

INTECH Construction
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On the cover: At Arthaus, construction continues to shape the city skyline, and on-site collaboration helps streamline the building process.

On the back: The crane at Arthaus.

INTECH

CONTRACTORS + CONSTRUCTION MANAGERS

building +

passionate principals

committed professionals

unparalleled service

the importance of planning





***We remain steadfast
in working safely
through these
difficult times. Our
team of dedicated
individuals continues
to provide our clients
with uncompromising
attention to even the
smallest of details.***

Amid a pandemic, INTECH's 35th year in business came without much fanfare. It was a difficult year for all, but we are grateful to continue our many fruitful relationships with clients and collaborators. The turbulent year encouraged us to keep our heads down and plan for the future. Planning was a constant thread that appeared in our strategic plan, our lives, and our projects, both on paper and in the field.

Through proper planning, we offer our clients the tools to make better decisions, and in uncertain times, that bit of assurance is comforting. Our efforts often begin in Pre-Construction, where we work with ideas as preliminary as napkin sketches. Armed with experience and robust in-house expertise, we are able to develop accurate numbers, schedules, and phasing plans. These planning efforts then inform the construction process, where collaboration, diligence, and hard work by an experienced staff make projects a reality.

We continue to be humbled by the opportunities we have with new clients and projects, and are grateful for our lasting relationships with ongoing clients. This year has certainly illuminated our good fortune. We look forward to the future.

A handwritten signature in black ink, appearing to read 'Craig Sabatino'.

Craig Sabatino
Co-Founder & Managing Principal



PRE-CONSTRUCTION

ROBERTS STADIUM PRINCETON UNIVERSITY PRINCETON, NJ

CLIENT: Princeton University
ARCHITECT: Sasaki
LANDSCAPE ARCHITECT: JCFO

Entry and support buildings housing restrooms, locker rooms, and concessions mark public access to Princeton's new competition soccer field.

A grid of geothermal exchange bores and a stormwater management system will be buried underground; without careful phasing and logistics coordination, the construction of the pavilions and playing field would not be possible.

Princeton is currently undertaking many projects, but the complexity of Roberts Stadium and Competition Field offers critical insight into the importance of Pre-Construction. Because geothermal exchange bores and a regional storm system are being installed on the site by another contractor prior to INTECH's work, careful planning was necessary to plan the

phased construction logistics. A detailed construction schedule for the two pavilions and the playing field coordinates the sequence of construction with the preliminary work by the other firm. Phasing the work from the northwest to the southeast will allow the completion of the seemingly simple project in an effective sequence.



Roberts Stadium is nestled between Princeton's other playing fields and athletic facilities.

THE IMPORTANCE OF PROJECT PLANNING IN PRE-CONSTRUCTION

INTECH has always emphasized the need for Pre-Construction in the overall planning of a project, but given the current landscape, it seems more critical now than ever before.

The lasting consequences of recent events have developed many new challenges for owners. There is an immediate need to plan now in order to be prepared for the future.

Pre-Construction lays the road map for successful project execution. INTECH focuses significant resources on developing a strong Pre-Construction department,

hiring those with experience, knowledge, and commitment to deliver unparalleled service to our clients. Our team develops each project with a customized approach based on its unique set of criteria, continuing to focus on budget accuracy, realistic scheduling, and sound planning. Recent COVID-influenced changes have helped us evolve the Pre-Construction process to absorb new guidelines, workforce limitations, and altered supply chains. Our pro-active approach provides our clients with an early analysis of the integration of materials, equipment, systems, construction means and methods,

techniques, and schedules. INTECH'S thirty-five years of experience means that we know how to anticipate and solve the complexities of construction, and our superior Pre-Construction services provide the key to delivering a successful project.

The following selected projects each illustrate a portion of their respective Pre-Construction process. Although each project has many complex layers and considerations, here we offer you a glimpse of one unique aspect of each.

PRE-CONSTRUCTION

APARTMENTS AND RETAIL NORTHERN LIBERTIES PHILADELPHIA, PA

CLIENT: R Investment Twenty One LLC
ARCHITECT: BLT Architects

Coordination was a key driving factor in the development of this 480,000 square foot project. In addition to managing a two-developer team, INTECH orchestrated an early GMP to help secure funding during the design phase. INTECH relied heavily on in-house expertise and brought on design-assist subcontractors early in the Schematic Design phase to help develop accurate pricing.

