

CONSTRUCTION MANAGEMENT

By Donna Bartynski, Petoni Construction

Siena Place: South Philadelphia's revitalization takes hold

The latest steps to revitalize South Philadelphia are more like leaps and bounds. They come in the form of Siena Place, the area's newest residential development from Petoni Construction, a subsidiary of the DePaul Group. Petoni broke ground on Siena Place in April, and is in phase one of development.

But the community is more than just 313 townhomes on Hartranft Street in Packer Park. It's a mark of dedication and achievement by the City of Philadelphia and Petoni Construction to rejuvenate South Philadelphia with luxury living and modern amenities.

"Siena Place exemplifies our administration's commitment to revitalizing existing neighborhoods throughout Philadelphia," said Philadelphia Mayor Michael Nutter. "Not only do new developments beautify our communities, but they create new jobs and attract new residents and tax dollars, and other positive benefits. Siena Place is an outstanding addition to our Packer Park neighborhood, and I look forward to its opening later this year."

Siena Place is being constructed on a former naval barracks site, which was built in 1962 and abandoned in 1995 after the Cold War. That year, under the Base Realignment and Closure Act, the federal government deeded the 30-acre parcel to the City of Philadelphia.

Petoni Construction recognized the site as desirable residential location, providing easy access to Philadelphia's major highways, sports stadiums, Center City restaurants and boutiques, and the Jersey shore.

Coupled with South Philadelphia's need for redevelopment, Petoni stepped up, and purchased the site in 2008 with plans to transform it into a panorama of luxury homes and green space. The developer's goal was two-fold: to renew the area and city; and create a neighbor-friendly community in the heart of South Philadelphia.

As such, development plans for Siena Place include 313 luxury townhomes, situated across a 30-acre land parcel. Sidewalks will crisscross the neighborhood, inviting residents to meet outdoors and share in a stroll. Grassy areas will flank the residences,



Siena Place

providing shared yard space meticulously groomed by Siena Place's landscapers.

Each townhome's exterior is lined with large windows to draw in natural light. The brick

and sandstone façades have distinctive detailing that establishes individual character for each home, while maintaining a uniform appearance for the community.

Inside, each unit has two to three levels of living space—a feature unavailable in most other new downtown residences. Residents choose from four floor plans, which can be customized by layout and architectural style.

Every unit has three to five bedrooms, with walk-in closets and three baths. Formal living and dining rooms are expan-

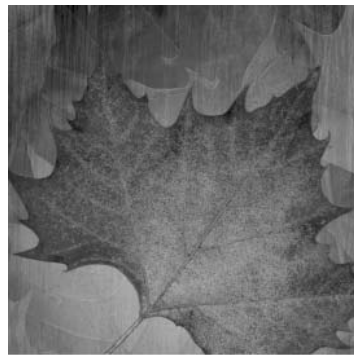
sive enough to accommodate large gatherings of family and friends. Finely appointed kitchens include hardwood floors, granite countertops, and stainless steel appliances.

The community has been designed with attached garages in the rear of each unit to minimize traffic outside residents' front doors, and provide direct, in-home access. Every unit also has a private deck or yard.

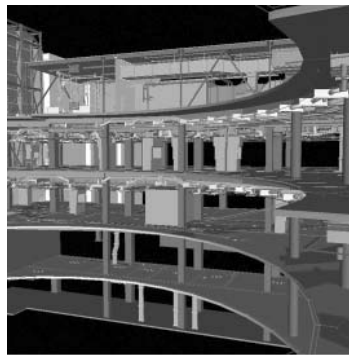
Taken together, the elements of Siena Place form a luxury community where residents can immerse themselves in South
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CONSTRUCTION MANAGEMENT

Org. focuses on educating, promoting & providing technical support on bridge programs

Bridge Construction And Design Association elects Hoglund of RETTEW to president

LANCASTER, PA—Project bridge engineer David Hoglund, PE of RETTEW, a comprehensive engineering, planning and environmental consulting firm serving the mid-Atlantic region has recently been elected president of the Association of Bridge Construction and Design (ABCD), Susquehanna Chapter.



David Hoglund

“Dave’s demonstrated skills

and abilities as a bridge engineer and leader are a tremendous asset to ABCD,” said Mark Lauriello, PE, president, RETTEW. “On behalf of RETTEW, I congratulate Dave on an achievement that is well deserved.”

As president of ABCD, Susquehanna Chapter, Hoglund is responsible for upholding the organization’s goals, which focus on educating, promoting and providing technical support to various public and private authorities on bridge programs. ABCD also seeks to improve and encourage the

science of bridge design, construction and reconstruction by providing a forum for members to exchange and develop new ideas and techniques for testing and construction. ABCD’s membership includes PennDOT and Turnpike personnel in addition to consultants, contractors, fabricators and educators.

Hoglund’s responsibilities as ABCD president also involve overseeing the various activities of the organization, which include chapter meetings and activities, the ABCD scholarship fund, the educational outreach program and the annual

awards banquet recognizing outstanding bridge projects. Hoglund’s involvement with ABCD’s Susquehanna Chapter began in 2002.

Hoglund works in RETTEW’s transportation group designing transportation-related structures and performing hydrology and hydraulic analysis of bridge project sites. He has ten years of cumulative experience in structural design, highway design and municipal engineering and has worked on numerous PennDOT, Turnpike and local bridge projects. Hoglund has a bachelor’s degree in civil

engineering from Penn State University and resides in Lititz, Lancaster County.

