Category 5: Best Building Project – Specialty Contractor ($2 - $6 Million)

Project Contract: $4,549,502

Contractor: Murphy Company

Project Name: In-N-Out Burger – Colorado Distribution & Manufacturing Facility

When news that In-N-Out Burger was making its way to Colorado everyone was excited, including our Murphy Team! The In-N-Out Distribution Facility was set to be in Colorado Springs, and Murphy Company was tasked to provide HVAC and plumbing for the 67,000 sq. ft. distribution center – the facility designated to house In-N-Out's food supply and resources to support their new restaurants that will pop up along the Front Range. The distribution center included administration and warehouse offices, a cookout garage, and testing facilities to go along with the 40,000 sq ft. of cold storage. The heating and cooling for this facility was supplied through five rooftop units and fan-powered terminal units. One of the RTU's had natural gas heat and the other four were electric heat. Additionally, there were six gas-fired make-up air units. Infrared heat was provided at the dock doors and air curtains at all exterior doors. Individual electric unit heaters, duct-mounted humidifiers, and exhaust fans were provided throughout the building. A guard shack was constructed by Murphy as well with a ductless split system with a heat pump for heating and cooling and an electric unit heater for supplemental heat. The plumbing systems consisted of domestic water, sanitary and acid waste drainage systems. The Murphy team installed three electric water heaters to provide domestic heating water. Additionally, the team installed a compressed air system, and a restroom for the guard shack.

This $4.5 million dollar project had a fast-paced schedule and many changes that our team needed to adapt to quickly. Communication was important for the team to meet and maintain the completion deadline of November 2020, which allotted us 10 months of construction. There were multiple areas of the site that were being erected simultaneously by various trades, so we had to coordinate tasks with Haskell Company and our subcontractors to be efficient and safe on site. The pandemic also provided another safety element to the site. The team was dynamic and

adapted to the CDC's initial COVID-19 guidelines that were quickly developing at the peak of the project. Meeting weekly with all teams helped ensure there was no lost time and zero recordables. We implemented a strenuous COVID-19 safety protocol in conjunction with Haskell to ensure the safety of all workers while still adhering to the schedule. During this project, many changes were made to the design, even in areas that were already complete. For example, there was a late change to chrome round ductwork, which we were able to accommodate within the project timeline.

We embarked on this project head on with our tight knit team! Our project team consisted of a Preconstruction Manager (Greg Friess), Project Manager (Randy Petrick), Superintendent (Bowie Gregg), Plumbing Foreman (Neil McRae), and Sheetmetal Foreman (Kenneth DaCorte). To meet the strict deadline of this project, we had to think out of the box when it came to all the changes and layout for the project. We brainstormed as a team to determine what was possible and safe. We worked closely with Haskell to organize ourselves on site since there were multiple tasks happening simultaneously Weekly meetings with all teams helped streamline and prioritize the sequence of events. Communication was key in determining which parts of the project schedule were happening and who needed to be onsite. Our BIM team helped us excel on this project as they were a critical part of the warehouse design. The team drew the whole warehouse to scale, making our BIM department a big part of the preconstruction and construction process. They also worked closely with Haskell to draw up the design and layout of the building. This allowed for a smooth transfer of documents, clearly showing us what we could feasibly prefabricate for the site within our fabrication shop.

Our BIM team became a huge contributor when it came to saving time on the project. This team used a combination of Revit and AutoDesk Fabrication CADmep to enhance our estimating, design, spooling, and fabrication abilities. The process included utilizing NavisWorks and Revizto for the design collaboration, preliminary clash detection, and coordination. Our understanding of this software gave us a solid foundation from which to start our construction and fabrication model. We were able to visualize our role in the coordination process, thus becoming a key partner to the team. Our goals brought a streamlined

process, accuracy, enhanced schedule, design optimization, scheduling, reduction of RFI's and change orders, and an atmosphere of collaboration. We utilized Trimble Total Station to take GPS points generated directly from the 3D model for hangers, sleeves, equipment pads, connections, underground rough-in, etc. and lay them out in the field, utilizing control points jointly developed by the construction team. The combination of modeling and Trimble GPS technology was critical in maximizing pre-fabrication on the project. Piping racks, equipment skids, bathroom groups, and sheetmetal ductwork were a few of the many examples of pre-fabrication aided by this approach. The prefabrication work by our team showcased our skills, craftsmanship, and teamwork efforts to Haskell and the Owner. They appreciated our dedication to the project by contributing manhours in our shop and on the field.

Safety was truly the team's top priority. Murphy Company's safety culture aligned well with the safety culture of Haskell. Weekly safety audits, safety meetings, and daily pre-task plans are tools that both companies utilize to keep a safe jobsite. Pre-planning our approach and adapting quickly to change orders allowed us to operate safely and have no accidents and zero recordables. On top of the recurring safety procedures, Haskell required every employee on the project to take an online class to get certified for safety specifically related to this job. Both teams took extra precautions due to COVID-19 and made sure we were aware of the well-being of all personnel on site. A full-time mask mandate was implemented early and maintained throughout. We made sure we touched based with the teams weekly about the changing protocols and mandates for the ongoing global pandemic. We always made sure our crews were being safe while working and made sure they felt safe on site.

The partnership between Murphy Company and Haskell worked exceptionally well given the compressed schedule, design changes, and challenges of the pandemic. This smooth execution was possible due to the team's communication, ability to adapt, and use of technology for prefabrication. Some Coloradans would say the successful completion of this project was one of the greatest contributions to the community because it ultimately brought the famous Double Double to Colorado! Thank you In-N-Out!

The following images are the exteriror shots of the distribution and manufacturing facility that we worked on in Colorado Springs.


IN-N-OUT


IN-N-OUT