To accommodate a big-box retailer on the ground floor, a complex phasing sequence was developed to allow for an early fit-out, scheduled prior to completion of the residential units.



The planned excavation of 70,000 cubic yards of fill is equivalent to filling a standard above-ground pool 1,505 times.

The new 11-story development in Northern Liberties will replace an underutilized single-story shopping plaza, bringing life and density to this area of Spring Garden Street.

IN CONSTRUCTION

**PUBLIC SAFETY HEADQUARTERS
JERSEY CITY, NJ**

CLIENT: Brandywine Financial Services Corporation
ARCHITECT: USA Architects

New construction of a 12-story, 120,000 square foot building as part of a multi-phase redevelopment complex.

A visual beacon, the Public Safety Headquarters is the tallest of the new buildings in the Jackson Square redevelopment complex.



COMPLETED

**MUNICIPAL SERVICES BUILDING
JERSEY CITY, NJ**

CLIENT: Brandywine Financial Services Corporation
ARCHITECT: MK Architects / The Harman Group

New construction of a five-story, 173,000 square foot office building and garage as part of a multi-phase redevelopment complex.

INTECH was integral early in the project, and helped the Owner develop a project scope and establish the budget.



The main entry to the newest addition at Jackson Square.

PRE-CONSTRUCTION

**NEWARK POLICE AND FIRE
TRAINING FACILITY
NEWARK, NJ**

CLIENT: Brandywine Financial Services Corporation
ARCHITECT: Netta Architects

The new training facility is a 100,000 square foot building with a 260-car parking garage. Extensive site work is planned, including the demolition of a condemned school building. INTECH is assisting the Owner in early project development and executing the project during construction.



The new state-of-the-art facility will bring police and fire training under one roof for streamlined operations.

**THE IMPORTANCE OF PROJECT
PLANNING IN CONSTRUCTION**

INTECH considers collaboration among the team to be the most important contributor to the long-range success of a project.

As construction begins, we implement the planning efforts that were established in the Pre-Construction phase and develop new strategies to adjust to the construction process. For many projects, INTECH's involvement spans from assisting an Owner with site selection and determining end-user requirements, to managing the design process and sequencing

it with construction to reduce the duration of the project. Our design/build efforts on select projects create a comprehensive approach to project development.

INTECH continues to focus on four key factors that impact the success of every project: safety, schedule control, cost control, and quality. Starting with the solid tools established during the Pre-Construction phase – a project schedule, site logistics strategy, and subcontractor scopes of work, we hit the ground running once the

