



CONSTRUCTION NEWS AND HIGHLIGHTS

Spring 2018 | *Published by BRIDGES & Company for Construction Buyers in the Tri-State Area*



BRIDGES to Help Transform Hotel into Senior Care Center

BRIDGES, alongside the teams at Hamister Group and Kideney Architects, are working together to transform what was once a LaQuinta Inn & Suites into what will be a thriving senior care center.

This seven-story project that totals approximately 85,000-square feet of interior space is located off of McKnight Road near St. Sebastian Parish in the North Hills area of Pittsburgh.

The project is a complete renovation of the interior portion of the building that requires the installation of new mechanical systems, plumbing and electrical wiring, new elevators and flooring as well as ceramic finishes. Rooms on the top floor of this location will also be combined to create more spacious independent living apartments.

To transform this building into a comfortable, state-of-the-art senior care center, our team will give the exterior a facelift that will include a new roof and a roof-top deck for residents to enjoy during the warmer months of the year. That's not all—new landscaping, site amenities, decorative fencing, and parking improvements will also be included in this total transformation of what was once a hotel to what will soon be an impressive and accommodating senior care center.

Special thanks to Project Manager Bob Fitzgerald, Superintendent Carl Burkhardt, Estimator Bob Lichvar, Project Manager Assistant Krista Mosher, Josh Klotzbach from Hamister Group, and Matt Owczarczak from Kideney Architects for helping to create a beautiful thriving senior care center. ■



AAA Century III Gets a Makeover



Not only did the AAA Century III location get a 3,000-square foot addition to its current building, the existing office space also underwent a complete renovation that came with new and improved finishes.

BRIDGES, alongside Strada LLC., performed this project in three phases in an effort to keep the doors to this AAA location open throughout the entirety of the construction.

Located in the Pleasant Hills area of Pittsburgh, AAA Century III is more than just a travel agency. This location offers an array of member services that include a full-insurance agency, travel agency, a world-renowned Emergency Road Service in addition to license and title services.

“Our Pleasant Hills office is home to a PennDot Photo Driver’s License Center, too. This means that our members can come in and renew their Pennsylvania driver’s license on the spot,” said Steve Popovich, AAA East Central.

Our team at BRIDGES worked diligently in order to keep with the tight deadline and make sure that this AAA location could continue to run as close to normal during the duration of the project.

As mentioned before, this was a three-phase project and each phase required that a different section of the office was blocked off as construction was completed in that area.

However, through proper planning, attention to detail, and efficient work, the teams were able to manage these obstacles and stay on track.

“Tyler Krukar and Bob Sethman have gone well beyond the call of duty for us during construction. As mentioned, our business had to operate seamlessly during the project and Tyler and Bob played a huge part in making this happen for us,” said Popovich.

Special thanks to Project Manager and Estimator, Tyler Krukar, Superintendent Bob Sethman, Project Manager Assistant Cindy Foglio, Al Cuteri, Ian Fishman, and Kevin Kuntz from Strada Architecture LLC., and Steve Popovich, Terri Petrick, and Dan Skaris from AAA for their hard work on this project. ■

BRIDGES and Target Team Up to Remodel Space

When the Target in Greensburg, PA needed revamped, the company turned to none other than BRIDGES to carry out the renovation project.

Updates were made on both the interior and exterior of the 200,000-square-foot Target store in an effort to attract more customers to the location.

This wasn't the first time and it surely will not be the last time that our team at BRIDGES was faced with a fast-paced schedule.

Once the particulars of the project were nailed down, we got right to work painting both the interior and exterior of the store, updating flooring and wall laminates, building new casework, installing a brand-new Starbucks storefront, upgrading the

main entrance of the store, updating exterior insulation and finish system (EIFS), installing new coolers and freezers as well as self-contained coolers, completely remodeling all of the bathrooms, fitting rooms, and guest services area, and last but not least, adding new finishes to the offices and meeting areas.

