



FENCE | AUTOMATION | SECURITY

# TAYLOR FENCE: Delivering Apartment Complex Security & Infrastructure



**Project Overview:** The Springs at Northgate Apartment Complex in Colorado Springs, CO is a multifamily project developed by Continental Properties.

Taylor Fence has worked on various Continental Property complexes in the past, with the Springs at Northgate being among the larger projects, utilizing both the Fencing and Security services teams of the company.



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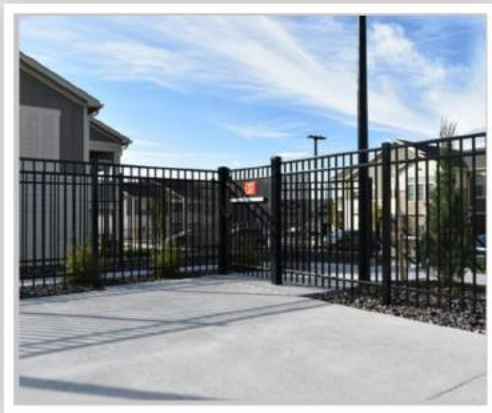


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## The Challenge

Apartment complexes require phased construction, meaning the work doesn't progress in a continuous linear fashion. Managing the workflow in phases takes a lot of organization and communication with the General Contractor (GC). For instance, the clubhouse is prioritized to initiate apartment leasing, followed by pools and individual buildings, leading to start-and-stop scenarios. Alongside the phased construction, coordinating work amidst a crowded site with multiple trades working simultaneously, leads to significant demand and pressure to complete specific sections by the goal dates.



## The Solution

Taylor Fence's experience working with both Layton Construction and Continental Properties projects made them the right choice for this project. For the successful completion of the assignment, Taylor Fence utilized 18 different trusted vendors to capture all of the project's needs.

## Perimeter Fence & Gates

Automated perimeter gates at entrances, fire access gate with Knox equipment, vehicle gates with telephone entrance systems, intercoms, and other related features were all part of this job.

All perimeter fencing was ordered upfront after getting approvals from the general contractor and design team. Due to safety concerns, certain sections of the fence were installed even if the adjacent buildings were incomplete.

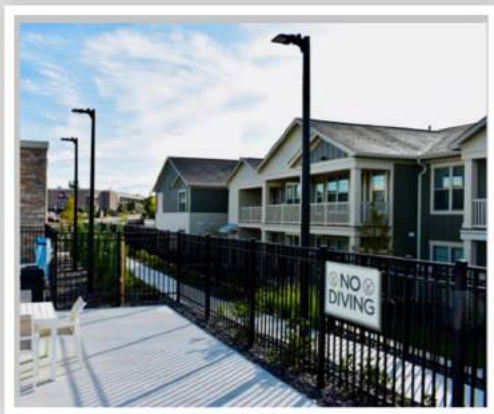


## Low Voltage Package for Clubhouse

From wiring, access controls for doors, audio-visual system installation, alarm systems, to TV and speaker setups, the Clubhouse was primed to welcome and entertain future residents.



Jeff Poulin, Pre-Construction Manager at Taylor Fence shared "This is the fifth project that we have done for Continental properties that includes all of the electronic controls, low voltage wiring, and audio-visual equipment. We are currently contracted to do at least 2 more similar projects for Continental Properties and have been told there are several more projects coming in the near future."



Taylor Fence delivered a comprehensive low-voltage package, making it easier for the general contractors to avoid splitting tasks between multiple contractors. Despite electricians often have the edge in high-voltage tasks, Taylor Fence's expertise in low voltage sets them apart from competitors. The low-voltage package covered all electronic needs inside the Clubhouse, including access gates at the pool, communication wires for access controls, speaker wires, Ethernet cables, etc.

### Additional Installations:

- Balcony railings for each apartment
- Pool fencing
- Dog park fencing
- Patio fences for pets with special 'puppy pickets'
- Site handrails on stairs and ramps
- Custom fabricated corrugated steel dumpster enclosures



The unique structure of Taylor Fence’s team allowed them to involve many staff members to carry out the entire project. Projects like this drives internal collaboration and add to the growth of the company.



There were five different, three-person crews out on the project at different times. Depending on what was needed and how quickly it had to be done, there were even times when multiple three-person crews would be available at the same time.

Project Manager Layne Myers, managed all of the fencing installations, ranging from full perimeter fencing, temporary fencing, to dog park enclosures. Joe Rivera, Automation Superintendent, managed the gates and gate automation with about four different techs at the project at different times. Brannon Jones, Security Systems Manager, and Steve Cook, Security Project Manager, managed all aspects of the security design and installation.

While crews were on the project, the office team did not skip a beat, from handling all the billing and paperwork to keeping track of material ordering and overall speed of execution.

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## Conclusion



Chosen for their experience in management, the Springs at Northgate Apartments Complex project highlights Taylor Fence's capability to handle vast, multifaceted projects, adapting to evolving needs, and maintaining long-standing professional relationships. Their consistent work with Continental Properties, despite the challenges of phased construction, proves their reliability and expertise in the field.