



CONSTRUCTION NEWS AND HIGHLIGHTS

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Guardian Storage Adds Space in Coraopolis

BRIDGES has been one of our most trusted professional partners for decades. We have worked with them exclusively for all of our new property construction and expansion projects because of their consistent quality and attention to detail,” said Candice Puzak, Marketing Manager, Guardian Storage.

Thanks to the strong working relationship that we’ve formed with the team at Guardian Storage, when they needed assistance with a new construction project in Coraopolis, PA, they once again turned to BRIDGES.

This project called for the construction of Class A self-storage facilities that included a three-story, 75,700 square-foot building and a two-story, 43,640 square-foot building. Both buildings are constructed with a combination of masonry, stucco, and metal exteriors over steel framing and reinforced concrete foundations.

These new facilities feature a mix of approximately 700 climate-controlled and non-climate controlled interior and drive-up units in a variety of sizes to accommodate the storage needs of the Robinson Township community.

This brand-new location will offer patrons peace of mind that their belongings are secure, with 24/7 state-of-the-art security monitoring that includes property-wide digital video recording, individual unit alarms, electronic keypad access, central station monitoring and much more.

Beyond security, this facility, just like Guardian Storage’s other properties, will provide their customers with exceptional convenience as customers will have access to their units 365 days a year.

Thanks to the hard work of the teams at Desmone Architects and BRIDGES, this Guardian Storage project is on track to meet its deadline for completion.

We’d also like to thank our project manager, Gus Marquart, superintendent Joel Pitacciato, estimator Bob Lichvar, and project manager assistant Cindy Foglio, for their hard work and attention to detail on this Guardian Storage project.

Finally, special thanks to Guardian Storage owners Steven Cohen and Bill Krahe and Jeff Michelson, Architect, Desmone Architects for being instrumental to the success of this project. ■

Westminster College's Shaw and Russell Halls Are Students' Home Away from Home



When students leave home and head back to college to begin another academic year, they want to live in a place that's comfortable, accommodating, and one that feels like their home-away-from-home. So when we were approached to help Westminster College renovate Shaw and Russell Halls in an effort to attract new students, we jumped at the opportunity.

As with any project, this one had its constraints and its challenges; however, the team at BRIDGES was able to navigate past these factors in order to meet the tight two-and-a-half-month deadline for completion.

From May through August, BRIDGES, along with the team at BHPD Architecture, worked together to renovate Shaw Hall, a three-story building that totaled 18,900 square feet, and Russell Hall, a four-story building totaling 32,800 square feet. The goal was to have both projects completed by the beginning of the school year.

"BRIDGES kept things moving along and were proactive in getting in front of issues so that solutions could be determined ahead of time. During the process, the team provided clear and constant communication with Westminster College," said Mike Schulte, BHPD Architecture.



Both of the buildings received brand-new collaborative study rooms, lounge spaces, whiteboards and moveable furniture to facilitate student collaboration.

Energy-efficient LED lighting, durable materials and mobile student room furniture were all used to give students the ability to reconfigure their own living space to their liking.

Additionally, new paint, flooring, bathrooms, kitchens, lounge areas and new mechanical equipment were implemented in this renovation project. *Continued on page 7*

Eden Christian Academy Continues to Grow

We are excited to announce that the Eden Christian Academy project has grown since last spring, as they have decided to move forward with a second floor fit-out that will house three brand-new classrooms, and two much needed science classrooms and prep space!

But, before we could agree on this brand-new expansion project, it took a lot of hard work and dedication to complete the first job with Eden Christian Academy, located in Sewickley, PA.

The first project, which totaled 24,831 square feet, included the creation of a two-story vaulted lobby and a three-story addition to the existing one-story building. The new space added 10 classrooms, two science classrooms, a cafeteria and an IMC to the Mount Nebo Campus that's home to students in grades seven-12.

Every project has its ups and downs, and this project was no exception. The existing site for the school was sloped, forcing the construction crew to determine a safe spot for site access, parking, laydown and storage.

Beyond the physical issues of the site, Mother Nature threw in her own challenges as well. **“The campus is located at the highest point in the area, so high winds and various weather conditions played an integral part in the day-to-day operations,”** said Scott Maritzer, of Pieper O'Brien Herr Architects.

The Eden Christian Academy project was an interesting one, as the design of the building reflected more than just an upgrade. Rather, the design symbolized the link between the past and the future by connecting the existing school and the new building. The hope is that those who enter pause to reflect on the past and the work of the school so far, in preparation for the bright, new future ahead.

