



JVP Contracting & Consulting LLC managed the construction of KCM's The Depot at Twenty Mile in Parker, Colorado.

MAKING DENVER HOME

JVP Contracting & Consulting LLC uses accommodating style to meet exploding residential growth

by Steve Freeman

Relationships, team building, familiarity, experienced guidance, togetherness, family. These values are more than the welcoming environment that *JVP Contracting & Consulting LLC* (JVP) hopes to create for its employees and customers. They are at the heart of the company itself.

Owners Joe Pavicic, Victor Bretting and Paul Galchenko came together after many years of acquaintance and working with one another to start the company in 2018, borrowing the initials of their first names to form the name JVP.

Joe serves as President and brings to the fold a personal history of extensive construction work across the nation, even though his home base is Denver. Victor, CEO, has racked up years of credentials as a concrete expert. Paul completes the trio as Vice President of Business Development and Marketing, while also bringing construction cleanup experience to the company.

While they formed the business a year ago, they have been working together for a long time. Joe and Victor's relationship goes back 20 years and Joe and Paul had worked

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together for four years before JVP. When the time was right—in part because of big opportunities for residential work in Denver—they brought their skills and experiences under one roof. Denver’s metropolitan area is rapidly growing, adding an average of 49,000 new residents per year over the past 10 years.

Building on their strength as a team, they plan to open operations in Texas (Victor’s home) and California (Joe’s connections) over the next few years.

“We’ve each grown up in the business,” Victor says. “While we started by swinging a hammer or having a trowel in our hand, we have worked up through the ranks to being good leaders.”

A NEW FAMILY

The familial approach is evident in JVP’s 14-employee staff. Their roles cover all necessary functions within the construction firm, with three owners, five employees in the office and six in the field.

“The company is a family where we’re accountable to each other,” Victor says. “I’m accountable to you and you’re accountable to me. We work side by side.”

JVP is multigenerational just like a family, too. The three owners are in their 40s, 50s and 60s. While that senior experience offers clear advantages, they also value the ideas and energies of younger employees, especially when it comes to technology. Baron Coffelt and Matthew Snedden, ages 25 and 29 respectively, play key roles in the areas of 3D imaging, computer-aided estimating and other digital capabilities.



At the helm of JVP Contracting & Consulting LLC is the leadership team of (left to right): Joe Pavicic, President; Victor Bretting, CEO; and Paul Galchenko, Vice President of Business Development and Marketing.

“Sometimes, we have to show them the new ideas in construction that they may not be aware of. You have to help your client be successful.”

Victor Bretting, CEO,
JVP Contracting & Consulting LLC

Like in any good family, the past, present and future are frequent considerations. Victor attributes JVP’s strength to new ideas as well as tried-and-true traditional values. As an owner, it’s his mission “to bring the old-fashioned construction ideas and beliefs in with new technology of today.”

That means commitment to scheduling, budgeting, managing trade partners, safety and especially fairness and honesty. This ensures projects don’t fall behind schedule or go over budget—common occurrences in the Denver construction market.

“We’ve each succeeded in the business through the years and we can see potential problems before they happen,” Victor says.

At times, JVP takes on the role of a wise uncle, helping developers and other clients to meet their building goals. “Sometimes, we have to show them the new ideas in construction that they may not be aware of,” Victor says. “You have to help your client be successful.”

FOUNDATIONAL LEGACY

Deft experience provides another distinction of the JVP family.

“Because of the inexperience of some contractors, many put 3 to 5 percent of fixed cost for contingencies into a bid; we don’t do that,” Victor says. “When you hire JVP, you get honesty and upfront knowledge, and we’re not going to hide contingencies in the bid.”



A multifamily housing project in the works behind this field team consisting of (left to right): Chris Graham, Kyle Moody, Connor Allison, Craig Morgan and Cord Moody.



The JVP Contracting & Consulting LLC office staff (left to right): Tom Grimmer, Melissa Krebs, Joe Ekstrom, Brittney Kemp-Ryan, Baron Coffelt and Matthew Snedden.

of the contracting business—from estimating and value engineering to constructing projects on time and on budget.” He adds that the company’s employees are both “highly motivated” and “a pleasure to work with.”

Currently, JVP is managing the construction of KCM’s The Depot at Twenty Mile in Parker, Colorado. It is a 200-unit, stick frame, garden-styled project consisting of 16 townhomes and 184 multifamily units.

