



2020

Annual Report

DHPACE® *Building Safer Communities*
Everything Doors Since 1926



MISSION AND VALUES

MISSION

DH Pace’s mission is to enhance the communities we serve by improving the safety, convenience and aesthetics of the buildings where we live, work and play.

VALUES

- Respect** | Treating everyone we encounter with consideration
- Integrity** | Honest and ethical behavior in everything we say and do
- Service** | Building relationships, discovering needs and providing superior solutions
- Excellence** | Continuous improvement through learning, sharing, teamwork and a common purpose

FULFILLING OUR MISSION

Translating the mission and values into action is the foundation of DH Pace’s business. “Living our Values” and “Leading by Example” represent the Company’s commitment to consistently making a meaningful difference in the communities we serve. DH Pace strives to deliver meaningful solutions to its customers that meet their needs by incorporating five key elements:



PROFESSIONAL EMPLOYEES

Trained, highly skilled and ready to serve



BROAD PRODUCT OFFERING

For every type of door, loading dock and security system in all types of buildings



CUSTOMIZED SOLUTIONS

Designed to meet each customer’s specific needs



RELIABLE SERVICE

Nationwide service when and where customers need it



LIFE CYCLE BUILDING MANAGEMENT

A trusted partner for construction, renovation, maintenance and repair

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OUR OFFERING

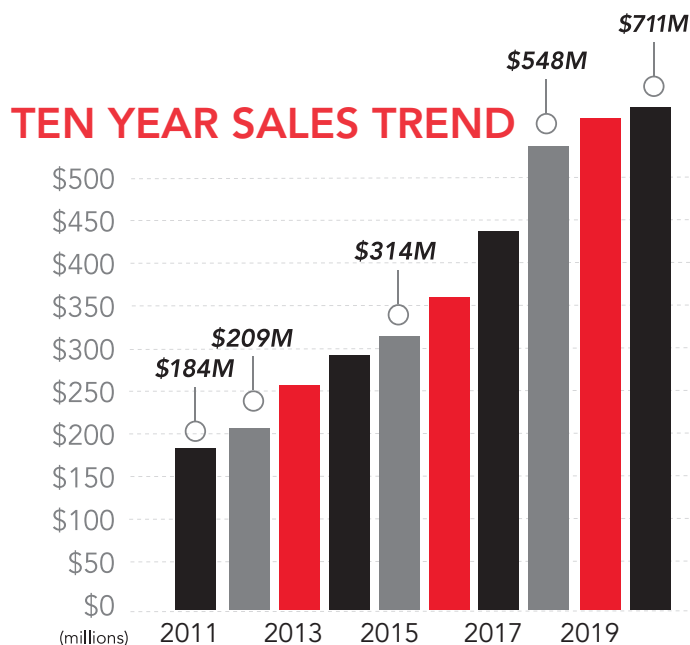
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LETTER FROM THE CEO

We began 2020 optimistic of another year of strong economic growth. Unfortunately, the Pandemic hit our shores in late January creating a severe health care crisis while also triggering a sudden and deep recession. The government has and is dispersing trillions of dollars into the economy in an unprecedented attempt to support the current recovery. The arrival of vaccines has led many to believe we are at the beginning of the end of the Pandemic and that life will return to normal soon. There are many potential lessons from this crisis: supply chain dependencies, medical system preparedness, gaps in the social safety net, the proper use of fiscal and monetary policies, and improving coordination between the federal and state level, just to name a few. We hope that lessons will be learned, and changes made to mitigate the consequences of future such events. While we have no insight into the long-term effects of the 2020 Pandemic, it certainly feels like some things will never be the same again. What these changes are and their impact on the economy – only time will tell.



We are pleased to report DH Pace Company sales increased in 2020 by \$34 million, or 5 percent, to \$711 million. In 2020, we continued our strong growth and ended the year with higher sold backlogs. Highlights of the year include:

HIRING

In 2020, DH Pace ended the year with 2,724 employees. Since the end of 2016, the Company has created more than 1,000 net new jobs.

CAPITAL EXPENDITURES

In 2020, we continued to invest heavily in new technologies. Areas of investment included but were not limited to: (1) ERP software; (2) field mobility; (3) websites and social media; (4) construction management software; (5) VoIP-based phone systems; (6) data visualization software; (7) vehicle safety equipment; (8) Internet of Things; and (9) a variety of specialty software applications.

GIVING

In 2020, we expanded our financial support to organizations serving the less fortunate in the communities we serve. This included food banks and organizations focused primarily on education, medical care, and community projects.

Today, we operate in over 50 markets across the continental United States with additional locations planned. Our National Accounts business, which is active in all 50 states, continues to grow sales and serve customers from coast-to-coast while also expanding the range of products and services offered.

We are proud to be a privately held, family-owned business, committed to serving our customers, working hard to be a great place to work and actively supporting our local communities. We are very thankful for the blessings we have received and remain optimistic that the best days for our Company and our country lie ahead of us.

REX E. NEWCOMER | CHIEF EXECUTIVE OFFICER

COMPANY UPDATE

The DH Pace Company, Inc. traces its roots back to the 1920s with the invention of the upward-acting garage door. In 1926, the first location opened as the Overhead Door Company of St. Louis™ under the Overhead Door™ Red Ribbon logo. A year later, Overhead Door Company of Kansas City™ (1927) and a few years later the Overhead Door Company of Atlanta™ (1935) opened for business. In 1973, the operation of these three entities consolidated and became divisions of DH Pace Company, Inc. In 1995, the Company began selling commercial products and services under the DH Pace brand name in select markets. In 2003, the Systems Integration division was formed to provide access control, video surveillance, intrusion alarm and parking control system products and services.

DH Pace Company sales increased in 2020 by \$34 million, or 5 percent, to \$711 million. The Company also ended the year with 2,724 employees. Since the end of 2016, the Company has created more than 1,000 net new jobs.



COMPANY TODAY

2,724
Employees

50 Markets
Served

94 Years in
Operation

1,000 Added Jobs
Since 2016

Family Owned
Privately Held

IN 2020

5%
Sales Growth

\$711 Million
In Sales



\$34 Million
Sales Growth

36,000
Training Hours

1,480 Fleet
Vehicles





OPERATING IN A COVID ENVIRONMENT

When the COVID virus hit the United States in the spring of 2020, DH Pace quickly developed new products and services to address the challenges of operating during the Pandemic for a wide range of markets and institutions. These include but are not limited to:

Hospitals & Doctor's offices | Retail Pharmacies | Nursing Homes | Grocery Stores
Logistic Facilities | Manufacturing Facilities | Government Offices | Drug Research Facilities

We received written designation as an essential Service Provider by numerous organizations, including the Department of Homeland Security. Dedicated DH Pace employees continued providing essential services to their customers, under difficult circumstances, through the Pandemic. The Company also worked with customers to address new challenges to slow the spread of the virus. Examples included, but weren't limited to:



Re-purposing offices into patient rooms and negative pressure environments



Auto operators with hands-free activation



Plexiglass barriers



Temperature screening equipment

The Company also took steps to protect its employees. These actions included but were not limited to:

- 1 | Following all CDC and health care authority guidelines
- 2 | Facilitating working from home for a large number of employees
- 3 | Launching a pandemic hotline to report potential exposure, ask questions and receive guidance
- 4 | Routine employee updates as guidance changed
- 5 | Installing facility signage, configuring shared spaces for social distancing, adopting special enhanced cleaning protocols
- 6 | Suspending all non-essential travel and face-to-face meetings and altering visitor rules
- 7 | Provided Personal Protective Equipment (PPE) to our employees working at customer facilities.