All of these updates were completed on time and within budget thanks to Project Manager and Estimator Tyler Krukar, Superintendents Joe Juracko (day) and Donny Taucher (night), Assistant Superintendent (day) Adam Lewis, Project Manager Assistant Julie Bailey, Christina Baker from Bignell Watkins Hasser Architects, PC, and Target Project Manager Mark Drapac and onsite representative Scott Oiler. ■



Walmart Location Gets Facelift Thanks to BRIDGES

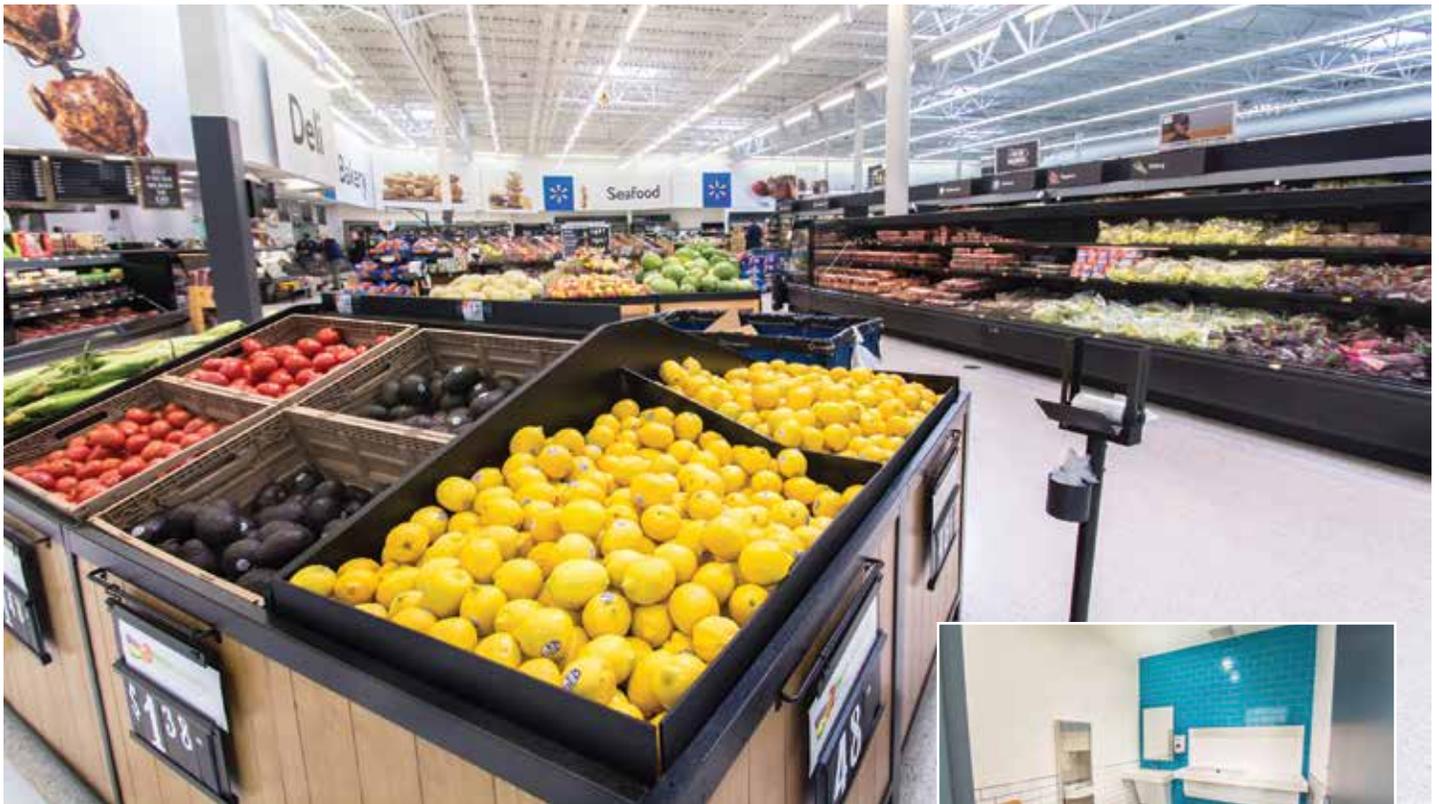
As the largest retailer in the world, Walmart is always looking to upgrade their existing facilities to keep them fresh and up-to-date to encourage consumers to visit their physical locations.

