



Group LLC

Construction Project Managers

## PROJECT PROFILES



BECAUSE THE

**BUILT ENVIRONMENT**

WAS **BUILT FOR PEOPLE**



**Construction Project Managers**  
**BFWGroup.net**

**OUR VISION**

is to create long-term, mutually beneficial relationships with our clients and construction management partners by building sustainable physical spaces that lower cost, increase productivity, or create a sense of home.

**OUR CORE VALUES**

are honesty, trustworthiness and dependability.

**LOCATIONS**

We proudly serve the Mid-Atlantic Region: NY, NJ, PA, DE, MD and DC

**We have convenient office locations in:**

**Philadelphia, PA**

Ph: 215-798-1055

Email: bstoddart@bfgwgroup.net

**Ardmore, PA**

Ph: 267-266-1612

**Newark, NJ**

Ph: 267-266-1612



NAT-F124600-1

Minority Business Enterprise (MBE)



Disadvantaged Business Enterprise (DBE)

**OUR COMPANY**

BFW provides a comprehensive suite of construction project management services to businesses, government, schools and institutions, private and non-project developers, and general contractors.

**Our capabilities include a wide variety of expertise:**

- **Construction Project Management/Program Management**
- **Owner's Representation**
- **Tenant Representation**
- **Quality Assurance/Quality Control (QA/QC)**
- **Cost Estimating and Scheduling**
- **Site Supervision and Site Safety**
- **Development Consulting**

We manage our Clients' interest by anticipating and reducing adverse financial exposure through value engineering and cost estimating, managing the workflow and schedules, managing construction risks, and successfully closing out projects on-time and on-budget. Over 1/3 of our staff are Accredited LEED, AIA, or Professional Engineers.



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## COMCAST TECHNOLOGY CENTER

The Comcast Technology Center is a 60-story, 1.2 million square foot office tower with 1st floor and subway retail that ties directly into the famous Suburban Square train station in the heart of Center City Philadelphia. The building is home to the new NBC -10 Studios, and the new Four Seasons Hotel with spectacular views of the Philadelphia skyline. BFW Construction Project Management provided seven full-time Project Managers on-site working directly for the General Contractor LF Driscoll, or for the Owner's Representative, Macro Consultants.

As part of the Macro Team, BFW was charged with quality control to ensure that the contractors were building to the Architect's specifications and the Owner's intent. BFW staff conducted regular inspections floor-by-floor, drafted reports and identified areas that warranted the attention of the Owner. BFW Staff also provided services to LF Driscoll along with Macro in the areas of Safety Management; Budget Management; Furniture Fixture and Equipment (FF&E) Management; Contract and Insurance Compliance Management; and Logistics Management. BFW executed the punch list for Macro/Comcast.

The building opened in September 2018, with the Four Seasons Hotel scheduled to open by September 2019.



## CEDARBROOK MIDDLE SCHOOL

BFW provided critical path scheduling and project control services for the \$40 million Cedarbrook Middle School project in the Cheltenham, PA School District. The project involved the preparation of a baseline schedule of over 1000 schedule items among four separate prime contractors.

The prime contractors at various times faced delays and the schedule had to be updated regularly for over 30 months. Schedule items were tracked per prime contractor in order to determine the cause of schedule delays. Monthly schedule updates were performed, and revised schedules were distributed to all prime contractors as well as the District Administration. The schedule was used as a tool in predetermining and addressing problems as they arose.

The project was completed and occupied in June of 2018.



## 1601 - 1739 VINE STREET

The Philadelphia Mormon Temple, Community Center and Apartment Complex located on the 1600 and 1700 blocks of Vine Street represents up to a \$300 million-dollar investment in the heart of the City's Logan Square section. According to Philadelphia Magazine, "no expense was spared in the erection of the Temple" co-designed by Philadelphia's BLT Architects.

Pennsylvania holds a special place in the history of the Church of Jesus Christ of Latter-day Saints as Founder Joseph Smith was baptized in the Susquehanna River. BFW Construction Project Management worked with LF Driscoll to provide construction safety for the development which included the Temple, Community Center and a 32-story, 400,000 square foot apartment building located at 1601 Vine Street. This \$120 million-dollar building includes 258 market rate apartments, and 13 townhomes.



## PENN FIRST

Penn Medicine's New Patient Pavilion (Penn First), set for completion in 2021, will provide a new clinical care facility adding approximately 700 new beds, 50 operating / procedure rooms, an Emergency Department and expand other health care delivery programs. Construction began in September 2016 and will progress through 2020, with occupancy projected for Spring of 2021.

