



CONSTRUCTION NEWS AND HIGHLIGHTS

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Energizing the MarkWest Facility

MarkWest Energy is a subsidiary of MPLX LP and works to gather, process, and transport natural gas. When the company wanted to expand to accommodate the administrative staff that supports their gas processing facility, they turned to our talented team at BRIDGES to help them with a new construction project located in West Union, West Virginia.

As the popular saying goes, “You only get one chance to make a good first impression,” and this notion was at the forefront of our team’s work when carrying out the exterior finishes of the MarkWest administration building.

Various embellishments were added to the exterior in an effort to “decorate the box” in a modern way. Operable windows were used for natural ventilation, while a pattern of continuous windows and metal panels on the main façade of the building were designed to mimic the piping that’s used in the natural gas industry.

As is with most construction projects, there are obstacles that everyone involved must overcome in order to keep moving towards completion. Even on a busy oil and gas site, BRIDGES was able to work with subcontractors to construct an impressive two-story, 12,000 square foot building on time and within budget.

Part of the construction process is problem solving, and MarkWest was extremely happy with BRIDGES superintendent, Rich Kuhns, and project manager, Gus Marquart, on their ability to think on the fly and provide cost effective, efficient solutions.

“Any issues that were discovered were always brought to our attention with a solution, not just the problem,” —David Krantz, project manager, MarkWest.

Special thanks to estimator Bob Lichvar, and project manager assistant Julie Bailey, for their help in making this project a success. ■



Helping Buncher Company Create New Space



BRIDGES teamed up with the Buncher Company, a real estate development firm that's been servicing the Pittsburgh area for over 60 years, to renovate One Waterfront Place, a six-story office building located in the heart of Pittsburgh's Strip District.

Our team at BRIDGES worked closely with the Buncher Company for the duration of the project, since a large portion of the work was focused on the demolition and disassembly of a laboratory to convert it into an office space.

This was no easy task, but the BRIDGES team made sure that the project ran smoothly. Extensive removal and replacement of a variety of features was needed in order to keep with the deadline. A specialized HVAC system was replaced for a more conventional HVAC system, restrooms were added, and chemical piping that was used to manufacture computer hard-drives was removed in order to begin the transformation of this space.

The main goal of this project was to remove these specialized systems, then restore the area for future tenants. Much of this

work was done primarily on the first and second floors as well as the mechanical room located in the penthouse.

For this project, our team addressed the complexity of removing the existing equipment and coordinated with the building maintenance team in order to address issues in areas that were outside of our contract scope, but affected the operation of the overall building.

Through collaboration and the "can-do" attitude of our BRIDGES' team, we've been able to keep the project on track as it's nearing the final phases, which will include the activation of the new HVAC systems, fire alarm systems, and new restrooms for future tenants.

Special thanks to project manager Bob Fitzgerald; superintendent, Joe Juracko; estimator, Ray See; project manager assistant, Krista Mosher; and the entire BRIDGES team for the hard work and attention to detail that kept this project on time and within budget. ■

Guardian Takes Quality Self-Storage to Hampton Twp.

Guardian Storage, BRIDGES, and Desmone Architects have teamed up yet again to provide high-quality storage facilities to patrons in Hampton Township. This new construction project is located at 4750 William Flynn Highway and is scheduled for completion in summer 2017.

Once completed, the 5.5-acre complex will include four buildings with approximately 665 units, equating to 81,200 square feet of rentable self-storage space. The Class A self-storage facility is constructed from a combination of masonry, stucco, and steel framing. The units will range in size from 5'x5' to 10'x40'. Clients will have their choice of climate controlled or non-climate controlled units as well as interior or drive-up units.

Guardian Storage has grown to be the market leader of self-storage services, and prides itself on customer service, state-of-the-art security, and convenience. Keeping in line with these core values, the complex will have a full-time maintenance

staff for maximum customer assistance. Individual unit alarms, personalized electronic keypads, and a central monitoring station ensure a secure facility. On top of around-the-clock unit access, patrons will be able to enjoy the additional amenities such as free use of the move-in truck and fax and copy services.

