

# CONSTRUCTION TODAY

PUBLISHED BY THE GENERAL BUILDING CONTRACTORS ASSOCIATION



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Story of Philadelphia



CONSTRUCTION  
EXCELLENCE AWARDS

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CONSTRUCTION  
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# LETTER FROM THE PRESIDENT

Construction is never just about the buildings. It's about the people. The people who build them, use them, reimagine them, and eventually demolish them. Our annual Construction Excellence Awards program is all about the people building the distinguished projects being completed throughout the region.

As we spotlight the GBCA members and collaborators who have brought impeccable spaces to life, this year's award winners also represent the opportunities that they bring to the Philadelphia region.

This year we awarded our inaugural Commitment to Community Excellence Award, underscoring our industry's commitment to building community and giving back to our great city. We are also honoring projects like the Laborers' District Council Training and Learning Center – courtesy of Best Educational Institution Project winner TN Ward Company – which will be a hub for educating new construction workers, pre-apprentices, and Philadelphians seeking continuing education.

Providing greater access to learning and career opportunities in construction remains a priority for GBCA and our trade partners. Together, we are able to ensure more Philadelphians are working in our industry, on the award-winning projects highlighted during our 2021 awards program.

As we work to bring more Philadelphians into this great industry, we also look to increase both member and community engagement. While COVID-19 has kept

many of us apart physically, connecting with and supporting one another will always be the foundation of your GBCA. Keeping health and safety top of mind, we will continue to find new, engaging ways to foster the collaboration and learning that underpin our shared commitment to excellence.

Working together makes each of us – and our city – stronger, just as the projects are all about the people, so too is your association and we look forward to achieving more great things together in 2022 and beyond.

## **Benjamin J. Connors, Esq., CAE**

President & CEO  
General Building Contractors  
Association



# NOTES

## FROM THE PUBLISHER

After nearly five years of supporting GBCA's marketing efforts, I'm excited to step into the role of publisher and editor of Construction Today. Few people have the privilege of telling the amazing stories about our region's true leaders in construction, and I consider myself extremely fortunate to be one of them.

There's no better way to start than by showcasing the winners of our 2021 Construction Excellence Awards. In this year's program, we have a record-setting 22 award winners – each of which represent the incredible craftsmanship and ingenuity of GBCA members. In addition to recognizing the best new projects in the region and the leaders in safety, technological innovation, and diversity and inclusion, we are also featuring an expanded suite of Excellence in Craftsmanship awards highlighting excellence in projects of all sizes.

Above all, our award winners tell the story of our city: who we were, who we are, and who we aspire to be. By shaping the ways people live, work, learn, and play, they are leading the way in building a better Philadelphia.

While we were again unable to celebrate our winners at our in-person gala, our virtual awards program on November 18 was amazing. It was fantastic to have so many members gathered together online as we unveiled our winners and cheered on our colleagues and friends. The pages that follow in this issue provide an even closer look at the teams behind these exemplary projects and initiatives.

Thank you to our sponsors, judges, all of our nominees, and, of course, our winners for making the 2021 Construction Excellence Awards one for the books.

I look forward to sharing more of these stories – your stories – with the world. Whether you're interested in contributing insights to Construction Today, being featured in association communications, or sharing feedback about these efforts, I'm here.

### **Byron Lee, Ph.D.**

Senior Manager,  
Marketing & Communications  
General Building Contractors Association

# CONSTRUCTION TODAY

**PUBLISHER/EDITOR** Byron Lee

**ADVERTISING/SALES** Byron Lee

**CONTRIBUTING WRITERS**  
Bruce J. Cumby / JEFF SPATZ

**DESIGN** Punch Garage

**ACCOUNTING** Kristin DeFrancisco

**EDITORIAL OFFICE**  
General Building Contractors Assn., Inc.  
36 South 18th Street  
Philadelphia, PA 19103  
P: 215-568-7015  
F: 215-568-3115

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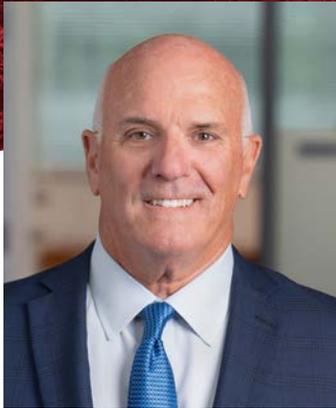


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# LETTER FROM THE CHAIRMAN OF THE BOARD OF DIRECTORS



The steady commitment of our GBCA members to excellence has enabled us to continue driving our industry forward in 2021. Carrying on a legacy that dates back 130 years, our member companies have demonstrated time and again a resilience and a dedication to our collective interests that allow us to persevere, regardless of the challenges we may face.