LIVING OUR VALUES

At DH Pace, translating the mission and values into action is the cornerstone of the business. “Living our Values” and “Leading by Example” represents the Company’s commitment to consistently making a meaningful difference in the lives of people by:

- Serving Our Communities
- Promoting Environmental Sustainability
- Investing in Our Employees
- Serving Our Customers

SERVING OUR COMMUNITIES

Newcomer Family Foundation

Since 1997, the Company has donated a portion of its profits to the Newcomer Family Foundation to support the Foundation’s charitable activities in the community. The focus of the Foundation is to develop long-term partnerships with charitable organizations with an emphasis on programs that directly affect the lives of those in need. Since its inception, the Foundation has provided millions of dollars in grants to selected local organizations. The Foundation, whose mission supports education, human services, housing and health services, has a longstanding relationship with these organizations.

During the Pandemic we provided additional emergency financial support to organizations serving the less fortunate in the communities we serve. This included food banks and organizations focused primarily on education, medical care, and community projects.

Community Outreach

The challenges faced by our country in 2020 provided an opportunity for the company to be even more engaged with the community. In response, the company donated N95 masks to local hospitals, encouraged employees to donate blood, established relationships with local non-profit organizations, and provided funds to food banks located in all of our 6 regional headquarters.

Local Activity Teams

DH Pace has employee-based teams in each operating division that are empowered to organize events and activities that focus on community service, health and wellness and team building. Each group is encouraged to select organizations and events guided by employee input and those most relevant in their local community. In 2020, events looked a little different as we turned to virtual engagement. We still donated to local charities and across the country participated in over 35 virtual or in person events focusing on community outreach, team building events and health awareness including but not limited to; food and clothing drives, employees participating as a pen pal to nursing home residents, Halloween costume contests, veterans day cookout, 12 days of caring donation program (supporting a different charity each day), and a virtual meet and greet Santa event for children of our employees . The company participated in more than 85 community outreach events, team building activities and health awareness sessions across the country.



PROMOTING ENVIRONMENTAL SUSTAINABILITY

DH Pace believes protecting the environment is a shared responsibility. The Company actively encourages recycling in all its facilities across the country. In addition, the Company provides its customers with a full range of training, compliance programs, products and services designed to better support environmental sustainability in their facilities.



Green Building Best Practices

The Company supports the green building movement by investing in the necessary knowledge, training and certifications to support sustainable construction practices.

Several key programs in this area are:

- Forest Stewardship Council® (FSC®-C011089) to ensure the wood used in products is from sustainable forests
- Green Building Council (USGBC) by participating in the LEED® green building certification system
- Net Zero Energy (NZE) movement by working to reduce the energy consumption of products
- Building Information Modeling (BIM) to improve the overall efficiency of the construction process

2020 Recycling Program

The Company actively encourages recycling at all its facilities to reduce the amount of waste sent to landfills. In addition, DH Pace works closely with suppliers to eliminate unnecessary packaging materials to reduce the overall impact on the environment.

Scrap Metal | 3,371 Tons

Aluminium, Paper and Plastic | 110 Tons

Cardboard | 57 Tons

Ink Cartridges | 249

Tires | 1,505

Vehicle Batteries | 356

Petroleum Waste | 4,945 Gallons

INVESTING IN OUR EMPLOYEES

DH Pace recognizes that highly-skilled and motivated employees who consistently deliver exceptional customer experiences are critical to the successful operation of the business. DH Pace places a top priority on recruiting, training and developing career growth opportunities for qualified individuals.

Training and Development

We utilize a state-of-the-art Learning Management System (LMS) to deliver online training to employees and supplement classroom-based programs. In addition to required training, the self-service catalog has more than 3,800+ videos, articles, quizzes and other materials related to products, professional skills, software and safety. In 2020, total training hours completed through all delivery methods reached more than 63,000 hours with 2,724 participating employees



Employee Benefits and Wellness Program

DH Pace is committed to providing benefits that take care of our employees and their families as well as support their health and well-being. We offer a comprehensive package that helps our employees choose the best options available to fit their families' needs. Staying healthy is a top priority, and we encourage participation in the Company wellness program that, in addition to a wellness incentive, provides education topics such as physical activity, nutrition and stress management. DH Pace also provides a wide variety of programs that offer financial security to employees, such as a 401k plan with a wide range of investment options and access to financial advisors, disability insurance and supplemental life insurance plans.

SERVING OUR CUSTOMERS

DH Pace is committed to serving the diverse needs of its customers in all types of facilities. From improving customer convenience and employee productivity to increasing security and safety, you can count on DH Pace to have a complete range of products, systems and services ready to address any need for any type of facility, anywhere in the country.



HEALTH CARE



**INDUSTRIAL AND
MANUFACTURING**



**COMMERCIAL
CONSTRUCTION**



EDUCATION



RETAIL



**DISTRIBUTION AND
LOGISTICS**



**GOVERNMENT AND
MUNICIPALITY**



**SINGLE AND MULTI-
FAMILY RESIDENTIAL**

THE DH PACE DIFFERENCE



PROFESSIONAL EMPLOYEES

Trained, highly skilled and ready to serve



BROAD PRODUCT OFFERING

For every type of door, loading dock and security system in all types of buildings



CUSTOMIZED SOLUTIONS

Designed to meet each customer's specific needs



RELIABLE SERVICE

Nationwide service when and where customers need it



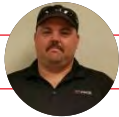
LIFE CYCLE BUILDING MANAGEMENT

A trusted partner for construction, renovation, maintenance and repair

CUSTOMER FEEDBACK

“I just want to compliment the technician that came out from DH Pace today to fix our door. He took the time to explain exactly what he found and what he was fixing and why it was taking a certain amount of time. We have a lot of vendors that come through and don't let us know what's happening, so it's appreciated. He was also really patient with all of our customers coming through that area and polite to everyone.”

- Orlando, FL



ABOUT TECHNICIAN | **JEFF DELASHMET**

“The service John provided today was amazing - technical, thorough, professional, and very customer service oriented. I appreciated him sharing his knowledge, and explaining what was needed in a way I could understand. He also took time to explain overall operations of my garage door - much appreciated by this single-mom first time homeowner! I'll be calling your company in the future for all cleaning, service, repairs, etc.”

- St. Louis, MO



ABOUT TECHNICIAN | **JOHN DUENWALD**

“Steve was our technician. He worked on our gates and got them working properly. He had quite a mess on his hands with our system since it hadn't worked for 10 years+, but with persistence he figured it out and fixed them. Steve is professional, courteous, and very knowledgeable. Highly recommend him and Overhead Door™.”

- Columbia, MO



ABOUT TECHNICIAN | **STEVE LAROCHE**

“I appreciate having the sticker with the phone number there. The broken spring and cable wires down on the garage floor. Richard was very knowledgeable with his skill, quick and quality work. I will always seek out Overhead Door™. Thank you for taking care of my issue.”