“BRIDGES exceeded our expectations through its coordination of detail, creative solutions, and overall organization of the job,” — *Candice Puzak, Marketing Manager at Guardian Storage.*

Special thanks to superintendent Tony Castro, estimator Bob Lichvar, and the project manager assistant Cindy Foglio, for helping to provide the Hampton Township community with this state-of-the-art storage facility. ■



Guardian and BRIDGES Show No Sign of Stopping

In addition to their Hampton location, Guardian Storage also plans to open its second Monroeville location on William Penn Highway. After two years of meticulous planning, the former site of a Designer Furniture Outlet store will now be home to 709 self-storage units.

This new construction project will be a Class A self-storage facility and will contain approximately 84,000 square feet of rentable area. The renovations for this two-story building include a three-story addition as well as a three-story edifice to adjoin the complex.

The continued alliance of Guardian Storage and BRIDGES, accompanied with the architectural support of Desmone Architects, will soon deliver 267 non-climate controlled as well as 442 climate-controlled units.

These quality units (ranging from 5'x5' to 10'x35') along with Guardian Storage's company values will support the storage needs of hundreds of patrons throughout the Monroeville area.

Not only will this location supply client storage needs, it will also be equipped with complimentary Wi-Fi and coffee, a meeting room, and copier services. According to Guardian Storage President, Steven Cohen, **"We go above and beyond when it comes to customer service to ensure an easy, convenient, and supportive experience for each and every customer."** This Guardian Storage complex is set to open May 2017.

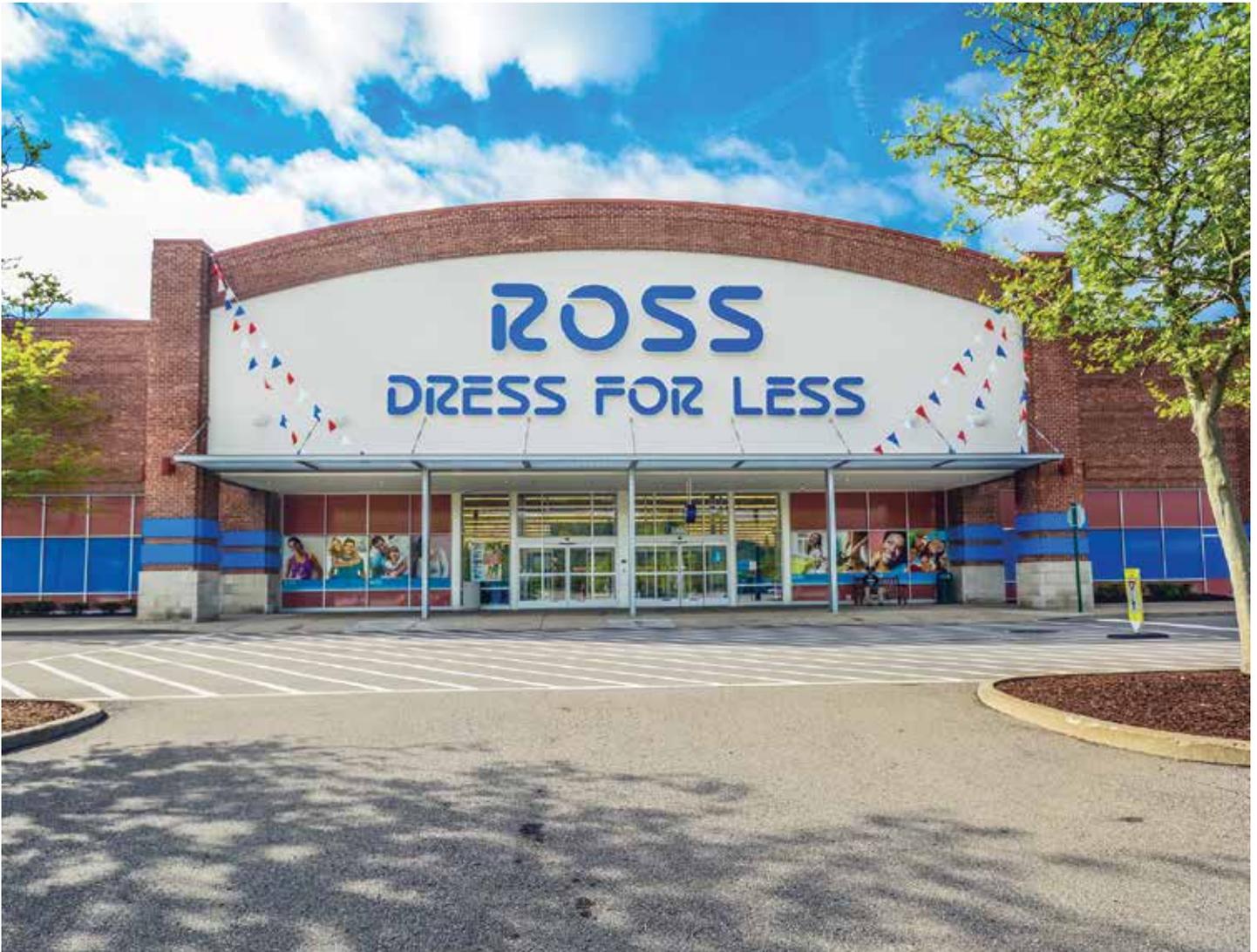
Special thanks goes out to the superintendent Tim Wilson, estimator Bob Lichvar, and project manager assistant Cindy Foglio, for their hard work and attention to detail on this project. ■