GBCA membership matters. Not only have we built Philadelphia's skyline by working together, we are making sure that the city understands our industry's needs, that our workforce continues to grow, and that young professionals have opportunities to become future leaders.

As I prepare to embark on the second year of my term as Chairman, workforce development remains a critical focus area. I am extremely proud of GBCA's ongoing support of the Carpenters' Apprentice Ready Program (CARP) and other local workforce development initiatives. This year, 100 percent of 2021 CARP graduates have entered sponsored apprenticeships. These programs not only provide a foundation of skills and knowledge, but also gainful employment. Our Construction Leadership Council also continues to amaze me as they find new ways to connect, learn, and give back to the community, all without missing a beat.

All of this underscores that we are industry leaders. In fact, some of our members have been leading the charge as GBCA members for more than 50 and 75 years. We had the privilege of honoring these companies and their dedication to advancing the industry at our Fall Membership Dinner, highlighted in this issue. Some of these members are also among the winners of the 2021 Construction Excellence Awards: GBCA members don't rest on their laurels. We continue to raise the bar of excellence in the city.

Regardless of tenure, we all have the power to make our mark. Working together, we can build stronger – and make an even greater impact.

Sincerely,

**Michael K. Armento**

Chairman of the Board, GBCA  
Senior Vice President, Torcon, Inc.

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# CONTRIBUTORS



**BRUCE J. CUMBY**

Cumby, Spencer & Associates



**JEFF SPATZ**

Vice President Safety Services  
The Graham Company

Would you like to be a contributor to the next issue of  
Construction Today?

Contact Byron Lee at [blee@gbca.com](mailto:blee@gbca.com) or 215-568-7015.

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# EVENTS



## GBCA DOWN THE SHORE HAPPY HOUR



## CLC HARD HAT TOUR: ANOVA AT UCITY SQUARE

On August 5, the Construction Leadership Council hosted a Hard Hat Tour at Anova at uCity Square. The project, being built by Clemens Construction Company at 3700 Lancaster Avenue, consists of 461 residences and 157 parking spaces. After the tour, attendees gathered at New Deck Tavern for a drink and networking.





## 2021 TRENCH AND EXCAVATION SAFETY TRAINING

On August 19 and 20, 2021, GBCA held two 1-day trainings on trench and excavation safety hazards in construction. The trainings were organized by AGC of America and funded by a Susan Harwood Training Grant from OSHA. The event was also sponsored by Med-Tex Services and United Rentals.



## 2021 GOLF OUTING II

On Thursday, August 26, GBCA hosted our second Golf Outing of 2021 at the Greate Bay Country Club in New Jersey.



## 2021 LABOR DAY FLYOVER BANNER DOWN THE SHORE

Over the Labor Day weekend, GBCA and the Eastern Atlantic States Regional Council of Carpenters reminded beachgoers down the Shore about the strength of the Philadelphia region's union commercial construction industry. Thanks to our members who saw it and snapped photos! #BuildingStrongerTogether



## EGGS WITH OSHA

On September 22, 2021, GBCA held its first in-person Eggs with OSHA in over a year! Safety professionals from across the Philadelphia region gathered to learn more about OSHA's 2022 regulatory agenda. Attendees also heard from members of OSHA Voluntary Protection Program (VPP) projects, to learn about what it takes to participate and what it means to work more closely with OSHA.



# ELECTRICAL SAFETY FOR NON-ELECTRICIANS

On November 4, 2021, GBCA and IBEW Local 98 partnered to present an electrical safety training. This workshop was designed for non-electricians: project managers, superintendents, foremen, safety professionals, and other construction professionals who work around electricity and electricians.



## CAMP OUT FOR HUNGER 2021

Thanks to the GBCA members who gave to this year's Preston & Steve Show's Camp Out for Hunger campaign supporting Philabundance! On Friday, November 5 at 8am, the GBCA Construction Leadership Council hosted a meet up near Citizens Bank Park for GBCA members before they headed over to Xfinity Live! to donate the food that they had collected.

## GBCA AND AGC HOST JOBSITE TOUR WITH REP. BRIAN FITZPATRICK

On Monday, November 8, the Honorable Brian Fitzpatrick joined GBCA and AGC of America for a jobsite tour in his district. The group toured the Trinseo facility in Bristol, PA, which is currently undergoing construction led by GBCA member Frank V. Radomski & Sons, Inc.