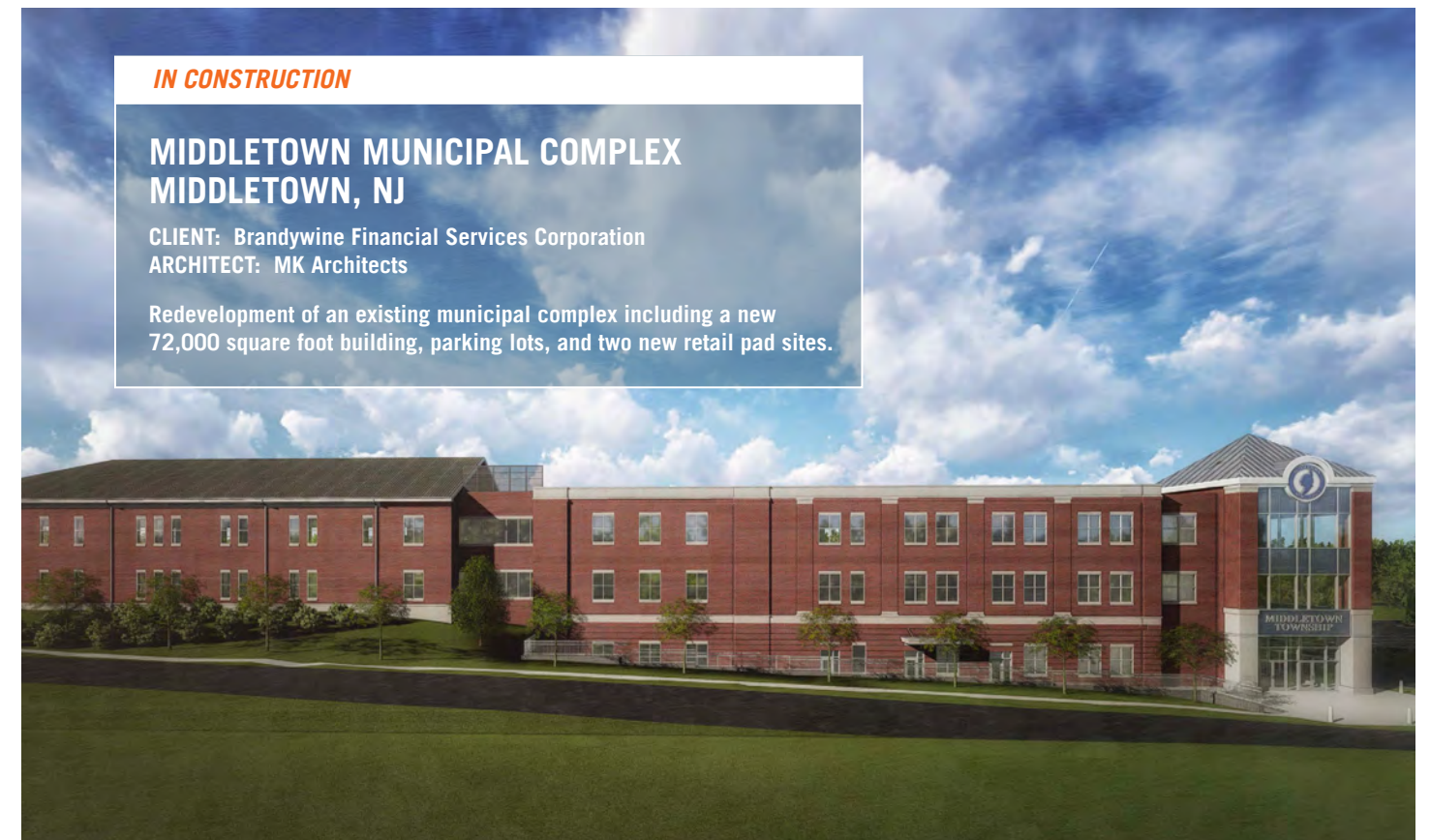
team mobilizes for work on site. Our field staff takes control of the jobsite, establishing perimeters and safety components, while the project management staff maintains control of the flow of information and communication. We have established excellent systems for project controls; rigorous adherence to process, coupled with the diligent oversight and hard work by an experienced staff, means that INTECH is able to deliver unparalleled service to the Owner.

IN CONSTRUCTION

**MIDDLETOWN MUNICIPAL COMPLEX
MIDDLETOWN, NJ**

CLIENT: Brandywine Financial Services Corporation
ARCHITECT: MK Architects

Redevelopment of an existing municipal complex including a new 72,000 square foot building, parking lots, and two new retail pad sites.



The new complex replaces outdated buildings that have fallen behind on technology and accessibility standards, and consolidates administration and police into a single facility.

THE IMPORTANCE OF PRACTICING AWARENESS IN THE WORKFORCE

For employers, practicing awareness can help ensure that inclusion, diversity, and equality become woven into the fabric of office and workforce culture.

Awareness of differences in race, environment, education, neighborhood, religion, gender, disability, and age afford us different experiences, and can help lay the foundation of workforce practices. Employers who share best practices with their employees are the ones that can see a measurable difference with inclusion, diversity, and equality. Practicing equality involves active awareness, an evolving understanding of colleagues' perspectives, and participation as a mentor for growing companies.

INTECH's desire to be a good steward to the community as well as a thriving local company has influenced our support of startup companies, helping them grow into viable and competitive members of the local business community.

We have long been committed to promoting inclusion, diversity, and equality within our projects, and maintain an articulated and internal policy-based business approach to address these topics. We are steadfast in adopting policies and procedures to establish internal accountability, and promote an organizational structure that supports diverse business practices. We continue to establish guiding principles and policies that will set a course for

sustained diversity, inclusion, and community economic participation as a business model.

In addition, Construction Managers can help mentor diverse businesses, share best practices, and joint venture with diverse businesses so they may grow and become successful subcontractors, for themselves and as future collaborators. The building industry can empower and encourage minority participation in the workforce through recruiting, hiring, and training diverse candidates. They can establish and educate the next generation of successful tradespeople, project managers, estimators, and builders so our industry continues to grow meaningfully.



