



# CONSTRUCTION NEWS AND HIGHLIGHTS

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## Westminster College's Galbreath Hall Renovation, A Breath of Fresh Air for Students

**W**e had the great pleasure of working on another project with Westminster College, a higher-education institution that we've previously worked with on a variety of construction projects.

In the past, we've helped Westminster College with the renovation of Shaw and Russell Residence Halls and renovations to the Hoyt Science Resource Center. Both of these projects were completed on time and within budget to help improve the all-important first impression among prospective students, and provide comfort for current students and faculty.

For this project in particular, we completely renovated all four floors of Galbreath Hall, a student housing building that totals approximately 31,000 square feet.

When it comes to student housing there's no room for error as there are finite timelines that are put in place to ensure that all of the students are safely accommodated. *Continued on page 3*



# BRIDGES and Target Team Up Again for Renovation Project



“Target wanted to give its store a refreshing look for its customers,” said Tyler Krukar, BRIDGES project manager.

So, with this need for necessary updates, Target turned to BRIDGES and Bignell Watkins Hasser Architects to renovate the interior and exterior of the 127,000 square foot Target store in Butler, PA.

The renovation of this Target store consisted of, interior flooring, wall laminates, new casework, EIFS work at the entrance of the store, new coolers, freezers, as well as a total remodel of all the bathrooms, the guest services area, fitting rooms and new finishes were added to the offices and meeting areas as well.

And, let’s not forget the interior and exterior of the building received a fresh new layer of paint, too.

Our team at BRIDGES continues to showcase their ability to meet deadlines and collaborate with other companies, in order to reach the common goal of a completed project.

Thanks to our team at BRIDGES, including project manager Tyler Krukar, senior estimator Bob Lichvar, superintendents Joe Juracko (day) and Don Taucher (night), and project manager assistant Julie Bailey as well as Denice Langland and Dennis Knopick from the Target Corporation. Their hard work and determination paid off as this Target is open for business with a brand-new look and feel! ■

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# Westminster College Renovation *continued*

That being said, our talented team at BRIDGES got right to work on renovating 82 student rooms, multiple common areas, gutting and replacing all restrooms with new furnishings and fixtures, installing a new roof, and lastly, installing a larger elevator shaft that included a major renovation of the MEP systems.

Special thanks to Ron Pennington and Kenneth Romig of Westminster College, Mike Schulte and Alyssa Dickinson of

BHDP Architecture, as well as BRIDGES' project manager Tyler Krukar, superintendent Wayland Buzard, and project manager assistant Cindy Foglio for their hard work on the Galbreath Hall project!

We look forward to collaborating with Westminster College on projects in the future. ■



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# North Huntingdon Walmart Gets Upgrade

**T**he Walmart in North Huntingdon, PA has a brand-new look thanks to our team at BRIDGES and the team at Massa Multimedia Architecture.

Over the years we have built and strengthened our relationship with Walmart and when one of their stores in our area needed an update, they turned to our team to help them carry out this project.

This particular Walmart location totals 153,000 square feet and in order to give it a fresh, new look, we were tasked with renovating the interior and exterior of the space.

These renovations included new wall laminates, casework, refrigeration systems, flooring, HVAC and electrical upgrades, remodeling of restrooms, and painting the inside and outside of the building.

Our team worked diligently to keep this project moving forward according to schedule and budget. However, retail stores come with their own set of obstacles. The biggest obstacle is coordinating construction around store operation hours. Though it can prove to be difficult, we approached this project like we've done in the past and worked with our client to accommodate their needs first and foremost.

Special thanks to Joseph Loethen, Walmart Stores, Inc., the team at Massa Multimedia Architecture, and our team at BRIDGES that includes project manager Tyler Krukar, superintendents Chuck Megahan (day), Wayland Buzard (night), estimator Ray See, and project manager assistant Julie Bailey. ■



# Stonecrest of McCandless on Pace to Meet Early 2019 Deadline

Last spring, we excitedly announced our involvement in the Stonecrest of McCandless project, a 94-unit assisted living and memory care community that will accommodate 102 residents.

Stonecrest's mission is to "provide loving support in a vibrant, world class community." Throughout the duration of this project and as we near its completion, we've kept those words in mind as our team at BRIDGES and the team at Rosemann & Associates continue to help bring their mission to life.

Stonecrest of McCandless aims to create an environment where casual meets luxury to create comfort for its residents. Once completed, this senior living and memory care community will offer a variety of high-end furnishings and amenities such as restaurant-style dining, a café/bistro, a salon and spa, a movie theater, fitness center, and a full schedule of daily activities.

Beyond the myriad of amenities, Stonecrest will offer Personal Care apartments that provide the stability and safety many older adults need to continue to live an independent life. Additionally, a Memory Care neighborhood for their residents who are transitioning through Alzheimer's and Dementia will be available.

All of these offerings and more are there to support a high quality of life for their residents.

As this project is nearing its completion, we'd like to thank project manager Gus Marquart, superintendent Rich Kuhns, estimator Bob Lichvar, project manager assistant Julie Bailey, as well as the Architect Mike Stofiel from Rosemann & Associates, and Owner Jed Momot and Brian Benjamin from Northpoint Development for their stellar work on helping construct this senior living community which will improve the lives of many in the McCandless area. ■



# BRIDGES Helps Guardian Storage Build Two Locations in Bethel Park



**G**uardian Storage has proudly grown to become the market leader of self-storage services. With 16 locations in the greater Pittsburgh area and four in Colorado, Guardian Storage continues to grow by leaps and bounds.

So, when they needed help building not one, but two locations just a half mile away from each other in Bethel Park, PA, we stepped right in to help.