RETTEW provides engineering, land development, planning, surveying and environmental consulting services to a broad range of clients in the mid-Atlantic region. Beginning in 1969 as a single-person office, today RETTEW has more than 230 employees and eight office locations, which include Camp Hill, Chambersburg, Chester Springs, Lancaster, Nazareth, and Schuylkill Haven and Liberty and Margaretville, NY. ■

Kullman formalizes commitment to promote sustainable benefits of offsite construction

LEBANON, NJ — Kullman, the leading offsite builder of permanent steel and concrete multi-story buildings, today announced its membership in the U.S. Green Building Council, further formalizing the company’s commitment to sustainable building practices.

Offsite construction, by today’s standards, is the most sustainable way to build. It causes minimal disruption to the project site’s environment, reduces traffic to the site and eliminates waste, contributing to cleaner air, water and soil.

“Offsite construction and the green movement are natural partners,” said Avi Telyas, CEO of Kullman. “Together they offer an efficient path to LEED certification without compromising design. Given this, we believe it’s our responsibility to be stewards in the green movement by educating the industry on the benefits of offsite construction and promoting its advantages for green building.”

The Lebanon based company

is one of a handful of offsite construction firms in New Jersey to join the USGBC.

According to a recently published white paper, titled Modular Building and the USGBC’s LEED, by the Modular Building Institute, “modular building offers significant opportunities for environmental stewardship, economic opportunity, LEED certification and market penetration in this area.” Additionally, it notes that offsite construction is “eco-friendly” in seven key areas:

- Less material waste
- Less material exposure to inclement weather
- Less project site disturbance
- Safer construction
- Flexibility
- Adaptability
- Building to code in less time

Kullman is one of the leading worldwide offsite builders of permanent steel and concrete multi-story buildings and Kullman Bathroom Pods

to a broad range of markets including education, healthcare, telecommunications, hospitality, government, and others.

Utilizing Toyota’s Lean Manufacturing techniques and Lean Construction project delivery systems, Kullman minimizes project site disruption, decreases the total project cost, and delivers a complete building in up to half the time of conventional construction.

For more than 80 years, Kullman has worked as a strategic partner with top architects and construction management firms to offer design-build services that deliver architecturally robust buildings satisfying the most discerning clients.

Kullman employs more than 200 professionals and tradesmen who perform many of the usually subcontracted trades in-house, thereby reducing project risks and additional transactions costs, while streamlining project delivery. ■

Whitman’s Russo pre-qualified professional through the NJDEP

EAST BRUNSWICK, NJ — Whitman an environmental, engineering and management firm, has been pre-qualified for certified status under the New Jersey Department of Environmental Protection’s (DEP) Unregulated Heating Oil Tank program.

Whitman was certified through the state’s initial pilot program in November, allowing the company to complete investigative and remediation work associated with unregulated underground tanks. Unregulated tanks are classified as any tank that carries less than 2,000 gallons of heating oil on a non-residential property. All residential heating oil tanks are classified as unregulated.

“With this certification, the DEP has basically qualified us to do investigative and remedial work with limited DEP oversight subject to possible audit. We do the work, submit remediation documents (including a questionnaire and certification statement) and put it all back in the hands of the department,” said Michael Russo, Whitman’s manager for unregulated tank assessment and remediation activities. “It’s a huge benefit, because projects aren’t being held up for years by the state. This is

critical because in many cases, the resolution or closure of a UST matter is a condition of a sale of property. They’re being investigated and dealt with by licensed professionals, but all of the checks and balances are still in place.”

Russo said the program is especially important for home insurance providers, who often deal with unregulated tank claims. The program will allow them to close cases in a matter of days or weeks, as opposed to the months or years that it can take when having to navigate the often cumbersome state agency process. DEP has already published proposed regulations to ensure that the pilot program will become a regulation.

“Usually the only time you hear about an unregulated tank is when someone is selling a home and the buyer wants the tank to come out,” Russo said. “The other instance is when there’s a problem with the tank – whether that’s water inside it or a loss of fuel for whatever reason. But it almost always come back to the insurance provider, so moving the process along is good for them.”

Pre-qualified environmental professionals can assess sites with few exceptions. ■

Flynn Construction Management completes . . .

continued from page 14D schedule inline.

“This project could not have been completed without the weekly on-site coordination meetings and constant communications among all parties involved,” said Timko. With a 210 day build out schedule, multiple contractors on-site, and integrating LA Fitness’ new Online Project Management (OPM) process, it took everyone’s diligence and daily updates

to keep the project to its tight schedule.

The LA Fitness is a beautiful space, with high-end finishes including tile, vinyl, and fixtures. A few days before the health club opened, LA Fitness sent out 12 tractor trailers filled with all of the gym equipment to complete the health club. “They arrive at 1:30am, park the trailers outside the front door and at 7am 100 laborers arrive and set-up the entire building in

24 hours, it is an amazing thing to watch,” said Bill Dunlap, project superintendent, for Flynn Construction Management.

Bringing together all of these elements, required exceptional workmanship, quality control, and coordination, which Flynn Construction Management General Contracting, Inc. and their entire professional team who worked on the project ultimately achieved. ■

Siena Place: South Philadelphia’s . . .

continued from page 15D Philadelphia’s history, culture, character, and ambiance. With Petoni moving full speed ahead with construction, the revitalization of South Philadelphia is becoming less of a vision, and more of a reality.

Donna Bartynski is the president of Petoni Construction and the developer of Siena Place. She is also the COO of The DePaul Group, and the developer of The Residences at Dockside. ■