Lisa Ashton-Mattioli
Diversity and Community
Manager

Questions about Diversity and Inclusion in the workplace, and how to incorporate these goals into our every day.

What is your approach to understanding perspectives of colleagues from different backgrounds?

LISA In my role, I have the opportunity to work with each person at INTECH and get to know them on a personal level. A simple question about food can spark a conversation about a person's culture, religion, favorite sports team, or specific holidays. Getting to know coworkers beyond the hardhat and iPad adds to the culture of INTECH. We are a family here at INTECH and our interactions with one another through group projects, gatherings, or even just lunch in the trailer solidify the culture of belonging that is so dear to the Principals and to the employees here.

Beyond your internal role, how do you help advocate for diversity on a larger scale?

LISA I advocate by analyzing and identifying policies and practices grounded in data that engage both business and workforce diversity. The more we study the data, the more we see what works and can adopt innovative approaches for inclusion. It is my job to teach everyone my job. We all have to be advocates.

How do we ensure all members of the construction team feel capable of success?

LISA Practicing equity ensures all members of the team feel capable of success and are aware of the barriers others may face. We all come from different places with a different set of skills that are integral to the work we do. Understanding and awareness of such differences helps with applying equitable training for each candidate.

IN CONSTRUCTION

ARTHAUS PHILADELPHIA, PA

CLIENT: Dranoff Properties
ARCHITECT: KPF

New construction of a 47-story condominium tower studded with amenity floors, atop a retail plinth on the Avenue of the Arts.



The new tower's profile will be a significant addition to Philadelphia's expanding skyline.



Topping out at 47 floors, Arthaus offers panoramic views of the city skyline, sunsets over the Delaware River, and direct access to the Avenue of the Arts. Its tight urban location made overcoming the project's challenges even more rewarding.



IN CONSTRUCTION

**GRAHAM ATHLETICS AND WELLNESS CENTER
WILLIAM PENN CHARTER SCHOOL
PHILADELPHIA, PA**

CLIENT: William Penn Charter School
ARCHITECT: EwingCole

New construction of a facility that will include basketball courts, a wrestling room, locker rooms, training rooms, classrooms, a rock climbing wall, and a new practice soccer field.

The length of the façade is punctuated by a full-height main lobby and topped with an illuminated lantern. The facility will offer students a rounded athletic experience, and includes a 30-foot tall climbing wall located adjacent to the lobby.



Situated around a landscaped courtyard, the U-shaped complex has a 13-story tower along Walnut Street and two 5-story wings projecting to the south.

The building is partially clad in Wissahickon schist from the Wissahickon Stone Quarry, the oldest and last remaining schist quarry in the nation. Each stone is shaped by hand and hammer before being set on the building.



IN CONSTRUCTION

**NEW COLLEGE HOUSE WEST
UNIVERSITY OF PENNSYLVANIA
PHILADELPHIA, PA**

CLIENT: University of Pennsylvania
ARCHITECT: Bohlin Cywinski Jackson

New construction of a 250,000 square foot college house that will accommodate 435 student beds and four faculty apartments.

Overlooking the landscaped courtyard, a multi-purpose room anchors the ground floor of one of the 5-story wings of the college house.



IN CONSTRUCTION

SORA WEST CONSHOHOCKEN, PA

CLIENT: Keystone Property Group
ARCHITECT: Gensler

New construction mixed-use development consisting of an office building, parking garage, and hotel, all linked by a central community plaza.

The eleven-story SORA West office building overlooks an excavated central plaza. A historic 146-year-old firehouse, right, will be renovated into a restaurant.



