

Category: 10 – Best Building Project – General Contractor (Under \$10 Million)

Contractor: Jordy Construction

Project Name: Tom’s Watch Bar

Overview Statement

1601 19th Street previously a parking lot, now houses a hotel, residences, and retail. Tom’s Watch Bar is the anchor restaurant and bar tenant for the new McGregor Square development that was designed and built for the Colorado Rockies, directly south of Coors Field. The result of this project is a 17,750 square foot, two-story interior and exterior sports bar and restaurant with incredible design elements both inside and outside the space and amazing views.

Tom’s Watch Bar, located in McGregor square at Coors Field, is the largest sports bar and restaurant to hit the Denver Metro area in years. The two-story building in Denver’s Lower Downtown (LoDo) neighborhood brings a variety of experiences. Tom’s Watch Bar features an IMAX-style central “stadium” screen, 155 tv screens for a 360-degree viewing, audio at each table, simulator bays offering multiple virtual games in the Top Golf Virtual Suites, Watch Party Rooms, and the AC Golden Tank Room with the largest suspended Duotank beer delivery system in the state.

Solutions of Special Projects

Jordy Construction mobilized Tom’s Watch Bar in October 2020, prior to core and shell infills were completed, making it a challenging start to the project. With an opening date set for June 2021, Jordy Construction along with the architect, subcontractors and core and shell general contractor worked together to make the project run as smooth as possible.

From the beginning of the project through completion, Jordy Construction, along with the entire team for the project pressed through regardless of core and shell projects being completed, delays on equipment, drawing revisions, building department submittals, MEP additions and design features added during the project.

Excellence in Project Execution and Management/Team Approach

Successful execution of this project boiled down to teamwork. Jordy Construction worked closely with the architect, engineering team and the client to identify many VE suggestions, of which a substantial amount were accepted to reduce the overall project cost. With multiple hurdles working against the project, we had to be creative, which meant we had to run the project out of sequence to utilize relationships with trade partners due to continuously modifying the schedule. This approach kept the project moving forward to complete the buildout by the given deadline.

Jordy Construction, line Studio, ME Engineering and all trade partners and consultants were in constant communication to proactively identify project challenges and identify mutually beneficial solutions for the project.

Construction Innovations/State-of-the-Art Advancement

Building Information Modeling (BIM) drawings were utilized during many site coordination meetings in-person and virtual, using Microsoft Teams. These remote coordination exercises were used for structural infills above the kitchen, kitchen HVAC, DOAS HVAC coordination with kitchen equipment, exposed beer, and soda lines against structural and golf bays.

Microsoft Teams and BIM exercises played a critical part for the exterior balcony details during the concrete pour that were had between Martin and Martin (tenant improvement and core and shell structural PE), the concrete vendor and Jordy Construction. Adapting to these two platforms helped paint a vivid picture of how tenant improvement and core and shell structure would come together, and would help see the least amount of deflection, along with additional shoring.

Environment/Safety

Safety played an essential role for all partners through construction. Standard safety practices and procedures were in place and enhanced for the conditions of the site that included multiple general contractors and their respective trade partners due to increased visibility and site congestion. Consultation with our third-party safety inspector, fall protection utilized and

updated at multiple fall zones, detailed site signage, exterior perimeter safety zones and fencing, tenting for winter conditions are examples of our safety protocol for this project. Additionally, there were over 5,700 hours worked by Jordy Construction employees alone with zero lost time. Jordy continues to implement the company's safety program in all projects, which offers incentives to the construction team for providing smart safety suggestions. This encourages a more proactive approach to worksite safety and results in a greater buy-in on safety initiatives.

Excellence in Client Service and/or Contribution to Community

Our studio has never experienced as much communication with a contractor as we received with Jordy. The Jordy team listened to us, worked with us to find solutions, and connected us directly with subs to fine-tune details in a collaborative, design-build effort. The project began with an aggressive schedule during the height of COVID-19. Notable is how Jordy continued to re-sequence the construction path to stay within the project timeline even while design changes and supply bottlenecks were occurring throughout the construction period. Certainly, there are lessons to be learned from this experience, but I can attest that the effort witnessed at McGregor Square was simply incredible. – *Tim Politis, Principal Architect, Iine Studio*

Just wanted to reach back out and express our appreciation for the Jordy staff as true team member on a very active McGregor Square completion. The harmonious collaboration on a shared site like this was critical to the ongoing Denver Fire testing, and your adherence to schedule keeping was paramount. We wish for all TI General Contractors to express the same level of professionalism we witnessed in your team during this monumental build. Thanks for playing a key role in an absolutely, incredible space that Tom's Watch Bar became. - *John Naccarato, Project Manager, Hensel Phelps*