- Atlanta, GA



ABOUT TECHNICIAN | **RICHARD PITTMAN**

“I was very pleased with Kyle who installed my new garage door. He was very professional, efficient, and friendly. I was surprised when he arrived by himself as I thought it would take 2 people to install the door but he assured me he could handle it which he did. I also appreciated the Veterans discount we were given. I was also very impressed with Joel who came to give quote. He also was very professional efficient and friendly. I would recommend Overhead Door™ to anyone.”

- Greenville, SC



ABOUT TECHNICIAN | **KYLE SWILLING**



ABOUT SALLES REPRESENTATIVE | **JOEL BLAIR**

“Reyes is a valuable asset to your company. Very knowledgeable and even recommended a new keypad after I told him some problems I was having with my current keypad. He had one on the truck and was able to install it and program it in a short while. Saved me the time of ordering and installing myself. Very satisfied customer, again.”

- Denver, CO



ABOUT TECHNICIAN | **REYES LOPEZ**

“I was very impressed with the knowledge and professionalism of the technician named Sean L. who came to provide annual maintenance on my garage doors. He worked very efficiently, knew what he was doing, and wore a mask. He also has a great personality and puts Overhead Door™/DH Pace in a VERY favorable light. He found some rollers needing replaced and promptly took care of it.

The technicians sent out to my home by Overhead Door™ have always been top-notch. I always feel comfortable with them. Glad to know you have such high-quality employees.”

- Kansas City, MO



ABOUT TECHNICIAN | **SEAN LESLIE**

COMPANY STRUCTURE

DH Pace is organized into four main operating groups: National Accounts, Local Market, Entry Door Services and Compliance Services. Each group is organized to deliver best-in-class solutions to the customers it serves.

National Accounts Group

The National Accounts Group specializes in supporting customers with facilities in multiple markets who need a consistent program for all of their locations - whether they span a region or the entire country. These programs are customized to fit the unique needs of each customer. Programs can also include coordination of new construction, remodeling, maintenance and repair activities to provide an integrated plan for maximum efficiency over the entire life cycle of the facility. The National Accounts Group is active and provides its services in all 50 states.

Local Market Group

The Local Market Group supports customers with the Company's full range of commercial and residential products and services in 50 markets throughout the United States. Each location offers installation, maintenance and repair services 24 hours a day, 365 days a year. These markets support homeowners, building owners and tenants in existing buildings and general contractors on new construction and remodeling projects.

Entry Door Systems Group

The Entry Door Systems Group works with customers in the commercial construction marketplace to provide products and services typically specified in Construction Specification Institute (CSI) divisions 2, 6, 8, 10, 11, 12 and 28. A wide range of additional services are available for pre-construction, construction and post-construction activities.

Compliance Services Group

The Compliance Services Group is a nationwide, one-stop shop for opening-related compliance needs as it pertains to the International Building Code (IBC), NFPA requirements, as well as all applicable industry standards and best practices. Highly-trained, qualified and experienced staff specialize in providing organizations the support they need to improve their compliance programs. Services include inspections, field labeling, training and consulting. Customized programs are available.





DH Pace provides a complete range of solutions nationwide through more than 50 DH Pace offices and a network of pre-qualified subcontractors.

Arizona

- Flagstaff
- Phoenix
- Tucson

Arkansas

- Little Rock

Colorado

- Colorado Springs
- Denver
- Loveland
- Pueblo

Florida

- Orlando
- Tampa
- West Palm Beach

Georgia

- Atlanta
- Athens
- Dalton
- Gainesville

Illinois

- Bloomington
- Chicago

Iowa

- Des Moines

Kansas

- Kansas City
- Lawrence
- Manhattan
- Topeka
- Wichita

Louisiana

- Shreveport
- New Orleans

Massachusetts

- Boston

Missouri

- Columbia
- Kansas City
- Joplin
- Springfield
- St. Joseph
- St. Louis

Nebraska

- Omaha

Nevada

- Las Vegas

New Hampshire

- Salem

New Mexico

- Albuquerque
- Farmington
- Santa Fe

North Carolina

- Asheville
- Charlotte
- Greensboro

Ohio

- Columbus

Oklahoma

- Oklahoma City
- Tulsa

Rhode Island

- Providence

South Carolina

- Greenville

Tennessee

- Nashville

Texas

- Austin
- Ben Wheeler
- Brownsville
- Dallas
- El Paso
- Houston
- Lubbock
- San Antonio

Washington

- Seattle

Wisconsin

- Milwaukee

PRODUCTS AND SERVICES

Commercial Sectional and Rolling Doors

Commercial sectional and rolling doors play a critical role in increasing employee productivity, customer satisfaction and facility security. Proper product selection, installation and maintenance are necessary for the safe and efficient operation of these large door systems. DH Pace offers a complete range of design, installation, maintenance and repair services for all types of doors to meet these challenging requirements.

Sectional Doors



Aluminum Glass Doors



Knock-Out Doors



Rolling Steel Doors



Counter Shutters



Rolling Fire Rated Doors



Industrial, High Performance and Specialty Doors

Industrial, high performance and specialty doors are typically installed in mission critical openings where safe and dependable performance is essential. DH Pace offers a complete range of design, installation, maintenance and repair services of these highly specialized door systems.

High Speed Parking



High Speed Clean Room Doors



Cold Storage Doors



High Impact Doors



Security Grilles



Hangar Doors



Loading Dock Equipment

Dock systems are critical to the efficient operation of an overall material handling system. These systems are designed to increase productivity, facilitate safe operation and provide the appropriate level of security for a wide variety of operating environments. DH Pace offers a complete range of design, installation, maintenance and repair services of these highly specialized dock systems.

Dock Levelers



Loading Dock Bumpers



Dock Seals and Shelters



Vehicle Restraints



Light Communicators



Bollards and Track Guards



Entry Door Systems

In addition to customizing the right entry door system to the application, DH Pace experts help customers account for fire, life safety and accessibility code requirements for entry doors in their facilities. To optimize construction schedules, the Company offers off-site pre-assembly of door hardware and professional pre-painting of entry doors. To help preserve facility security, DH Pace also provides full service lock, key and security solutions for commercial businesses and organizations of all sizes.

Commercial Entry Door Systems



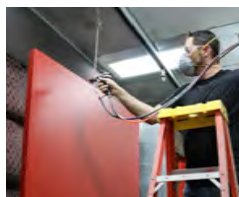
Hardware Shop Installation



Finish Hardware



Custom Painting



Master Key Systems



On-Site Installation



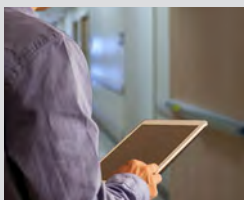
Compliance Services

DH Pace Compliance Services provides door inspection, field labeling, training and code consulting services to assist customers with their compliance programs. Programs are customized to meet the specific requirements of each industry and customer – from health care to the food industry to logistics and everywhere in between. DH Pace's staff specializes in providing customers the support necessary to achieve success in meeting their compliance related needs.

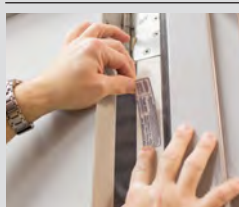
Inspections



Code Consulting



Field Labeling



ANAB Accredited



Training



ICC Preferred Provider



Maintenance, Service Programs and Automatic Door Inspections

Door systems play a critical role in customer satisfaction, employee productivity and facility security. When these door systems are not well maintained, operations can suffer, profits are lost and it can lead to injury or death. DH Pace helps facility owners and managers increase safety, improve performance, maintain code compliance and reduce costs through a variety of custom maintenance and service programs.