Another project of note is located at 600 Park Avenue in Denver. The 14-story high-rise consists of 238 apartment units, with the first five floors being a cast-in-place concrete parking garage and the top eight floors built from Infinity structural framing for residences. The use of these two systems creates the structural frame with the best economic value for the project.

Little do some new Denver residents know just how much JVP has done to welcome them to their new home. JVP strives to ensure that its family-like values transfer to create an environment that truly feels welcoming and comfortable. And in the years to come, this company, founded on the principle of providing excellence through experience, will remain dedicated to creating relationships and projects that stand the test of time. 🐾

JVP gives the same attention to guidance at the start of a project, holding peer reviews upfront to maximize success at project completion.

“Architects and engineers are very receptive to change then, not later,” Victor says. “It’s helpful when they bring us in during the pre-construction time to work with the design team.”

Such collaboration is welcome by JVP’s clients, especially in a place like Denver, where cost-effective and speedy construction to open new residential units is in high demand.

“We view JVP as a real teammate,” says Mark Mullen, Vice President of Klingbeil Capital Management (KCM). “JVP is superb at all facets

As a communications professor and a reporter and editor for decades, Steve Freeman enjoys telling the stories of fascinating companies.

A smoke-engulfed sky hangs over one of three command center camps set up by Traffic Management Inc. during the Woolsey Fire. These sites facilitated work coordination and supply distribution while serving as rest areas for workers.



FROM DAY ONE UNTIL THE JOB IS DONE

Traffic Management Inc. plays vital role in wildfire response and recovery efforts

by Steve Freeman

The company that ensures safe work zones underwent one of its greatest tests yet during the end-of-year Woolsey Fire in Southern California.

Traffic Management Inc. (TMI) of Signal Hill, California, specializes in planning and coordinating situations where large traffic impediments and closures happen, due to big infrastructure projects, road repairs and large events.

Much of TMI's work is related to construction and infrastructure projects. Its 1,400-plus employees are spread across 27 offices—mostly in California—to assist public and private entities with services that include: traffic

control, planning, permit procurement, equipment rental, barricades and temporary lighting installation to achieve work site and traffic safety. Its customers range from developers and event organizers to public utility companies and government and law enforcement agencies.

Los Angeles County and Ventura County officials, first responders and utility companies called on TMI soon after the Woolsey Fire started southeast of the Simi Valley on Nov. 8, 2018. By the end of the first day, it was already a large-scale crisis because winds of up to 60 miles per hour ignited foliage quickly. Called in on day one, TMI quickly dispatched team members from five of its offices.

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“We were really among the first ones to show up and the last ones to leave. We were there to protect and make sure it was safe for local residents, emergency personnel and, eventually, the utility companies to work in the area.”

Andrew Miller, Marketing Manager,
Traffic Management Inc.



The Woolsey Fire emergency lasted 13 days and charred large swaths of Los Angeles and Ventura counties in the process. It spread over 150 square miles and burned an estimated 97,000 acres—an area roughly the size of the city of Bakersfield, California.

According to a Jan. 4, 2019 incident report by the California Department of Forestry and Fire Protection (CAL FIRE), the blaze damaged or destroyed over 1,800 structures. It also caused the evacuation of approximately 300,000 people from nearby cities, such as San Fernando, Burbank, Malibu, Agoura Hills, Thousand Oaks and West Hills. Sadly, three people were killed. The human devastation would have been much worse if the wildfire hadn't affected mostly national park acreage.

SAFETY IN ACTION

Raul Vasquez, TMI's branch manager for Ventura County, was the chief

coordinator for TMI's work to aid emergency responders and firefighters. TMI was an active participant both during and after the wildfire, which created an extreme emergency scenario that demanded immediate safety efforts to protect impacted communities. The work started Nov. 8 and the fire was completely contained by Nov. 21,