Construction continues to a May 2017 completion date.



Ross Fits Perfectly at the Waterfront



It was out with the old and in with the new, as what was once an Old Navy was transformed into a Ross Dress for Less. The doors of the new store, located in The Waterfront, an open-air shopping center in Pittsburgh's Homestead borough, opened on March 3. This single-story facility has approximately 24,000 square feet of space. Because this project was focused on the conversion of one large clothing store to another, a high level of consistency was necessary for our success.

Marty Sweeny, the Senior Vice President for Acquisitions and Asset Management for M&J Wilkow, Ltd., stated in a Pittsburgh Business Times article that "Ross has been trying to get in here since we bought it and it was a perfect fit." Once Ross finally acquired this desirable location, they hired BRIDGES and Strada Architecture LLC. to fit out the building to the client's precise needs.

According to Strada Senior Associate Mason Radkoff, "Ross Dress For Less has exacting standards for their stores because consistency is vital to efficiently managing their many locations."

Because of this, it was important to adhere to the tenant's interior and exterior shell requirements in the architectural design. Radkoff continued, "BRIDGES communicated clearly during the construction process and alerted the design team of pre-existing conditions, which in turn allowed us to make the necessary adjustments in compliance with the end-user's requirements."

Special thanks to all involved, especially superintendent Ken Reece, estimator Ray See, and project manager assistant Krista Mosher for their hard work in providing a new addition to The Waterfront. ■

BRIDGES Brings Modernization to Mount Nebo

The Eden Christian Academy is currently undergoing a major three-story addition that will add 10 general and two science classrooms, a cafeteria, and a media center to its Mount Nebo campus in Ohio Township (nine miles north of Pittsburgh).

As one of three campuses, Mount Nebo saw an increase in enrollment, which contributed to the need for these updates. “We’re not building because we want to have a new building. We’re doing this because we’re running out of space,” said Tom Hughes, Head of School. The campus is home to students in grades seven through twelve and is projected to gain approximately 25,000 square feet of space to better accommodate its 262 students.

In order to complete this project by August 2017, Eden Christian Academy has employed the help of the BRIDGES team to maintain the project’s timeline and the school’s safety precautions. “BRIDGES has given the school peace of mind that campus safety is held to the highest standard as the site is very active with the school’s day-to-day activities,” said Scott Maritzer, Pieper O’Brien Herr Architects. Philip Bishop from Echo Realty added that, “[BRIDGES] willingness to work with [the school] through numerous changes enabled the project to continue successfully.” Whether coordinating alternate bus routes or simply remaining responsive to the client’s wishes, BRIDGES was able to provide a strong line of communication between the school and the construction personnel.