AAADM (American Association of Automatic Door Manufacturers) recommends automatic doors be inspected annually, at minimum, to improve safety for the customer and employees using these doors on a daily basis. DH Pace employs AAADM certified technicians to conduct inspections in accordance with American National Standards Institute (ANSI) A156.10, A156.19, A156.27 and A156.38.

FireCheck® Program



Site Assessments



Fire Door Drop Tests



Inspections



Planned Maintenance



AAADM Certification



PRODUCTS AND SERVICES

Automatic Doors

Automating entry doors are an efficient method to facilitate more convenient access in facilities for a wide range of applications including: retail, health care, hospitality, transportation and manufacturing. Automatic doors should be inspected routinely and maintained by an AAADM certified inspector to reduce the risk of injury. DH Pace offers a complete range of design, installation, maintenance and repair services for all types of automatic door systems.

Low Energy Doors



Sliding Doors



Revolving Doors



Bi-Folding Doors



ICU Doors



Customized Activation



Physical Security Barriers: High Security Applications

Physical security barriers are a critical component to an overall security plan. In conjunction with electronic security systems and guard service programs, these barriers form a layered security plan. They can be designed for different levels of security such as: crowd control, deterrence, detection and prevention. Hostile vehicle mitigation or vehicle traffic control can also be accomplished through revenue parking systems, access control systems and vehicle barricades such as bollards, wedges and barrier arm gates. DH Pace offers a complete range of design, installation, maintenance and repair services for all types of physical security barriers.

Optical Turnstiles



Turnstiles



Security Portals
and Revolvers



Security and Barrier
Arm Gates



Barricade Wedges



Hydraulic Bollards



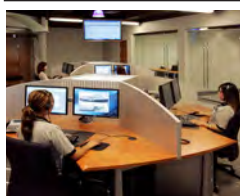
Electronic Security: Access Control and Systems Integration Products

A well-designed and integrated security system is the cornerstone of an effective security plan. To work properly, these systems must be closely coordinated with the access points and traffic patterns in and around the facility. This makes coordination and integration with entry doors, physical security barriers, automatic doors and vehicle control systems essential. This includes compliance with fire, life safety, accessibility and other relevant code requirements. DH Pace also offers specialized systems including but not limited to: asset tracking, visitor management and ballistic detection.

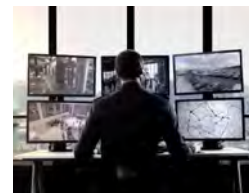
Electronic Access Control



Systems Monitoring
and Maintenance



Video Surveillance
and Management



Parking Systems and Gates



Perimeter and
Intrusion Detection



Specialized Systems



Residential Garage Door Products

As the largest moving object in a home, a garage door can be a huge convenience for daily life. For many people, the garage door is the main point of entry for their home and it enhances the curb appeal, energy efficiency and overall security. Residential experts at DH Pace work with homeowners, builders, architects and property managers to provide the appropriate residential products and services for any application in single-family and multi-family homes.

Traditional Steel



Traditional Wood and Wood-Grain



Premium Insulated Steel



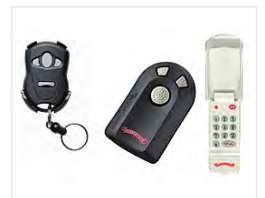
Fiberglass



Operators



Customized Controls



Residential Designer Garage Doors

Regardless of aesthetic preference, DH Pace has garage doors for everyone. With upscale designs and specialty features, homeowners express their sense of style and maximize curb appeal with a designer garage door from DH Pace.

Full-View Glass



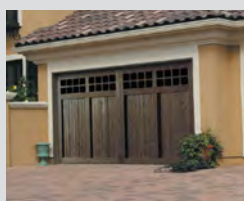
Modern Aluminum



Custom Wood Designs



Wood Carriage House



Insulated Carriage House



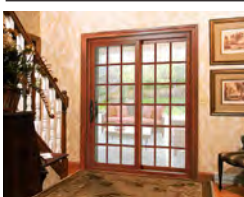
Contemporary Design



Residential Home Solutions

In addition to garage doors, DH Pace offers an expanded variety of home improvement related products. Enhance your home with an ENERGY-STAR rated entry door or create a physical barrier on your property with a residential gate. You can even conveniently monitor your garage door with an upgraded Wi-Fi capable garage door operator and smartphone app.

Entry, Patio and Sliding Doors



Residential Gates



Home Automation



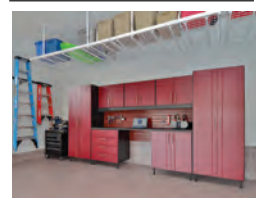
Garage Door Screens



Garage Flooring



Garage Storage Systems



CASE STUDIES

A BEAUTIFUL GARAGE DOOR ALSO PROVIDES ROI

Residential | Garage Doors and Entry Doors

INTRO

Maximize your home's curb appeal and capitalize on a home improvement project that is well worth its return on investment. Whether your home's garage is not functioning at its best or you want to increase your curb appeal, upgrading your garage door to get the right mix of aesthetics and functionality can be a great investment.

SOLUTION

With a mix of garage doors, openers and other residential home solutions for any style, goal and budget, DH Pace can easily transform the look and feel of your home. From traditional styles, to modern looks and even custom designs, DH Pace offers a wide range of standard and designer garage doors. Plus, you can feel good about replacing your garage door because it is one of the top home improvement projects for retaining its value at resale. According to Remodeling Magazine, garage door replacements in 2020 offer a 95% return on investment.

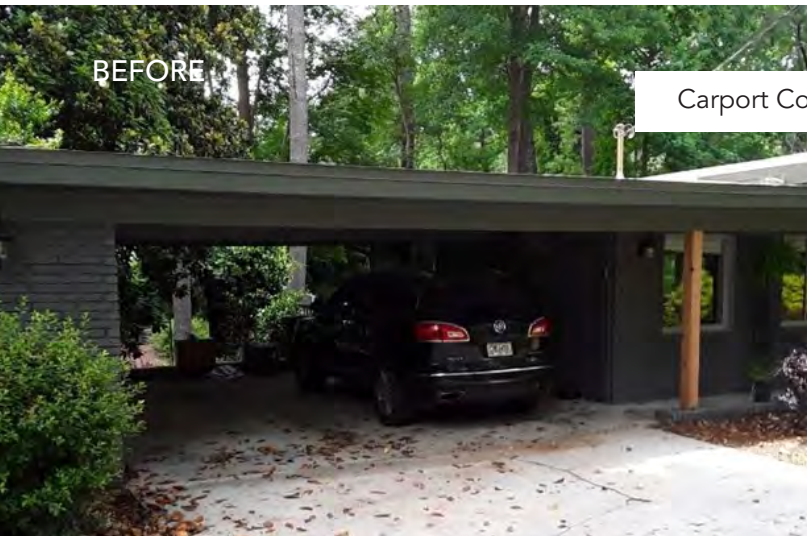
DH Pace also offers other home solutions that enhance both the functionality and aesthetics of your home. From entry doors, patio doors and sliding doors to garage door screens, garage storage systems, garage flooring and even home automation, DH Pace experts can guide you through the product selection process then complete the installation with precision.

