&S Hardware Company, Inc. is an outstanding demonstration of our commitment to our partners, owners and contractors. In their recommendation letter S&S Hardware shares, "For over 30 years, the ISEC/S&S relationship has proven to both owners and contractors that ISEC can bring a project the very best in personnel and finish product. They blend their Clients with the right product sources, bring projects to a successful completion, and present the Owner with an Outstanding Product"

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