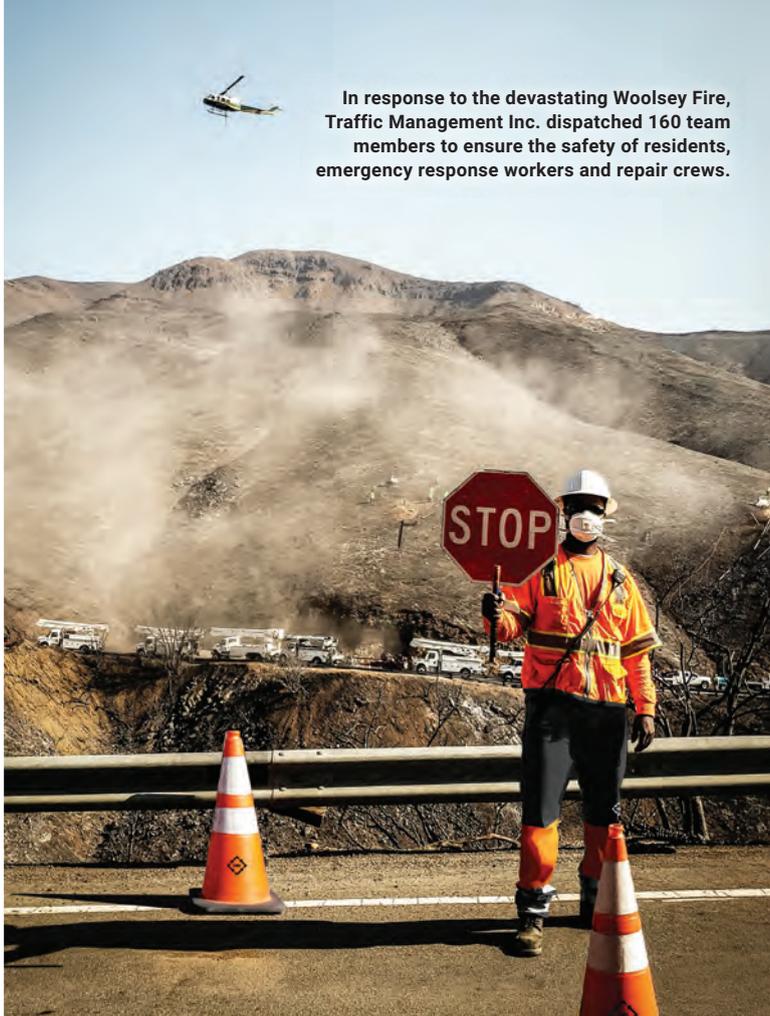
after which TMI continued to help with utility pole restoration efforts through Dec. 14.

“It was a ghost town everywhere you drove,” Vasquez says. “Safety was a major concern because even if some homes weren't burned, we had to keep away looters.”



Traffic Management Inc. was launched 25 years ago by brothers Chris (left) and Jonathan Spano. Today, with 1,400-plus employees, these company owners run one of the nation's largest traffic management companies.

In response to the devastating Woolsey Fire, Traffic Management Inc. dispatched 160 team members to ensure the safety of residents, emergency response workers and repair crews.



“We secured work zone areas and kept them safe, and allowed power to be restored for the communities, which helped get them back on their feet quicker.”

Raul Vasquez, Branch Manager for Ventura County,
Traffic Management Inc.

TMI did not fight the fires, but it was involved in many other ways. As is common for the company, “we were really among the first ones to show up and the last ones to leave,” says Andrew Miller, marketing manager. “We were there to protect and make sure it was safe for local residents, emergency personnel and, eventually, the utility companies to work in the area.”

Vasquez guided the efforts of three separate teams based in Malibu, Moorpark and Oxnard—up to 160 people—that worked around the clock. In addition to operating out of the command centers, TMI crews set up and maintained road closures, removed debris, partnered with utility agencies so they could restore power, and performed safety checks.

The crews interacted with the five entities overseeing the crisis response and recovery, including the Los Angeles County Fire and Sheriff’s departments, the California Highway Patrol and CAL FIRE.

After fire swept through an area, and then was contained to some degree, the new danger was downed power lines. TMI spent several weeks securing work zones, allowing utility crews to put up 2,300 new utility poles that were lost in the blaze.

“We secured work zone areas and kept them safe, and allowed power to be restored for the communities, which helped get them back on their feet quicker,” Vasquez says.

Of TMI’s crew members, 100-plus worked as traffic controllers at any given time. This addition tripled the number of traffic controllers that authorities could provide for the fire zone, which included Ventura Freeway, Pacific Coast Highway and U.S. Highway 101. Traffic work was vitally important because of evacuations, first, and then because residents returned far earlier than warranted to check on their properties.

A DIGITIZED NERVE CENTER

A shared, yet secure, cloud-based communication and project management system enabled TMI to work with authorities and its own deployed employees—despite the complexities of wildfire environments surrounding them all.