Whatever your garage goals may be, DH Pace can help you improve curb appeal and simultaneously provide you a great financial investment.





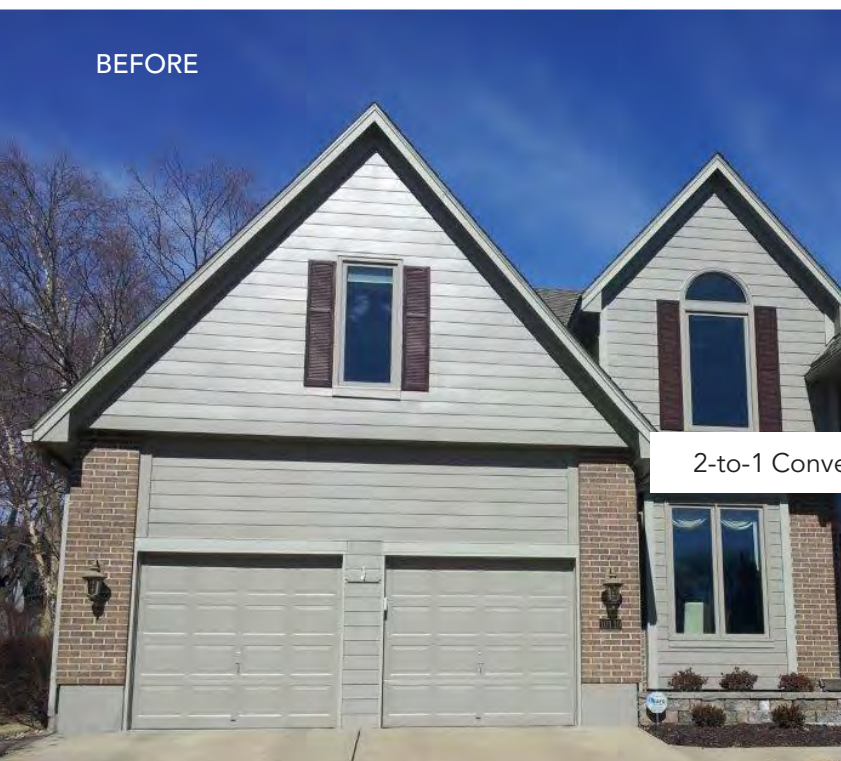
Custom Wood



Carport Conversion



A new garage door from DH Pace enhances your curb appeal and is a great financial investment.



2-to-1 Conversion



CASE STUDY

LOADING DOCK SOLUTIONS FOR A DISTRIBUTION CENTER

Distribution | Dock Doors and Levelers

PROBLEM

DH Pace recently partnered with a leading national general contractor on a new distribution center. DH Pace has worked with this existing facility for over 25 years. In the beginning, DH Pace provided over 600 mechanical dock levelers, dock seals, and insulated dock doors as the customer transitioned 25 large open air cross dock areas into cold storage areas to store and distribute produce. DH Pace was asked to help transform a cold storage area into a high efficiency, climate-controlled environment with the latest in safety enhancements.

SOLUTION

The company furnished and installed (30) Hydraulic Vertical Storing levelers, automatic vehicle restraints, customized soft-sided dock shelters and extra-heavy duty 20-gauge dock doors with 19.4 R-value insulation. To improve energy efficiency, DH Pace provided (9) interior high performance fabric doors with capable of speeds up to 80" per second with motion detection activation between the Shipping and Cooler area inside the facility. This new area of the facility has now been transformed into a highly productive and safe, state of the art climate-controlled facility.

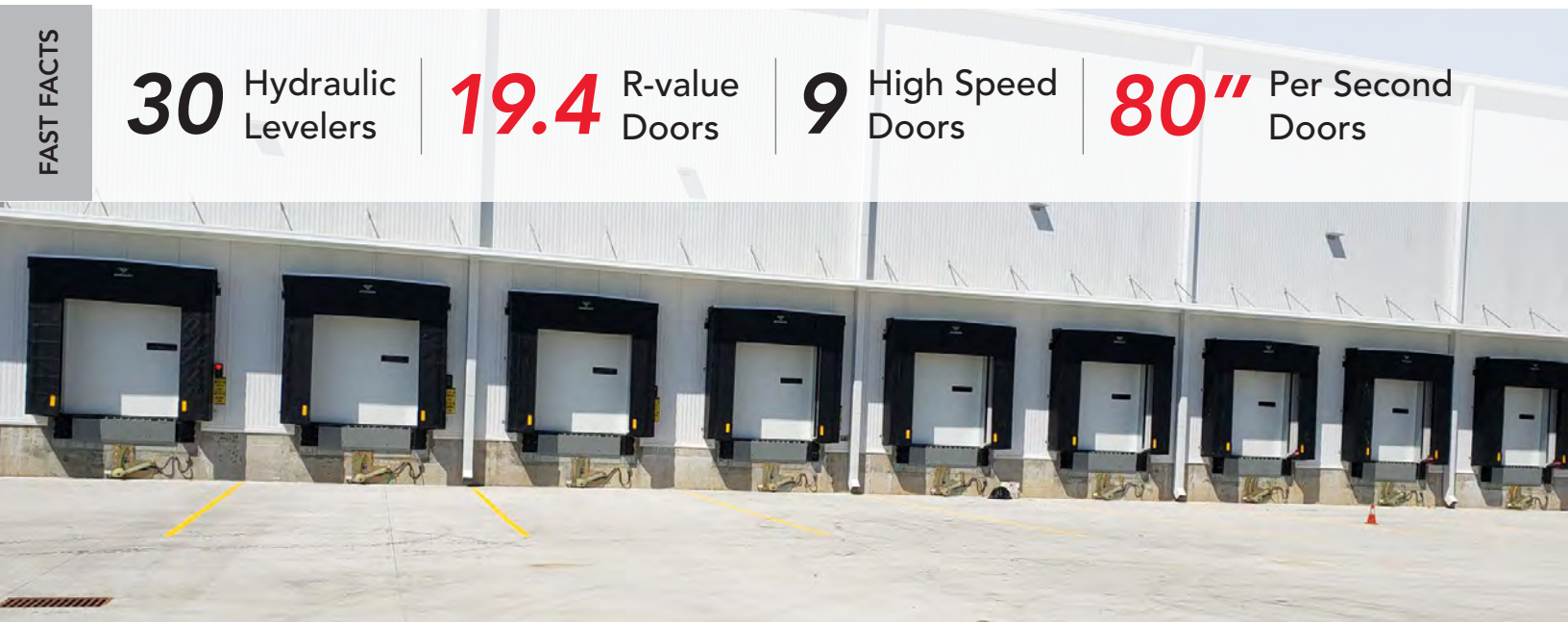
FAST FACTS

30 Hydraulic Levelers

19.4 R-value Doors

9 High Speed Doors

80" Per Second Doors



CASE STUDY

AUTOMOTIVE PLANT RENOVATION

Manufacturing | High Performance and Specialty Doors



FAST FACTS

20 Fiberglass
Doors | **2/3** Less
Weight



25 R-value
Doors | **100** Air-Powered
Levelers

PROBLEM

During 2019 a leading autonomous vehicle manufacturer reached out to DH Pace to conduct a thorough review of a production ready plant it had purchased to inspect all of its specialty door and dock positions and recommend repair or replacement. The plant was originally opened in 1987 as a 2 million square foot facility. Over time the plant changed ownership, was renamed twice and eventually shut down in 2016.