The project is utilizing a performance-based contract with Integrated Project Delivery (IPD). The basic IPD tenets such as collaboration, innovation, trust, performance-based gain, shared-risk, BIM, pooled planning, target cost delivery and transparency are being implemented in all aspects of the project. BFW is playing a critical role in the steel frame design and delivery by providing a Project Manager, with certifications as an AIA and PE. BFW Staff will also play a critical role in budgeting and project controls. BFW is part of the LF Driscoll/Balfour Beatty design and construction team.



*Before*



*After*

## TASKER VILLAGE

Tasker Village is a 28-unit garden style affordable rental development campus located at 16th and Tasker in the Point Breeze section of Philadelphia. The project was over 17 years old and needed substantial capital improvements. BFW advocated, negotiated and closed \$3.9 million dollars in Low Income Housing Tax Credit Financing from the Pennsylvania Housing Finance Agency (PHFA).

BFW Group led the design/development and value engineering process to determine the final scope of work and budget, negotiated the GC contract, and served as the Owner's Representative during the 16-month construction project. The project features energy star appliances, HVAC and hot water heaters. The public lighting is provided through photo voltaic (solar) panels.

The project was completed ahead of schedule and on-budget.



## MOUNT TABOR

Mt. Tabor Cyber Village is a 56-unit, green-roofed, 55,000 square foot “cyber village” that offers low and moderate-income seniors an affordable and engaging place to live. The completed project is a sustainable energy efficient, multi-story housing development subsidized by low income housing tax credits, HOME Financing and conventional financing.

A thorough value engineering effort resulted in a \$1.5 million reduction in the initial contractor estimate to meet the \$10.5 million-dollar construction budget target.

The project was completed on time and on budget.





## LANSDOWNE BAPTIST CHURCH

The Lansdowne Baptist Church was first organized in 1887. The original sanctuary is over 132 years old. The main building now stands at over 20,000 square feet, and over time, has had significant water damage. BFW was hired to oversee the weatherization of the building, which included the following:

- Stone pointing
- Window glazing and caulking
- Prevention of water intrusion at various areas of facade
- Application of siloxane clear waterproofing to all stone and mortar
- Limestone window mullion repair



## CREATIVE LEARNING CENTER

Located on 4824 Princeton Avenue, in Philadelphia's Mayfair Section, the Creative Learning Center (CLE) is a haven for children when apart from their parents. CLE hired BFW to oversee renovations and to mitigate evident water damage of both the interior and exterior of the building, caused by water infiltration. BFW conducted a thorough assessment of roofing conditions, roof parapet, stone masonry joints, flashing and building openings.

After the assessment, BFW made the following recommendations:

- Install new EPDM roof. Install a termination bar on top of flashing attached to back up wall
- Re-point all masonry joints
- Install new galvanized steel lintels with at least a 6" overhang on each side of window
- Install new weep holes 18 inches on center at each window opening
- Re-point disturbed joints with a ribbon finish to match existing finish





## 4601 MARKET STREET

BFW Group Construction Project Management served as a Project Manager for the 1st Phase of the renovation of 4601 Market Street. This historic, state-of-the-art facility of 325,000 square feet, was the former headquarters of the Provident Mutual Insurance Company and was built in 1928. BFW served as the Senior Safety Officer, and as the Quality Control/Quality Assurance Inspector for the 1st phase of the project which totaled \$50 million dollars.

This phase included major repairs and securing the building envelope, roof, stone restoration, installation of historic windows, and complete environmental remediation. Duties included voucher inspections, review of work in place, change order management, dispute resolution and monitoring the process of redoing work that was initially rejected by the Owner.

After completion of Phase I, the building was sold to a private developer.



## 1801 VINE STREET

BFW Group was retained by Owner as the construction project manager during the pre-development phase of this 203-key hotel. The building was the Philadelphia Family Court and was listed on the registry of historic places in 1971. The building features a grand stair, 37 murals, and stained-glass panels all on the first floor. All the murals and stained-glass windows will remain visible to the public after the renovations.

The building will feature a signature restaurant and bar, ballroom, lounge, fitness center, and a roof terrace overlooking Logan Circle. BFW is charged with zoning, permitting, coordinating pre-construction, and review of all contractor costs.

The building is slated to be open in 2021.



## STONEYBROOK APARTMENTS AFFORDABLE HOUSING

Stoneybrook Apartments is a 146-Unit affordable townhome development located in Claymont, Delaware. The Developer Leon Wiener and Associates received over \$16,000,000 in Low Income Housing Tax Credits, and other financing to totally renovate the units and to meet the EnergyStar requirements. The Owner had a tight 12-month deadline and hired two (2) BFW Project Managers to oversee the contractors and subcontractors.

BFW managed the tight schedule and instituted a six-day work week over a 12-month period. This partially occupied rehab involved vacating blocks at a time, complete demolition of interiors and roofing materials, rehabilitation, and tenant move-in, all to meet the tight deadline.

The project was completed on time and on budget by December 31, 2015.