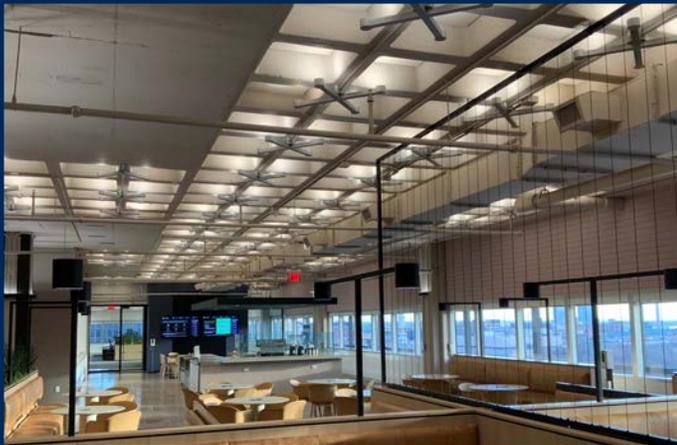


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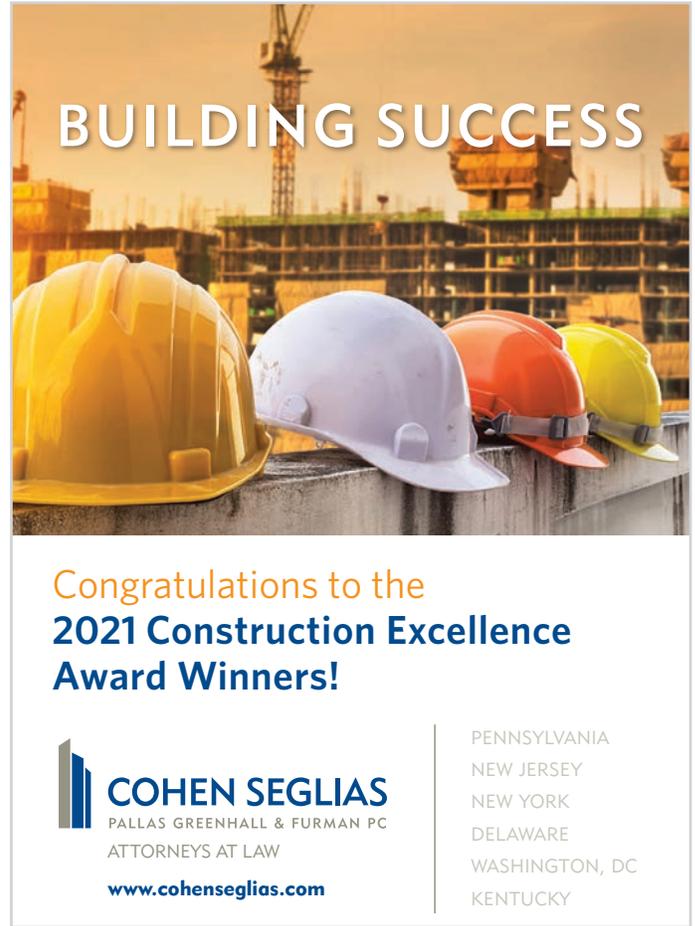


**2022 GBCA ANNUAL MEETING**

**MON**  
**JAN 24**  
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# FALL MEMBERSHIP DINNER | 2021

On October 14, 2021, GBCA members gathered for the 2021 Fall Membership Dinner at Fairmount Water Works. During the dinner, we celebrated companies that have been GBCA members for 50+ and 75+ years.

## GBCA Members for 50+ Years



**Rosenberg & Parker**  
51 years



**Josam Company**  
52 years



**Travelers Bond & Financial Products**  
53 years



**M. Schnoll & Sons, Inc.**  
53 years



**LF Driscoll**  
54 years



**D.M. Sabia & Co., Inc.**  
56 years



**P. Agnes, Inc.**  
57 years



**Frank V. Radomski & Sons, Inc.**  
64 years



**Mammoet Industrial Services**  
65 years



**R.S. Cook and Associates, Inc.**  
71 years

## GBCA Members for 75+ Years



Shoemaker  
Construction Co.  
75 years



James J. Clearkin, Inc.  
78 years



T.N. Ward Company  
79 years



Turner Construction  
Company  
81 years



Haverstick-Borthwick  
Company  
82 years





# 2021 CONSTRUCTION TECHNOLOGY WEEK

On October 6, GBCA hosted an in-person Construction Technology Speakers Series and a networking happy hour featuring construction technology exhibitors.



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# LEADERSHIP SPOTLIGHT



**Name:** Brianna Tierney

**Title:** Estimator

**Age:** 29

**Company, City:** Independence Steel, Chester, PA

**Years in field:** 7

**Education:** Bachelor of Science in Wildlife and Fisheries Resources, West Virginia University

**Birthplace:** Bryn Mawr, PA

**City of Residence:** Woodlyn, PA

**Family (spouse, children):** 1 dog (Kuno) & 2 cats (Tanner and Lucifur)

## What is your business motto?

"Don't be busy: be productive."