SOLUTION

Over the course of roughly 18 months, DH Pace repaired or replaced (20) Vertical Lift fiberglass specialty doors on the exterior shell of the facility. These doors are ideal for loading and unloading large equipment and weigh less than 4 lbs. per sq ft, making them about 1/3 of the weight of a traditional steel door system while still maintaining R values of up to R-25 for a 5" thick door. Other key features include being built to withstand hurricane wind loads, anti-fall cable safety assemblies, reversible edge assemblies, and UL approved variable speed operators to maximize safety while requiring low annual maintenance. In addition to the Vertical Lift doors on the exterior, DH Pace installed over (100) 7x10 air powered levelers with custom paint, automatic vehicle restraints, premium dock enclosures, full breakaway dock doors and master control panels to control the operating process of each dock opening. On the interior of the facility, DH Pace supplied over (25) high performance fabric doors with operating speeds of up to 80" per second. Countless hours of field consulting, service, and installation work has been performed over the past 18 months to bring the plant back up to full operation. Today the plant covers almost 3 million sq. ft. and is producing large numbers of electric vehicles to reduce our dependence on fossil fuels.

CASE STUDY

AEROSPACE FACILITY EXPERTS

Industrial | Specialty Doors



FAST FACTS

5HP Synchronized
Motors

20'x40' Rolling
Steel Door

30 Day Total
Turnaround

PROBLEM

DH Pace was hired at an aerospace facility to re-configure the structural support of an existing 20'x25' exterior opening to 20'x40' to accommodate the movement of equipment at their underwater testing facilities.

SOLUTION

The sensitivity of the area dictated specialized construction experience and techniques including coordination between (3) three other trades, building a climate controlled vestibule around the existing exterior opening to maintain a consistent climate inside the testing area, bringing a crane inside the facility to hoist the new materials and equipment, exhausting the crane to the outside of the building, employing certified riggers and welders, and installing a new 20'x40' powder coated, insulated, springless rolling steel door with dual synchronized 5HP motor operators. DH Pace assigned a dedicated project management team to oversee the successful project that lasted one month in duration. Since performing this scope of work, DH Pace has performed a similar scope of work for another customer.

CASE STUDY

SECTIONAL DOORS BRING A BREATH OF FRESH AIR

Restaurant | Sectional Glass Doors

INTRO

Sectional doors compliment a buildings design element and in the case of this locally owned restaurant, they made a dramatic difference. DH Pace worked with the general contractor to provide a flexible space that fit the aesthetics of their upscale yet relaxed restaurant.

SOLUTION

DH Pace provided (6) manual hoist sectional doors with dark bronze powder coating and custom high lift track to match the footprint of the restaurant's exposed ceiling and duct work. The project encountered some early headwinds with shipping delays due to Covid-19, but DH Pace was able to work with a trusted manufacturing partner to accelerate the sectional door lead times and finished the project on time, and within the customer's budget.

The restaurant was thrilled with the end result and can now provide open air seating with their new sectional doors in the "up" position or enjoy the climate-controlled environment when the doors are in the closed position.

FAST FACTS

6 Manual Hoist
Sectional Doors

Dark Brown
Powder Coating

CUSTOM High Lift
Track



CASE STUDY

MODERN KEY SYSTEM FOR SCHOOL DISTRICT

Education | Locks and Key Systems

PROBLEM

A major metropolitan school district called on DH Pace to help upgrade its classroom and overall facility safety and security. Phase 1 of the project included over 400 interior door openings across 11 different schools.

SOLUTION

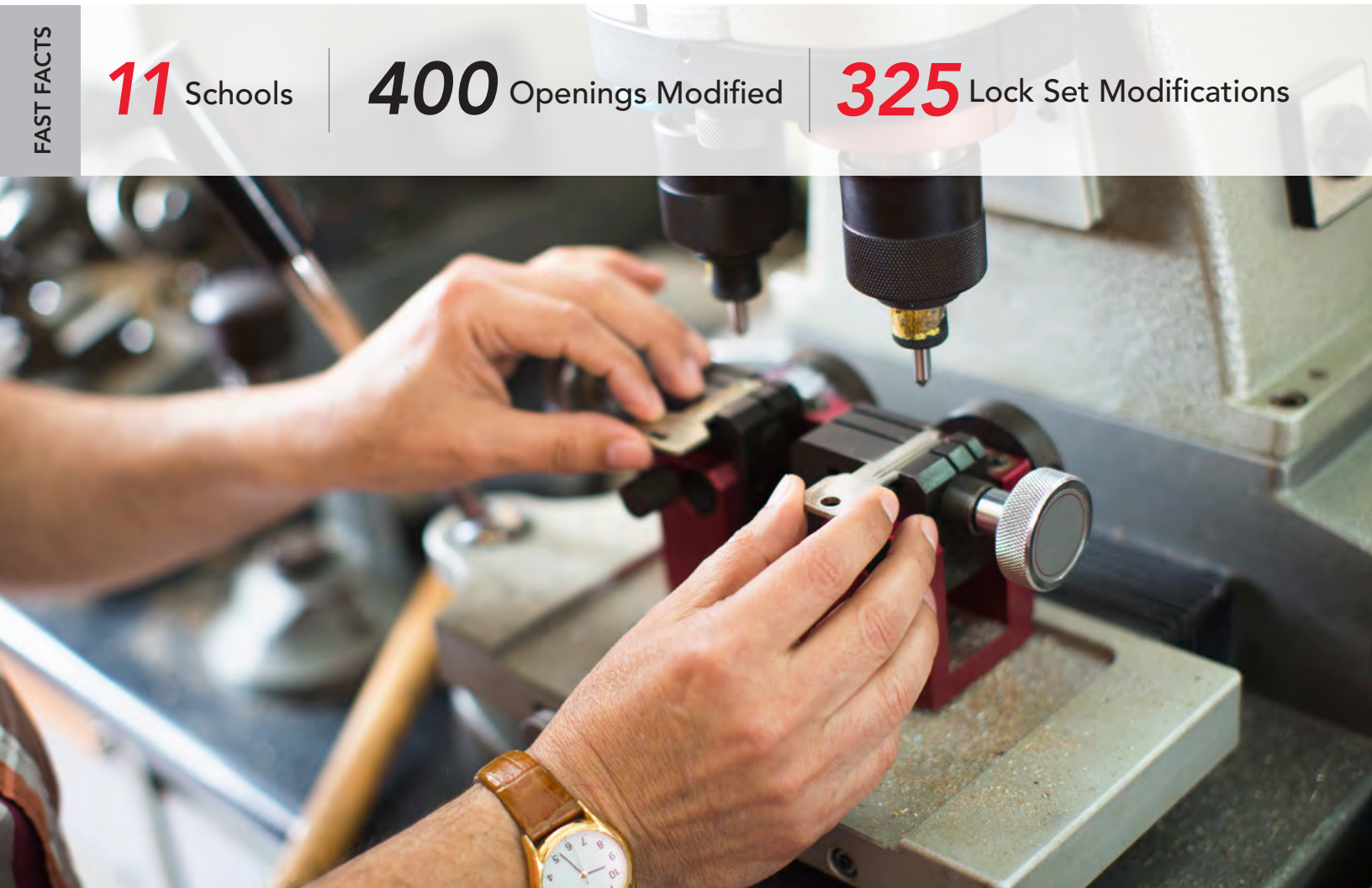
DH Pace representatives met the school officials on site and conducted an extensive survey of all of the openings. The main purpose of the survey was to determine what hardware could be re-used, and what hardware needed to be retrofitted or replaced to meet the districts classroom lockdown requirements. All of the locksets on the doors were either upgraded by adding an indicator switch, or were replaced with new security classroom function locks with indicators. To increase the level of security for the districts key system and facilitate quicker core changes, DH Pace provided new patented keys and removable core cylinders integrated into the school's existing master key system. DH Pace also modified the functionality of the existing mortise and cylindrical locks in staff restrooms to increase privacy and security. The reuse of existing products where possible on this project freed up money the district can use on other security related needs in their facilities.