None of this would be possible if it weren't for Scott Maritzer from Piper O'Brien Herr, Echo Realty's Phil Bishop, and Chuck Smullin from Eden Christian Academy. Their collaborative efforts with our team at BRIDEGS helped make this project a success.

Special thanks to superintendent, Carl Burkhardt, estimator, Bob Lichvar, and project manager assistant, Krista Mosher, for delivering a safe, economic, and effective environment for all parties involved on this project. ■



Class is in Session at the Neighborhood Academy

BRIDGES, along with the teams at Eckles Group and the Neighborhood Academy, worked together to reach completion of the current construction project.

This portion of the project was completed and ready to go just in time for the beginning of the 2017 academic year.

The Neighborhood Academy is located in Pittsburgh, PA, and is a private school for middle and high school students. It's designed to "remove every barrier that prevents young people from thinking about their futures and the steps needed to achieve their goals."

The faculty and staff at the Neighborhood Academy have created a culture that's inviting, familial, safe and invigorating. However, in order to keep this momentum as we move toward the future, the school needed a building that reflected their innovative spirit.

To help turn these needs into reality, our team at BRIDGES was tasked with constructing an addition to an existing building.

The project as a whole required adding a single story, 8,000 square foot addition to the school's main building.

This addition included four classrooms that were built around a STEM (science, technology, engineering and mathematics) classroom, a computer lab, restrooms, a locker area, and space for a future workshop. Stand-alone electrical and mechanical systems were also included in this project.

"The connection to the existing building was a challenge. However, we found a positive solution thanks to the collaboration with our architectural team and the team at BRIDGES," according to Thomas Wippenbeck of the Eckles Group,

We would like to thank Mark Kurtzrock from the Neighborhood Academy as well as David Johnson and Thomas Wippenbeck from the Eckles Group for their involvement in this successful project.

Special thanks are also in order for our project manager Bob Fitzgerald, superintendent Greg Fitzgerald, estimator Bob Lichvar, and project manager assistant Krista Mosher for helping provide the Neighborhood Academy with a newly renovated addition to their existing school building! ■



It's Out with the Old and In with the New at ChemImage



ChemImage is a high-tech company that provides Hyperspectral imaging technologies used in forensic analyses, threat detection, pharmaceutical testing and biomedical imaging. For more than 20 years, ChemImage has created and championed products that speak directly to their mission and their promise to make the world healthier and safer.

The company was founded in 1994 and is located in our hometown of Pittsburgh, PA. Recently, the ChemImage headquarters needed an update and they turned to none other than our team at BRIDGES to help with this renovation project.

BRIDGES has been part of the design and construction phase from the time the project was conceptualized to when the actual work began. Through it all, we have dedicated ourselves to providing high-caliber service to our client.

When it comes to construction, there are quite often hurdles to overcome in order to stay on track and within budget. This ChemImage project is no different, as our team has to navigate our operations around the fact that adjacent spaces from the worksite are occupied and in business.

This means that we have to accommodate and not disrupt these tenants while still forging ahead with the necessary tasks to reach our deadline.

When they came to us with this project, ChemImage was looking to renovate and incorporate new, high-tech features into an old, two-story Westinghouse facility. The space includes a clerestory that brings in lots of natural light to brighten and visually open up the interior spaces of the building.

The initial phase of the renovation process has begun and includes the installation of an elevator. Over the next few months, BRIDGES will work side-by-side with Desmone Architects to complete this project.

Special thanks to ChemImage owners, Tom Kopff and Tom Burns as well as David Hall, Senior Architect, Desmone Architects for their collaborative efforts to move this project forward.

Finally, we would like to thank our team at BRIDGES, including project manager Bob Fitzgerald, superintendent Robert Fisher, estimator Ray See, and project manager assistant Krista Mosher for their work so far on the ChemImage project. ■

ProMinent Fluid Controls Continues to Grow with BRIDGES' Help

ProMinent Fluid Controls Inc. is an international manufacturer of mechanisms and systems that are used in the feed and water treatment industry. As a leader and innovator in the business, ProMinent has continued to grow year after year.

BRIDGES' working relationship with the company began in 2014, when we built their brand-new manufacturing/warehouse office building in RIDC Park West. Since then, their business continued to grow, which has meant that their need for office space did as well.

When ProMinent needed to expand, they turned to the teams at Desmone Architects and BRIDGES to give them the space that they needed to accommodate their ever-evolving business.

This was a two-fold project that occupied nearly six acres of land adjacent to ProMinent's current facility. The first phase of the project required the construction of a two-story, 5,600 square-foot office space that includes private offices, open work areas for collaboration, and additional space for future flexibility and expansion.