## When did you first become interested in your career path?

I started immediately after college as a temporary job while looking for a job in a different field. After I spent a few months in this industry learning how it worked, I realized this was what I wanted to do.

## What is the most rewarding part of your job? Least rewarding?

The most rewarding part is putting a lot of time into an estimate and being awarded the job and then being able to see it completed.

The least rewarding part is putting a lot of time into an estimate and not being rewarded the job.

## What is your biggest daily challenge?

I have been working from home three to four days a week since March of 2020 and sometimes I find it difficult to focus on work when I have a lot of things that need to get done around my house. When this happens, I like to shut the office door, put headphones in, and tune everything else out.

**How do you inspire your colleagues?**

I always come to work with a positive attitude and try to maintain it despite what life may throw my way that day.

**What goal are you currently striving to achieve?**

My goal for the year was to be personally awarded 10% more jobs this year compared to last year. I am currently on track to achieve it by the end of the year.

**Do you have a life motto? If so, what is it?**

“Pursue the things in life that stimulate your interest. Hold on to the ones that awaken your passion.”

**What’s the most important lesson you’ve learned in your career?**

Be confident and don't be afraid to ask questions.

**What was your favorite CLC event?**

Getting together at Xfinity Live! before the Phillies home opener a few years ago.

**How do you find that participating in CLC activities benefits you?**

Not only have I been able to build meaningful business relationships, I have also become friends with people I would have never known if it wasn't for CLC. I have also learned about other industry practices and have been able to better understand a project from start to finish.

**Do you have any advice for other CLC members/ young professionals who are looking to advance their career?**

Don't give up. It can be hard at times to keep your head up, but in the end, it's worth it.

**What is your favorite thing about being a member of GBCA?**

The connections I have formed with like-minded individuals in the construction industry that I would not have been able to make any other place.

# CONSTRUCTION *IS* THE STORY OF PHILADELPHIA



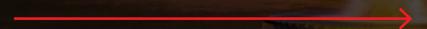
**CONSTRUCTION**  
EXCELLENCE AWARDS

**Building a Better Philadelphia**

Building. Creating. Breaking the mold. That's what Philadelphia is all about. Dating back centuries, the story of our great city is truly one of invention. Members of the General Building Contractors Association (GBCA) continue to raise the bar on commercial construction as they build an even better Philadelphia. Whether it's giving new life to historic buildings, constructing significant new spaces, or pushing the boundaries of innovation, they are shaping the city's landscape with an unrivaled commitment to excellence.

We are proud to present the winners of the 2021 Construction Excellence Awards, the region's premier construction awards program.

Check out this year's winners!



# EXCEPTIONAL INDUSTRY SUPPORT

The strength of the commercial construction industry in Philadelphia is built by the support that contractors give – and get – within the building community ... and beyond. This includes firms that are helping workers stay safe, keeping businesses buzzing, and giving back to our city in big ways.

## AFFILIATE OF THE YEAR



### WINNER

## McCarthy & Company, PC

### PROGRAM DESCRIPTION

A leader in construction accounting, McCarthy & Company, PC has always been focused on helping contractors succeed – but during the pandemic, they have played an even more important role than ever. Shifting its focus from compliance to consulting, the McCarthy team has helped many GBCA members navigate the complexities of the Paycheck Protection Program and numerous COVID relief programs to secure the funds that were critical for keeping jobsites open and construction professionals working. Today, the firm continues to help clients recover, rebuild, and restructure their businesses with a focus on strengthening their financial positions, growing their businesses, and increasing profitability.