IN CONSTRUCTION

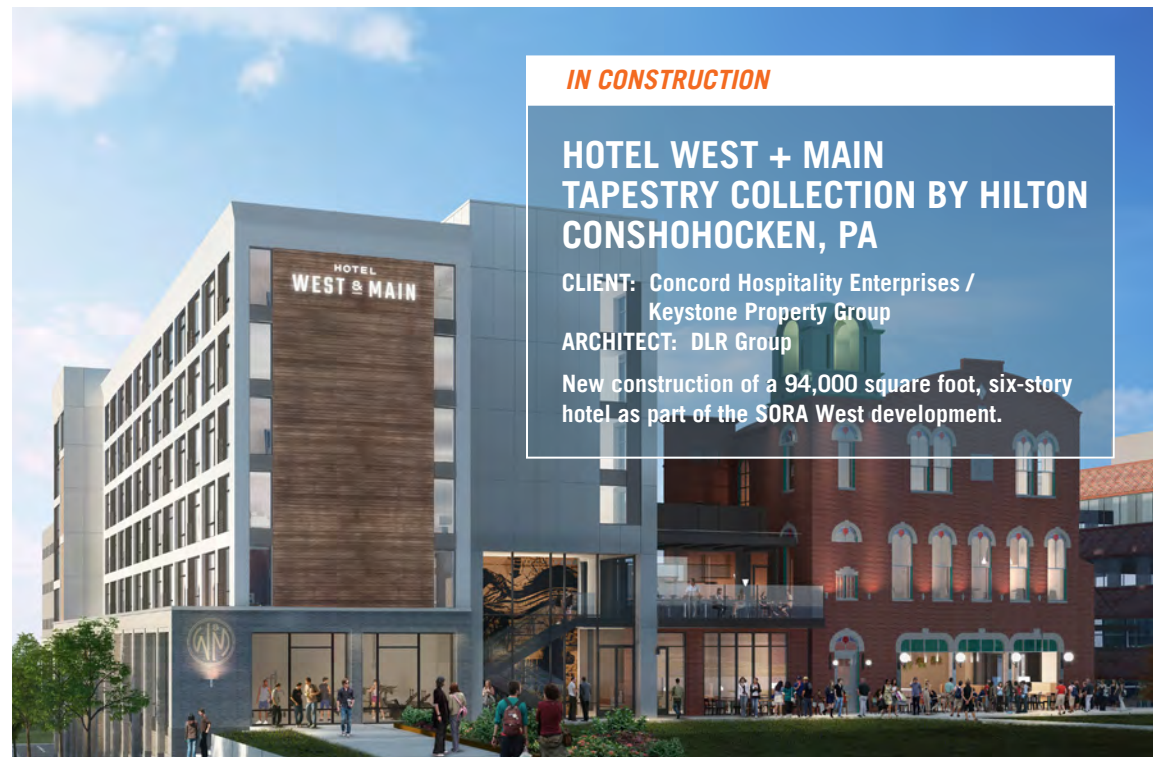
AMERISOURCEBERGEN HEADQUARTERS CONSHOHOCKEN, PA

CLIENT: Keystone Property Group
ARCHITECT: Gensler

Fit-out of the 427,000 square foot, eleven-story new SORA West office building for AmerisourceBergen, which is pursuing LEED Silver certification.

Intercommunicating stairs link main floors in the AmerisourceBergen Headquarters, angled strategically to offer views of Conshohocken.

The final phase of the SORA West development introduces Hotel West + Main as an anchor to the central plaza. With a generous hotel lobby, dining areas, meeting rooms, and indoor and outdoor lounges, the new hotel will connect to the adjacent historic firehouse.



IN CONSTRUCTION

HOTEL WEST + MAIN TAPESTRY COLLECTION BY HILTON CONSHOHOCKEN, PA

CLIENT: Concord Hospitality Enterprises /
Keystone Property Group
ARCHITECT: DLR Group

New construction of a 94,000 square foot, six-story hotel as part of the SORA West development.



Ready for high-end finishes, the main entrance lobby will feature a grand stair that overlooks the central plaza.



A robust mechanical infrastructure rests on the roof of Pennovation Lab to accommodate the highly specific needs of the life sciences companies below.

IN CONSTRUCTION

INTERIUS BIO THERAPEUTICS
STRELLA BIOTECHNOLOGY
PENNOVATION SPEC LAB
PHILADELPHIA, PA

CLIENT: MRA Group
ARCHITECT: Charles Matsinger Associates

A fit-out of 7,200 square feet at Pennovation Lab for three new life sciences companies.

Tailored for each tenant with lab infrastructure and new offices, each lab space has open floor plans and views of the city skyline.



"INTECH established a solid game plan on how to get out of the gate quickly and move rapidly on the project. This is one of their keys to success."