Thanks to our relationship that has remained strong over the past 20 years, Walmart turned to BRIDGES again to take on one their latest projects in North Fayette Township.

This project, in particular, involved the remodeling of the interior and exterior of the building. Updates included, but weren't limited to, painting of the inside and outside of the store, building new casework, upgrading wall laminates, renovating restrooms, and updating the refrigeration, flooring and electrical systems.

Though these may sound like minor updates, they made a world of difference in the aesthetic of the store. To that point, no matter how big or how small a project may be, our team at BRIDGES always takes the tasks at hand in stride to provide the highest-caliber of work for our clients.

This renovation project would not have been possible if it weren't for the hard work and attention to detail of Project Manager Tyler Krukar, Superintendents Chuck Megahan (day) and Wayland Buzard (night), Estimator Ray See, Project Manager Assistant Julie Bailey, Michael Gokberk from Massa Multimedia Architecture, PC, and construction manager Joe Loethen from Walmart. ■



Skyline Pittsburgh Isn't Your Average Warehouse



Located in what is known as the “Bottoms” in McKees Rocks, Skyline Pittsburgh designs, builds, and stores tradeshow exhibits for companies.

Skyline realized the growing need to expand their space in order to accommodate their budding business and they turned to none other than BRIDGES to help them do exactly that.

Our team worked alongside Gerard Associates Architects Inc. to complete this new-construction project.

Skyline contracted our help to build a 10,500-square-foot metal expansion to their existing warehouse which in turn created a high-bay preview for exhibits, additional storage, as well as a loading dock.

This space is now comprised of 24-foot ceilings with ceiling fans, radiant heating, and LED lighting.

While we do our best to avoid any roadblocks during a project, there are times when it's unavoidable. When it came to the Skyline project, we had to overcome some obstacles in order to push ahead and keep the project on track.

When the original office park was constructed in the 1940s, it was built with slag that was taken from the Homestead Works which is more or less sand.

Because the land on which the building was built was originally a swamp, we had to make sure that the caissons went down in the earth at least 35 feet in order to stabilize the foundation.

The team at BRIDGES worked with the owner and architect to finalize variances for many County, Municipal, and State codes.

Beyond the actual layout of the land, crews had to find and work through existing, hidden conditions.

“We discovered that the undersized electric panel and low-pressure gas meter had to be replaced in order to accommodate the additional building,” said James Gerard, Gerard Associates Architects, Inc.

Despite these issues, we were able to continue and keep the project moving on pace to completion.

“BRIDGES was an excellent partner in this project. They provided answers to questions and solutions to problems,” said Jeff Steigerwalt, Skyline Pittsburgh.

Special thanks to Project Manager Bob Fitzgerald, Superintendent Greg Fitzgerald, Estimator Ray See, Project Manager Assistant Julie Bailey, and James Gerard from Gerard Associates Architects, Inc., for helping to provide Skyline Pittsburgh with a brand-new addition to their exhibit space. ■

Guardian Storage and BRIDGES' Relationship Continues to Grow

At BRIDGES, we love repeat customers. Why? Because it shows us that the work we're doing is making a difference for our clients.

When it comes to building Guardian Storage locations, we see ourselves as seasoned veterans. So, when we were approached to help renovate an existing 12-story, 143,270-square foot hotel into a Class A self-storage facility, we didn't hesitate to jump on the opportunity.

Located in the Forest Hills area of Pennsylvania along the parkway East, this facility has approximately 89,700-square feet of net rentable space that includes about 706 climate/ non-climate controlled, interior and drive-up units that range in sizes of 5 x 5 to 10 x 35.

Beyond the sheer space of this building, its location is even more impressive as it touts an incredible visibility to over 70,000 cars per day on the parkway East.

But, just like most projects, this renovation came with its fair share of challenges during construction that included a tight site, reversing renovations from a previous developer,

low ceilings, limited access to upper floors without elevators during construction, and the structural limitations that made renovations cumbersome.