FAST FACTS

11 Schools

400 Openings Modified

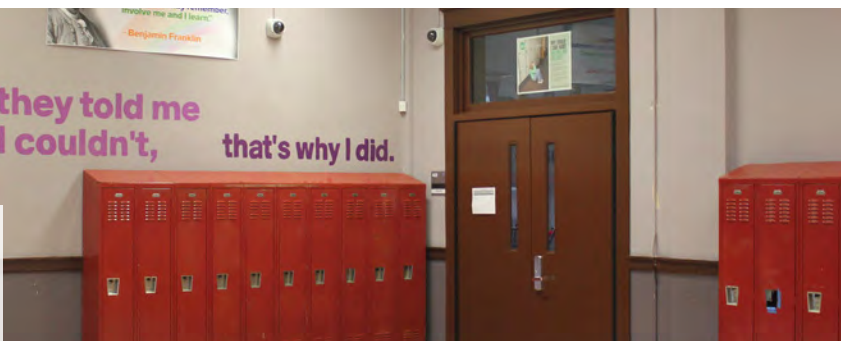
325 Lock Set Modifications



CASE STUDY

ENTRY REPLACEMENT AT HISTORIC HIGH SCHOOL

Education | Entry Doors



FAST FACTS

FAST

Tracked
Timeline

135 Doors

FRP

Fiber Reinforced
Polymer Doors

PROBLEM

Over this past summer a historic, 110-year-old high school partnered with DH Pace to complete a capital project encompassing the replacement of over 135 door entrances, both interior and exterior.

SOLUTION

This capital project for the school helped increase the safety, security, and aesthetics of the school while bringing the entrances fully up to code. For the exterior, DH Pace installed durable Fiber Reinforced Polymer (FRP) doors with a foam polyurethane core that are scratch and graffiti resistant, water-tight, allow for thermal and acoustical performance and are extremely flexible due to its aluminum chassis and tie rod assembly. These doors are built to last in high cycle, high abuse applications and come with a 10-year hardware installation warranty. Interior enhancements included painted hollow metal doors and frames in lieu of solid core wood doors with wood frames, classroom security function lever locks that can be secured from inside the classroom to replace the outdated and non-code compliant orbital locks, and the school moved to a patented key system supported by DH Pace. The entire project was overseen by a dedicated DH Pace project manager to help the coordination with other trades, and to ensure it was completed on schedule.

CASE STUDY

NEW GATES PROVIDE ENHANCED SECURITY FOR GOVERNMENT BUILDING

Government | Barrier Gate System

PROBLEM

DH Pace provides a wide variety of door, dock, and gate solutions for customers across the nation. Recently, a governmental customer that DH Pace had worked with on their Hostile Vehicle Mitigation (HVM) gate barrier system referred us to another governmental customer that was in need of replacing their 15-year-old gate barrier system. The existing system comprised separate entrances with both surface barricades and pit wedge barricades. The system was linked through a single hydraulic system, and if any part in the facility had issues, the entire entrance/exit closed down causing numerous traffic delays. Over time the maintenance of the system became a costly issue due to the debris, rain, ice and rust that inevitably damaged the equipment, causing periodic malfunctions.

SOLUTION

After consulting with the customer on their application, a surface applied system where all components are above ground was selected. The new system would meet their HVM requirements while also providing less downtime and maintenance expense. DH Pace partnered with a leading global manufacturer of High-Security Vehicle Barricade Systems to provide barriers with a ASTM F2656-07 M50-P2 Crash Test Certification certified to stop a 15,000 lb. truck at 50 mph with penetration limited to 1.17 meters. To reduce traffic delays, the system was designed for each lane to operate on a stand-alone basis so a security shutdown would only occur on the affected lane of traffic.

The DH Pace team provided a turnkey solution including design assistance, engineer testing assistance and a dedicated project manager to supervise the demolition of the old gate barrier system. DH Pace also furnished and installed the new HVM gate barrier system, coordinated with a concrete sub-contractor to provide all of the complex concrete requirements during construction of the concrete foundations to meet 4000 psi, supervised and supplied all of the access control work to integrate the new HVM gate barrier system with their standardized security protocols and supplied all electrical contracted needs.

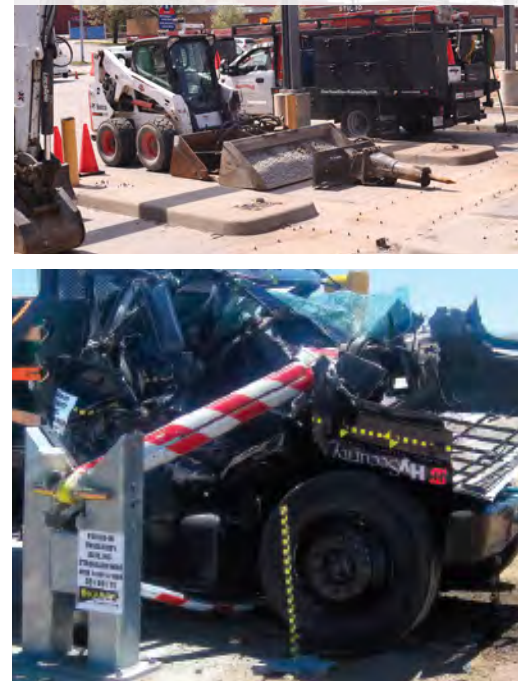
The first three phases of the work were completed on schedule. The customer was satisfied with the results and has hired DH Pace to complete the final phase of this project.

FAST FACTS

HVM Hostile Vehicle
Mitigation System

ASTM Crash Test
Certified

15,000 Lb Truck
Stopped



CASE STUDY

UPDATED SECURITY ON A UNIVERSITY CAMPUS

Education | Lock and Key Systems



FAST FACTS

NEW Key System +
Access Control

Parking Systems +
High Speed Doors

5,000 Total
Openings



INTRO

DH Pace has worked with a large university for over 25 years to update and maintain the latest life safety and code compliance directives. One example of this partnership was the implementation of life safety and security upgrades across their campus facility and housing departments. In total, DH Pace performed work at over 5,000 openings across the campus. The products consisted of electronic door hardware and access control for exterior openings and doors, frames, manual door hardware, as well as patented keys and lock cores.