The design plan for this project came from Pieper O’Brien Architects and integrated the ideas of the Eden Christian Academy’s staff. Though this addition will improve vital amenities, it will also feature a grand two-story vaulted lobby

with front glass exposure to add to the overall aesthetic. The new steel columns with decorative bases will provide a sturdy, modern atmosphere, while the exterior roof trusses and central wooden cross portray the academy’s iconic attributes and will serve as the new face of the school.

“From day one, BRIDGES was a team player working with school representatives, architects, and engineers to find ways to reduce the building costs so that the project could move forward,” stated Maritzer. He continued to explain that BRIDGES was able to receive additional bids, phased the project as necessary, hired ECA’s choice of subcontractors, and provided a multitude of cost-effective options, from which the ECA was able to choose.

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. ■



What does it mean that BRIDGES is a Merit Shop?

One Associated Builders and Contractors (ABC) news release provides a local example of considerable savings, by noting that in 2006; the Quaker Valley School District saved its taxpayers \$1.4 million by awarding its Osborne Elementary School Renovation and Addition project to a Merit Shop contractor.

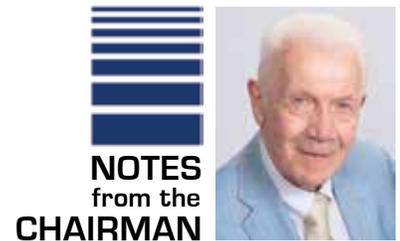
The same ABC news release also pointed to Pine Richland School District, which awarded its 2007 New Upper Elementary School project to a Merit Shop contractor for \$18.9 million, an 11 percent savings over the closest union bidder at \$21.3 million.

We at BRIDGES estimate that our Merit Shop construction costs are 10 – 15 percent lower for our clients compared to strictly union jobs. As a Merit Shop, we train our workers well. Our workers receive apprenticeship training through local and national ABC programs. BRIDGES is a member locally of ABC and a member nationally.

Because workers receive the flexibility available to a 'Merit Shop,' they are as qualified as, if not more qualified than, either union or non-union workers alone.

Our workers are adaptable, with the ability to do multiple types of work in concert with each other. For example, some employees

may help with concrete reinforcing; others may help with painting or electrical work for which they are qualified. One Construction Industry Institute analysis, trying to quantify the productivity of workers in a Merit Shop, found that "Productivity improvements were reported by over 75 percent of those surveyed in the study."



The bottom line is that BRIDGES employees help the team perform excellent work safely, on schedule, with maximum efficiency and expertise.

Our Merit Shop benefits clients because we save them money; we offer bidding, hiring and work flexibility based on merit and the ability for multiple types of trade to work in harmony. ■

BRIDGES Helps Build Avalon Retail Center

BRIDGES has teamed up with Davro Development and FORM Architectural to construct a new retail strip shopping center located on the west side of Ohio River Boulevard in Avalon, PA. When complete, it will total 7,000 square feet of gross space and a total of four retail spaces. Two storefronts will be occupied by Dunkin Donuts and a Supercuts Hair Salon.

The unoccupied areas offer approximately 3,700 square feet of viable space for interested companies. Our team of skilled personnel has worked to completely redo the new site utilities from top to bottom, including electric, gas, sewage and water. Additionally, new concrete sidewalks and curbing as well as a new asphalt parking lot, storm-water drainage system and parking lot lighting were included in this construction project.

Beyond the nuts and bolts that will make this building function at a high efficiency, the BRIDGES team also helped to add some visually appealing additions to grab the attention of those passing by the brand new retail center. The building has a mixture of painted, split-faced block and brick with accents of stucco. Additionally, each of the four entrances to the retail spaces has their own canopy roof.

The shell of the building was completed in April thanks to the hard-work and attention to detail of all parties involved.

Special thanks to project manager, Bob Fitzgerald, superintendent, Joel Pitacciato, estimator, Tyler Krukar, and project manager assistant, Julie Bailey. ■



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