Despite these numerous complications, our team at BRIDGES was able to successfully handle and navigate around them in order to stay within the project's timeline.

"BRIDGES provides creative solutions to issues that arose during construction. We value their engineering and renovation methods that helped us redevelop the site and the building including structural repairs to floors, structural renovations to the parking decks, and aesthetic improvements," said Steven Cohen, Guardian Storage.

Special thanks to Project Managers Gus Marquart and Nate Hosley, Superintendent Tim Wilson, Estimator Bob Lichvar, and Project Manager Assistant Cindy Foglio. We'd also like to thank Jeff Michelson and Katie Yatzkanic from Desmone Architects as well as Pat Cooper from Gateway Engineers and Sam Jannotti from MR Structure for their work on this renovation project ■



Emerging from the Grasps of ‘Old Man Winter’

This past winter’s sub-freezing temperatures and unpredictable snowfalls, without a doubt, took its toll on many in our region.

But, despite these curve-balls that were thrown by “Old Man Winter,” our dedicated team remained committed to completing their work on time and within budget all-the-while maintaining quality workmanship, the hallmark of BRIDGES.

There were, however, some obstacles that we had to overcome during those cold and snowy winter months.

Of course, the safety of our employees is the utmost concern here at BRIDGES and between the ice, snow, and freezing temperatures, the possible dangers on the work sites were real and it was something that we had to consider and contend with.

In addition to the safety of our employees, we also had to take into consideration how our equipment would perform in such harsh temperatures.

On some occasions, it took between four and five hours a day to get the equipment up and running. At times, we had to use heaters so that the diesel fuel would not gel. We had to heat one heater with another heater just to warm the equipment at a slower, steadier rate.

Through it all, we found a way to work around these challenges as best as we could to not only protect our employees but to serve our clients.

Despite continually adjusting our expectations to push projects forward, due to the fact that the ground had frozen so much so that we could no longer drill, certain types of work had to be pushed to early spring.

Thanks to the sun warming the soil, we are hard at work, completing some projects, as we begin work on others.

Spring and Summer present their own set of unique challenges, but all in all, this past winter was certainly one we won’t forget and one we won’t hesitate to say goodbye to.

Here’s to a great Spring and sunnier Summer days ahead! ■



NOTES
from the
CHAIRMAN



Paul R. Bridges

BRIDGES Helps Build Senior Living Community

Stonecrest of McCandless will be a 94-unit assisted living and memory care community that can accommodate 102 residents.

Stonecrest’s mission is to “provide loving support in a vibrant, world class community” and with those words in mind, our team at BRIDGES got to work bringing their mission to life.

The four-story, 200,000-square-foot building offers a mix of independent living apartments, assisted living facilities, and memory care rooms.

Opening its doors later this year, Stonecrest, a class A facility, will offer residents the amenities that will allow them to live a high-quality life that includes, restaurant-style dining, a café/bistro, a salon and spa, fitness center, movie theater, and a full schedule of daily activities.

Despite a puzzle of challenging structural systems, our team has never wavered in communication with the team at Rosemann & Associates to make sure that this project stays on track with no additional costs.

We’d like to thank Project Manager Gus Marquart, Superintendent Rich Kuhns, Field Engineer Joel Pitacciato, Estimator Bob Lichvar, Project Manager Assistant Julie Bailey, as well as the Architect Mike Stofiel from Rosemann & Associates, and Owner Jed Momot from Northpoint Development for their stellar work to date, helping construct this senior living community which will improve the lives of many in the McCandless area. ■





BRIDGES & Company, Inc.

General Contractors
209 Pine Creek Road
Wexford, PA 15090
412-837-1381
Fax: 412-837-1385
www.BRIDGESpbt.com

LET US HELP YOU WITH YOUR E-BIDDING

Contact: pmarquart@bridgespbt.com

PRSR STD
US POSTAGE
PAID
PITTSBURGH PA
PERMIT NO 2172

RETURN SERVICE REQUESTED