Mike Sencindiver
KMS Development



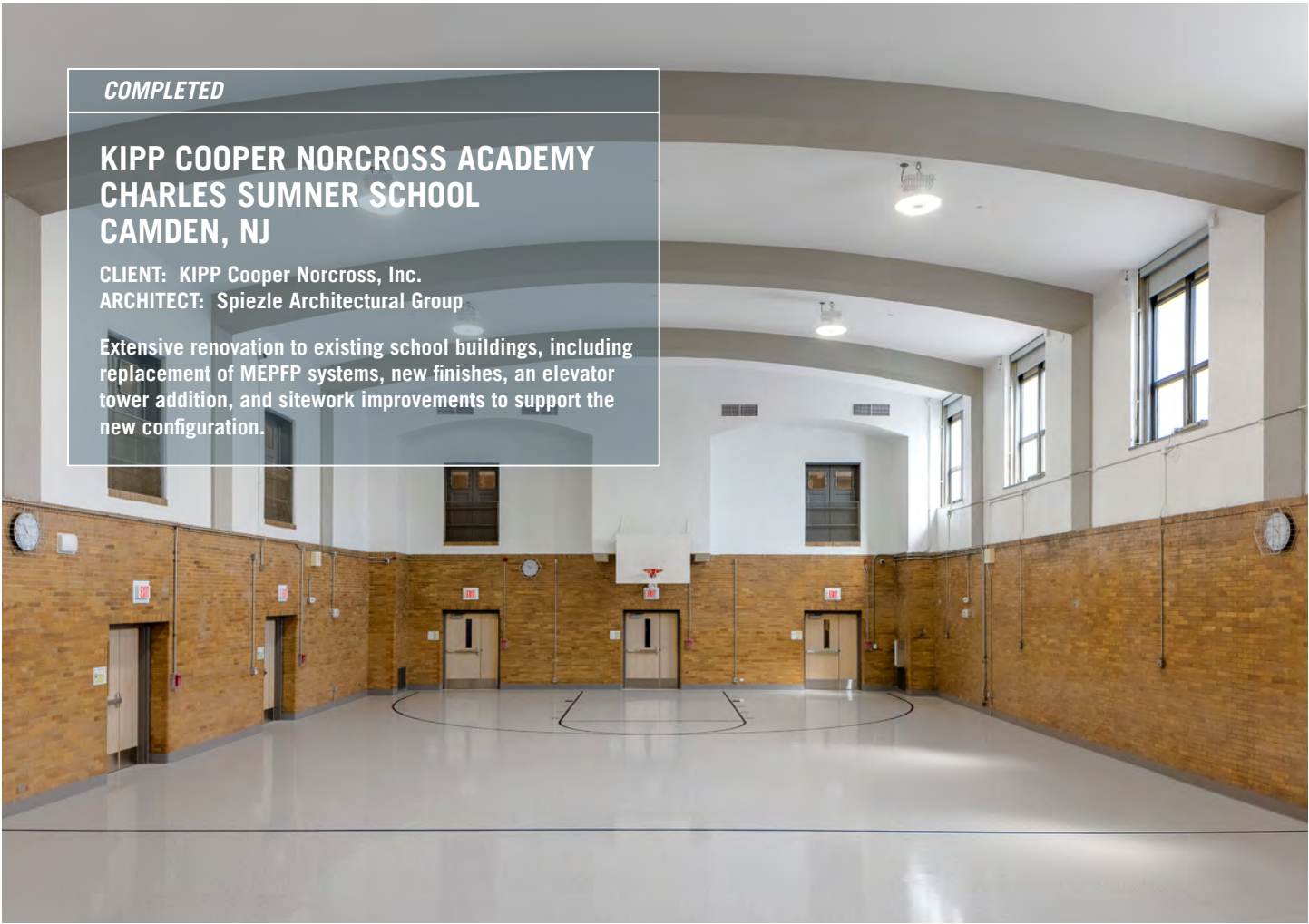
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PASSAGE BIO
PHILADELPHIA, PA

CLIENT: Brandywine Realty Trust
ARCHITECT: L2P

Interior office fit-out of 37,000 square feet in One Commerce Square.

Accented with custom millwork in the Passage Bio signature green, an interconnecting stair links three floors of offices. Located in the heart of Center City on the upper floors of One Commerce Square, the spaces offer panoramic views of Philadelphia.