The internet-based system, called Traffic Management Software or “TMSoft,” offered information sharing for those inside and outside the crisis



With scorched earth all around from the Woolsey Fire, Traffic Management Inc. maintains a road closure so that utility companies can repair and replace power poles.

areas. Users shared changing equipment requirements, driving directions, traffic control setup changes, crew needs, documents and location maps that showed existing or new conditions. This allowed authorities and TMI employees stationed at the emergency response nerve center to manage on-the-ground resources and dispatch as needed.

Additionally, TMI accomplished remote checks on vehicle inspections with the help of dispatched crew members who fed information and photos into iPads.

UNMATCHED

Much of the skills and experiences racked up by TMI in its nearly 25-year history came back to serve the company well in its Woolsey Fire assignment.

“Our ability to do the job was related to our size, our training and our planning,” Miller says. “We were able to group everyone together to successfully handle this emergency.”

Founded in humble beginnings by brothers Chris and Jonathan Spano, the privately owned minority business has grown to be one of the largest traffic management companies in the nation.

TMI’s core competencies include establishing safety program partnerships and engineering and designing the traffic management plans.

The extensive training TMI’s employees receive contributes to the company’s high level of expertise. TMI vigorously stays informed on current regulations and best practices. Since the state of California requires companies conducting traffic control to be licensed contractors, TMI was one of the first companies in California awarded the C-31 contractor license. This licensure requires employees to take an exam on construction law, business organization and traffic control. They must also adhere to rules and regulations set by the state and local municipalities.

For many staff members, training also takes place during real-life scenarios such as the Woolsey Fire.

And that story has continued long after the embers were out. In terms of reconstruction of the area, TMI still has 25-plus crews assigned to help various entities with the environmental cleanup and vegetation efforts. This, in turn, helps to make the devastated area safer for construction crews to come in and start rebuilding the communities impacted by the fire.

The intensive field experience during the Woolsey Fire certainly accentuated the importance of the company’s motto: TMI is “Serious About Safety.” 🦉

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WORLD-CLASS ARTISTRY IS NO SMALL GAMBLE

ARCHITECTURAL DESIGN EMBRACES THE MONUMENTAL DETAILS

By Steve Freeman

In a place where great buildings like the U.S. Capitol, the Jefferson Memorial, the Old Post Office Pavilion and the National Cathedral are known on sight, MGM Resorts is set to achieve the latest monumental addition to that list.

The new \$1.3 billion MGM National Harbor Resort and Casino (MGM National Harbor) is located near Washington, D.C., and is scheduled to open in the fourth quarter of 2016. The luxury hotel tower will resemble a monument in many regards—one that epitomizes impressive design and construction for a large project while retaining a balance with nature and proximity to the nation's seat of power.

"It is one of the largest projects [1 million square

feet] currently being built in the mid-Atlantic," says Russell Perry, FAIA, Vice President and Co-Director of sustainable design at SmithGroupJJR, the architect and engineer of record. "On any given day, as many as 1,700 construction workers work on the property under the shadow of 10 tower cranes. The complexity, quality and importance of this venture are a perfect match for our integrated, multi-disciplinary practice."

MGM Resorts International, the parent company for MGM National Harbor, is no stranger to creating world-class buildings. From Las Vegas to China, elite MGM properties include the MGM Grand Las Vegas, Mandalay Bay, ARIA and The Mirage. Each is a luxurious attraction for travelers wishing to enjoy the destination's many memorable offerings.





An artistic rendering shows the completed \$1.3 billion MGM National Harbor Resort and Casino overlooking the Potomac River.

As conceived by HKS, the design architect, this new MGM site—rising more than 200 feet above the Potomac River and situated next to major thoroughfares, airports and power centers—is no different. Occupying a slice of prime real estate just minutes away from the nation’s Capitol, the resort is located on the Beltway Parcel at National Harbor, a premier multi-use waterfront development. MGM National Harbor is ideally situated at the crossroads near I-495, I-95, I-295 and the Woodrow Wilson Bridge connecting to historic Alexandria, Va.

SmithGroupJJR manages over 40 consultants contracted to design the resort hotel, entertain-

“It is one of the largest projects currently being built in the mid-Atlantic... the complexity, quality and importance of this venture are a perfect match for our integrated, multi-disciplinary practice.” - Russell Perry, FAIA, Vice President at SmithGroupJJR

ment and conference destination. The massive structure sits atop a stair-step-like pedestal, reminiscent of a pyramid’s base and designed to evoke the plinth of a grand monument.