The first building is facing Route 88 and is going to be equipped with a rental office and will have a display window on an angled wall that highlights storage units and lockers to motorists passing by on the busy intersection. The second, three-story building is located on Milford Drive and totals 106,000 square feet.

For these projects in particular, we had to overcome some challenges in order to stay on schedule. For instance, the construction site for the first building along Route 88 is extremely tight and is surrounded by a small stream on two sides of the building. Because of this, our team has to provide even

more attention-to-detail than normal to ensure the safety of all involved on the project site.

Additionally, our team had to work with a soil improvement company to help pump grout piers on a 10' x 10' grid under the entire second building's construction site to prevent the building from settling.

Despite these obstacles, both buildings are scheduled to open early next year to the residents of Bethel Park and its surrounding areas.

Thanks to marketing director, Candice Puzak and her team at Guardian Storage and Jeff Michelson and his team at Desmone Architects for their collaboration on this project. We'd also like to thank our team at BRIDGES that includes project managers Gus Marquart and Nate Hosley, superintendent Tony Castro, estimator Bob Lichvar, and project manager assistant Cindy Foglio for their hard work and attention-to-detail to keep this project running smoothly. ■

# BRIDGES Team Helps Navigate DriveTime Project to Completion

**D**riveTime, an automotive group from Tempe, AZ, currently has 146 dealerships in 27 states and is the nation’s second largest vehicle retailer that’s focused solely on used cars.

In 2016, the company turned to BRIDGES to help construct a brand-new location on McKnight Road in Ross Township.

Two years later, they were looking to expand their operations in the area and called on our team to help remodel a new dealership in Baldwin, PA.

This project in particular is a remodel of an existing two-story building with a basement that totals 4,757 square feet.

As you know, in the construction world, you can plan to your heart’s content, but as soon as you get to work, those plans seem to be thrown to the wayside because of unexpected issues.

When it came to this project in particular, we were tasked with demolishing the second floor of the building and leaving the first floor perimeter block walls intact.

However, during demolition, we began to uncover existing structural conditions to this portion of the building.

“It was decided by BRIDGES, DriveTime, and the engineering team at Gallery Interiors, that we would complete the demolition of the first floor down to the foundation block and then pour concrete to connect the first floor existing slab with the existing foundation block,” said Ken Reece, BRIDGES superintendent.

As the project progressed, our team, along with the team at Gallery Interiors, came together to redesign some of the work to transform this building from an “as-is” block structure, to a new, structurally-framed, single-story building.

Despite these roadblocks, we were able to keep the project moving forward in the right direction towards completion.

We’d like to thank the teams at DriveTime and Architectural Innovations for their collaboration on this project. Special thanks to project managers Mark Davis and Ken Reece (who also acted as superintendent), senior estimator Bob Lichvar, and project manager assistant Julie Bailey for their hard work and dedication to see this project to completion. ■



# Guardian Storage Finds New Home in Tarentum



Over the years, we've created a strong working relationship with Guardian Storage. It's for this reason, that when they needed help on a new project, they turned to our team to help them accomplish their goals.

Guardian Storage continues to grow and expand and in order to increase and strengthen their presence in the region; they wanted to specifically target the Route 28 corridor with this project. In fact, one of the building's rear-angled walls is specifically designed for signage that will overlook Route 28.

So, when they needed help constructing not one, not two, but three buildings from the ground up and renovating one existing building, they knew exactly who to turn to for help.

The new buildings will be a leasing office/storage building combination that totals 5,630 square feet, a two-story, 57,000 square-foot storage building, and a single-story, 22,500 square-foot storage building.

As we continue to work to meet the May 2019 completion deadline, we've had to overcome some challenges. For instance, mines were found underneath the work site that had to be grouted solid prior to construction.

But, no matter the curveballs that are thrown our way during a project, our team comes together with the client and other companies on the job to find efficient and budget-conscious solutions to problems that may arise.

We look forward to completing another Guardian Storage project and to continue to strengthen our working bond.

Special thanks to the teams at Guardian Storage and Desmone Architects for their continued support on this project. We would also like to thank project manager and estimator Nate Hosley, superintendent Tim Wilson, project manager assistant Cindy Foglio and the rest of our team at BRIDGES for their hard work and dedication to this project. ■



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

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## BRIDGES Renovates Warehouse to Accommodate ChemImage's Future Growth

**C**hemImage is a molecular chemical imaging company that's pioneering patented multi-conjugate filters, sensors and software for a safer, healthier world.

As a company with innovation on their mind, ChemImage continues to live in the present while planning for growth in the future.

To facilitate that growth, they needed office space that would accommodate their operations and to help fulfill this need, they turned to our team at BRIDGES.

A 100-year-old warehouse was the canvas for this restoration project. With the goal of creating a space where the ChemImage team can expand and grow their business, we knew exactly what needed to be done in order to transform this space into a brand-new, 30,000 square-foot tech office for the company.

Of course, the main function of this building is to house the ChemImage team. But, that's not its only purpose. In fact, the lower level of the building will provide space for two future tenants.

In addition to the overall restoration and renovation of this 100 year-old warehouse, our team helped add a new elevator, a lower-level lobby, and a parking garage.

That's not all. While our focus was primarily spent on the interior of the space, we had to shift our attention to the outside as well in order to give the façade a facelift. This update consisted of masonry restoration, window replacement, and adding new, attention-grabbing blue metal panels to the exterior of the building.

We'd like to thank the teams at ChemImage and Desmone Architects as well as BRIDGES' project manager Gus Marquart, superintendent Rob Fisher, estimator Ray See and project manager assistant Cindy Foglio for their hard work and attention-to-detail on this restoration and renovation project. ■