Additionally, a 16,500 square-foot production area was part of the overall expansion project. This warehouse/manufacturing space required high-bay spaces with durable walls.

Precast concrete was the selected material for this portion of the project.

Due to the fact that ProMinent was still undecided on how they wanted the layout of the space to look, an adaptable area was created that can accommodate multiple glue and welding stations, and included several flexible exhaust duct connections.

The exterior of the building has an interesting angular shape; this design was used to accentuate the entry area of the space and to orient the glazed façade perpendicular and centered on the main access drive. This was done so that it's visible when vehicular traffic arrives at the building. The materials used for the main entry of the building were selected to reflect ProMinent's corporate identity.

Special thanks to project manager Paul Marquart, superintendent Joe Juracko, estimator Bob Lichvar, and project manager assistant Cindy Foglio for their hard work on this project.

We would also like to extend our thanks to Travis Kreidler and Rebecca Lowe from Desmone Architects, Mike Weber and Fran Perfett from ProMinent Fluid Controls, as well as Ken Faux and Ron Faux from ICS for effectively collaborating with us to complete this project. ■



Why Do We Build Buildings?

“I can do better.” That was always the thought in the back of my mind as a young man, and I still think it today.

My roots in construction started back in high school and college, when I got my start in the industry doing summer jobs for Mellon Stuart. I was happy there, and I felt like I was where I belonged. My father was in construction, too—it was a family affair—and sometimes at home we’d talk about work. It was during these conversations that I realized that I wanted to learn more about the industry. After graduation, I worked my way up at Mellon Stuart to become executive vice president. After more than 39 years there, I launched BRIDGES & Company, and right away, I had three main goals.

First and foremost, I wanted to build great buildings. I found that the way to do that was to treat each project like a successful marriage. This meant that the vision of the client had to meet and complement the BRIDGES team’s drive to go above and beyond.

Second, I always knew that I would eventually want partners who would rise up through the company to earn ownership in it. I knew my children would find their own passions and follow them, as indeed they have. The people I hired, with the promise of partnership if it worked out, had the same beliefs, the same set of values, and same drive toward excellence that I’ve always felt.

My very first partner, Mark Davis, emphasizes safety and the proactive stance we take to help our clients turn their visions into reality. He also shares a passion for construction with both me and Gus Marquart. In fact, Gus still unabashedly says, “I love construction. I like the challenge of it, and know that I was part of

a building’s successful completion.” He, like me, had a father in construction.

Gus once said, “Ever since I was a kid growing up, going to my dad’s construction sites, I wanted to build

things. I wanted to build the world’s tallest building or the world’s longest bridge.” That love of the industry is why I hired him.

Our most recent partner, Bob Fitzgerald, mentioned the relationships we build with our clients, who trust us and return to us for second, third, fourth, and fifth projects, and beyond. Mark, Gus and Bob are the sort of people I knew from the beginning that I wanted in my company, and I am proud of them.

Finally, I knew that I wanted BRIDGES & Company to be a merit shop, in which we would hire either union or non-union labor. Either way, we wanted quality people to do the best job for our clients. We wanted our employees to care about their work as much as we do. Likewise, we expect each individual employee to be equally proud of his or her work. That’s the thread that has run through our company for more than 39 years, and it drives us to build the best buildings on time, within the client’s budget, and with quality and safety paramount. I am confident that we will continue to provide our clients with exemplary service for the next 50 years and beyond. ■

Paul R. Bridges



**NOTES
from the
CHAIRMAN**



Westminster College’s Shaw and Russell Halls, *continued*



“BRIDGES did a great job managing these important projects. We were impressed with their commitment to our deadlines, their work ethic and their ability to anticipate and solve problems. We’re looking forward to working with the BRIDGES team again on future projects!” said Kenneth J. Romig, Vice President for FMS at Westminster College.

Special thanks to project managers Paul Marquart and Tyler Krukar, superintendents Bob Sethman and Wayland Buzard, estimator Tyler Krukar, project manager assistant Cindy Foglio, Westminster’s Kenneth J. Romig, Ron Pennington and Mike Cosgrove as well as Mike Schulte from BHDP Architecture for their hard work on this project. ■

BRIDGES Newly Awarded Projects

Bridges is proud to have recently secured the following projects:

- AAA – Uniontown, PA
- AAA – Century Three – Pittsburgh, PA
- Guardian Storage – Bethel Park, PA
- Northland Senior Living Facility – Pittsburgh, PA
- Stonecrest Senior Living Facility – McCandless Crossing, Pittsburgh PA
- Target Renovation – Greensburg, PA
- Target Renovation – West Mifflin, PA



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