The main floor and outdoor terrace atop the pedestal are met by a long and broad opaque rooftop



The design of the hotel tower, rising vertically above the expansive horizontal plinth, was inspired by the Washington Monument.

that imitates the horizon and points to the shimmering hotel tower. An exterior landscaped roof deck serves as a platform for indoor and outdoor dining, offering guests a panoramic view of the Potomac River.

Each piece of the building complements other pieces of the structure to create a dynamic visual effect. The pedestal of pre-cast cladding conceals a 7-story, 5,000-square-foot parking garage made of 245,000 cubic yards of concrete. Installed amid that were 6,400 concrete foundation piles. Some 10,000 structural steel pieces comprise

the casino portion alone. Whiting-Turner Contracting Company served as the general contractor.

The expansive, swooping roof—which appears to float over the glass-walled space below—is made of a thermoplastic polyolefin (TPO) roof membrane and covers the exterior glass walls. It allows refreshing natural light to filter into the space below during the day; at night, interior illumination spills out, casting a dramatic glow along the edges of the top of the building.

Beneath the roof sits a 125,000-square-foot casino featuring

table games and slot machines, top-name retail stores sharing 18,000-square-foot of promenade space, a world-class spa and salon, 12 fine dining restaurants, a 3,000-seat theater, and a 27,000-square-foot convention area.

The 24-story, glass-walled tower boasts of a 308-room layout. Guest rooms continue the theme of a contemporary, bold, and progressive design in their presentation of simple, yet elegant, spaces. Each room is like a luxurious retreat with the incorporation of light-colored woods on the walls and floor-to-ceiling windows. The hotel includes 74 suites ranging in size from 600 to 2,000 square feet. The two presidential suites measure 3,600 square feet. Together, the pedestal and tower are precisely positioned to maximize sightlines from the luxury hotel to Washington, D.C. and the Maryland countryside.

MGM sets artistry as a prominent element of its newest resort. Its indoor and outdoor public spaces will be adorned with sculptures, paintings and photography from a dozen renowned artists. As guests drive up to the casino, they will encounter Whirlpools, an 80-foot-long Alice Aycock sculpture using wave-like aluminum to mimic swirling waters. Greeting visitors at the hotel's entrance will be Unity, a piece comprised



An aerial view of the MGM National Harbor construction site displays the massive structure sitting atop a stair-step-like pedestal, designed to evoke the plinth of a grand monument

“Art is one of the cornerstones of the sensory experience at our resorts, creating environments that are interesting, exciting and distinct.” - Jim Murren, Chairman and CEO of MGM Resorts International

of three 60-foot-tall stainless steel figures designed by modern monument sculpture artist John Safer. These visionary pieces of art and others will offer a unique sensory experience to guests, said Jim Murren, Chairman and CEO of MGM.

“Art is one of the cornerstones of the sensory experience at our resorts, creating environments that are interesting, exciting and distinct,” added Murren. “The experience at MGM National Harbor will be exceptional, offering the community and visitors from around the world access to a high-quality special collection.”

Perry oversaw other facility design aspects that might surprise people. “We think of MGM as a destination resort, but two aspects of their internal policy are diversity and environmental performance of their properties,” he said.

Both corporate and social responsibilities are ev-

ident in MGM’s hiring practices, bid approvals and the demographic diversity of employees. Minority business participation in construction of MGM National Harbor totaled 31 percent. Construction crews employed 1,700 construction workers from the Greater D.C. area. The company believes that true sustainability is more than just environmental stewardship, as important as that is.

The MGM National Harbor is being designed and constructed to meet LEED® Gold certification standards, including the extensive use of natural light, LED lighting and water-saving fixtures. The expectation is to achieve energy efficiency at about 30 percent better than comparable buildings. The 700,000-gallon rainwater cistern alone will feed the resort’s landscaping, lessen cooling needs, and reduce water usage for back-of-house restrooms.

In an article featured this year in Washington Life magazine, Murren succinctly proffers his thoughts on this noteworthy addition to Maryland’s architecture collection: “When we began this journey, we set out to design a property that would rival any in our portfolio, [and] bring great pride to Prince George’s County and the State of Maryland. Looking at the project now, it is clear that we are well on our way to delivering on that vision.”