SOLUTION

This specific project had many components for updating their security. First, they upgraded their exterior openings to electrified hardware so they could provide a near instantaneous response to lock down specific areas of the campus should an emergency event require it. Second, DH Pace helped them transition to a new patented key system across their student housing buildings including sororities and fraternities. The patent on the existing system had expired, making it easier to duplicate keys and exposing the university to increased risk of the key system being compromised. Finally, DH Pace provided electronic Security Asset Manager (SAM) boxes to more sensitive areas, complete with biometric hand readers and finger-print readers in their medical research and IT buildings.

In addition to all of the entry door systems work, DH Pace also worked closely with the university's parking areas supplying gate systems and high-performance doors to restrict access to authorized personnel and to maximize the speed in which people can enter the parking areas while minimizing the downtime and maintenance for the life of the door system. Gate areas can now only be accessed with the proper credentials, and the rigid aluminum high performance doors operate at up to 100" per second while still providing the level of security needed in the area.

Thanks to this project, the university is now better equipped to manage who comes in and out of their facility and better prepared to respond to emergency situations.

CASE STUDY

VISITOR MANAGEMENT SOLUTIONS

Commercial | Visitor Management

INTRO

In 2018 DH Pace helped one of its customers create a more effective Visitor Management System for their corporate office's front entrance by installing a turnstile array along with access control that allowed authorized personnel to move freely through the area, while alerting office & security personnel when visitors or other unauthorized persons attempted to enter the facility. Fast forward to 2020, the same customer acquired a new office space as an extension of their corporate office.

SOLUTION

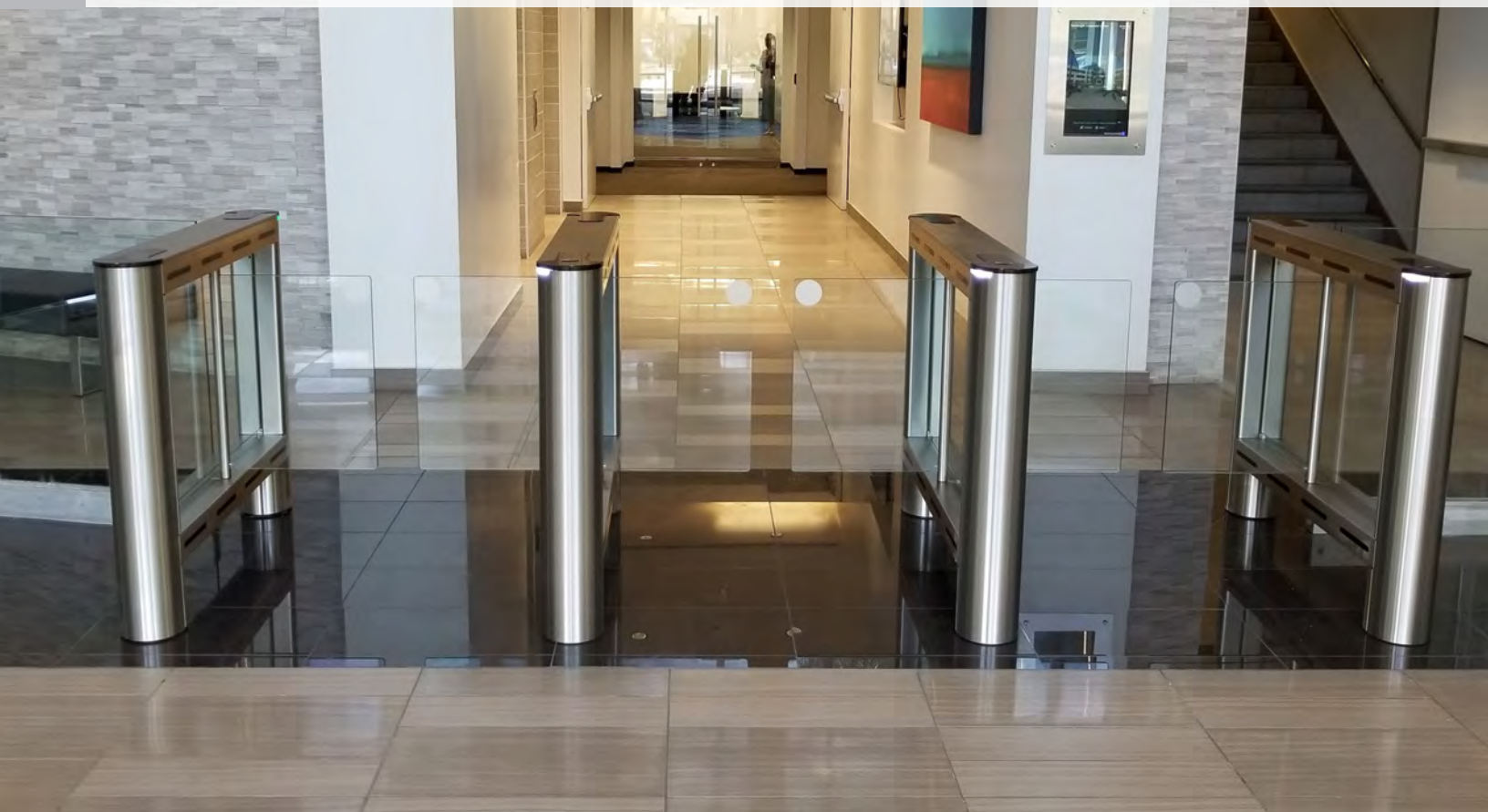
The newly acquired space had been a multi-tenant building without any type of Visitor Management System and the customer wanted the same solution as at the corporate office. DH Pace scheduled an appointment to review the space and verify all of the customer requirements, worked closely with the building owner in coordinating the installation, and a few weeks later transformed the lobby of the new space into a replica of their corporate office.

FAST FACTS

6 Lanes at Two
Facilities

FORTUNE 500
Company Headquarters

INTEGRATED
Into Access Control System





800-507-0023



1901 E 119th St. | Olathe, KS 66061



DHPace.com

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WASHINGTON

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THE DH PACE DIFFERENCE



PROFESSIONAL EMPLOYEES

Trained, highly skilled and ready to serve



BROAD PRODUCT OFFERING

For every type of door, loading dock and security system in all types of buildings



CUSTOMIZED SOLUTIONS

Designed to meet each customer's specific needs



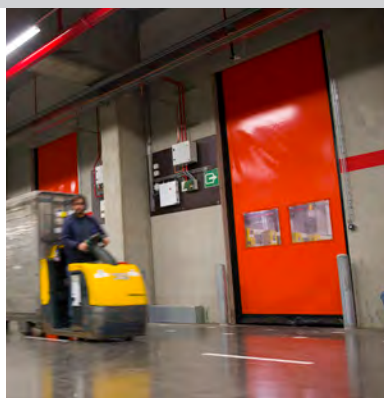
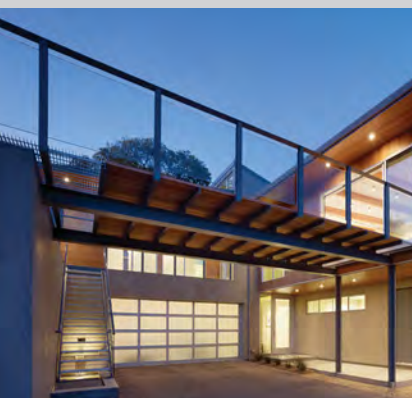
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Nationwide service when and where customers need it



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