COMPLETED

**KIPP COOPER NORCROSS ACADEMY
CHARLES SUMNER SCHOOL
CAMDEN, NJ**

CLIENT: KIPP Cooper Norcross, Inc.
ARCHITECT: Spiezie Architectural Group

Extensive renovation to existing school buildings, including replacement of MEPFP systems, new finishes, an elevator tower addition, and sitework improvements to support the new configuration.

The multi-purpose gymnasium accommodates sports for the athletics department as well as theater performances for the entire school.



A new athletic field was introduced at the east elevation to supplement the growing needs of the school.



A former chemical lab building for DuPont, Pennovation Lab now serves as an incubator for an innovative and growing community.



COMPLETED

**PENNOVATION LAB
PHILADELPHIA, PA**

CLIENT: MRA Group
ARCHITECT: Ballinger

Renovation of a 70,000 square foot building with system infrastructure installed for future laboratory use.

With a rising demand for laboratory space in the life sciences sector, organizations throughout the city are planning for the growth. Spaces like Pennovation Lab will help develop a stronger local economy, making life sciences a crucial part of the city's character.

A bright two-story entrance lobby welcomes visitors and researchers, and opens to the 23-acre Pennovation Works campus.



COMPLETED

NEWMARK PHILADELPHIA, PA

CLIENT: Newmark
ARCHITECT: Meyer Design

New 14,000 square foot corporate headquarters
fit-out at One Commerce Square.

A Hydra Moss green wall helps delineate the lobby while polished concrete floors accentuate the open-concept floor plan.

In the main conference room, a backlit ceiling panel gently lights the space. A telescoping glass wall opens the corner room to the main gathering space.



COMPLETED

HILTON GARDEN INN CAMDEN, NJ

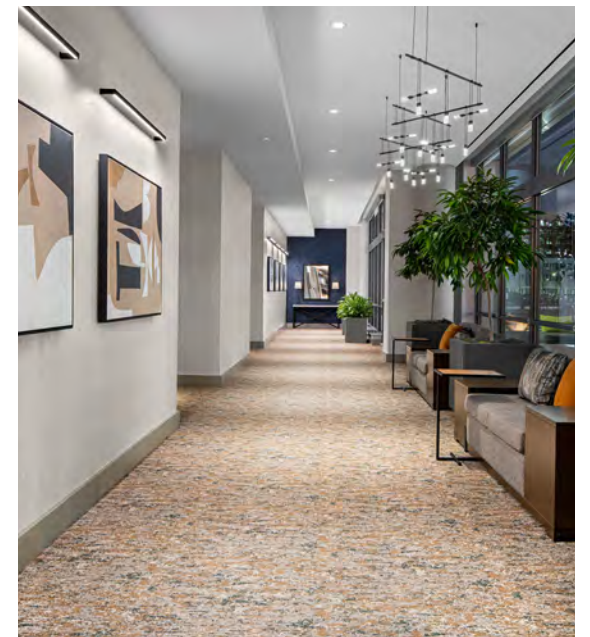
CLIENT: Ensemble Real Estate Investments
ARCHITECT: Nelson Worldwide

New construction of a waterfront hotel on
the banks of the Delaware River.

The seven-story hotel offers 180 rooms, 4,400 square feet of meeting space, and numerous indoor and outdoor amenities.



With stunning sunsets and views of Philadelphia, the hotel features a variety of lounging and dining options for every need.



Generously sized hallways offer impromptu meeting spots, views to the outdoor lounge, and access to more formal gathering spaces.



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GENERAL BUILDING CONTRACTORS ASSOCIATION

- Pod Philly Hotel - Best Hospitality Project
- Vantage - Best Residential, Mixed-Use, or Office Space Project
- National AGC Safety Award

NATIONAL ASSOCIATION OF HOME BUILDERS

- Vantage - Best in American Living Awards, Student Housing, Large Scale

ENGINEERING NEWS RECORD

- Top 400 Contractors (National) - #244
- Mid Atlantic Top Contractors - #24

PHILADELPHIA BUSINESS JOURNAL

- Top 25 Contractors - #4

PHILADELPHIA INQUIRER

- Top Workplaces

Thank you to our clients for giving us wonderful opportunities and challenging work. We value each unique collaboration, and are dedicated to building trust and delivering excellence to our clients on every project.

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