## EXCELLENCE IN SAFETY

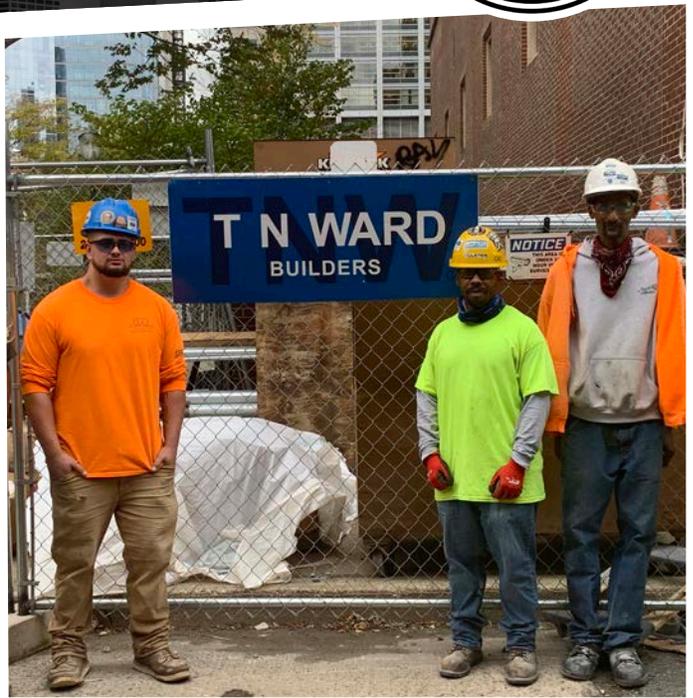


### WINNER

## TN Ward Company

### PROGRAM DESCRIPTION

Throughout the COVID-19 pandemic, TN Ward Company has been at the forefront of protecting construction professionals in the Philadelphia region and beyond. As a longstanding member of GBCA and one of the few contractors on the Philadelphia Building Trades Safety Committee for over a decade, TN Ward Company leveraged its unique position and safety expertise to help foster collaboration and develop the joint COVID-19 safety protocols that became the industry standard and protected workers on TN Ward Company projects in PA, NJ, MD, CT, IN, and OH.



# COMMITMENT TO COMMUNITY EXCELLENCE



## WINNER

## Eureka Metal & Glass Services, Inc.

### PROGRAM DESCRIPTION

The mission of Eureka Metal & Glass Services, Inc.'s new "Eureka Gives Back" program is simple: to give whatever possible – money, time, labor, or goods – to help its neighbors and make the local community a better place. Its impact in just over one year has been inspiring. In addition to donating labor and materials to repair the glass storefronts of businesses in Northeast Philadelphia damaged during riots, the organization has donated hundreds of pounds of food, as well as children's items, to benefit organizations including Project HOME, Philabundance, Cradles to Crayons, the Ronald McDonald House, Toys for Tots, and others.



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"Top Family Owned Business"

# REMARKABLE INDUSTRY ADVANCEMENT

“Good enough” is never good enough for GBCA members, who continually push themselves to new heights. From spearheading innovation to moving the needle on diversity, these organizations are driving meaningful advancements in construction.

## EXCELLENCE IN TRAINING AND PROFESSIONAL DEVELOPMENT



### WINNER

## Turner Construction Company

### PROGRAM DESCRIPTION

Furthering its commitment to racial equity, Turner Construction Company has made meaningful progress in building an inclusive and equitable culture with the implementation of a robust diversity training program. The program includes a series of self-paced courses on understanding systemic racism, building a culture of empathy, understanding the white privilege controversy, and building a culture of connection. It also includes a Courageous Conversations series that fosters honest and open dialogue among employees on racial justice topics; an Anti-Harassment and Bias Toolkit to train workers on Turner's Zero Tolerance policy; and additional training modules on cultural competence, allyship and bystander intervention.

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## EXCELLENCE IN TECHNOLOGICAL ADVANCEMENT



### WINNER

## Shoemaker Construction Co.

### PROGRAM DESCRIPTION

Establishing a new Innovation Department in 2021, Shoemaker Construction Co., with the Butz Family of Companies, is leading the way in deploying the very best technical solutions to improve project quality, speed, and economy. The Innovation Department provides leadership to help individual project teams apply new value-added tools and techniques while also providing enhanced services to its clients and construction industry partners. This includes advanced technology focused on universal 3D model access; unpiloted aerial vehicles and drones; robotics and automation; virtual, augmented and extended reality; reality capture and virtual site presence; central data warehouse and data analytics; and computational and generative design.



# EXCELLENCE IN DIVERSITY AND INCLUSION

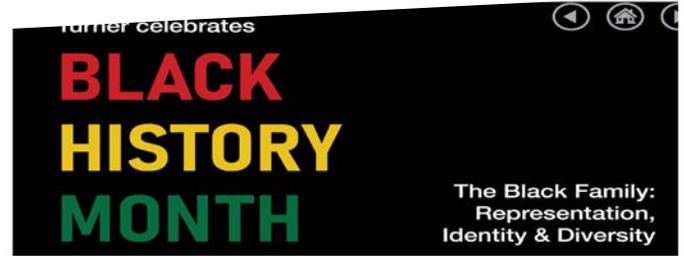


## WINNER

## Turner Construction Company

### PROGRAM DESCRIPTION

Turner Construction Company is committed to building an inclusive and equitable culture where all employees feel valued, have a sense of belonging, and have equal opportunity for a meaningful career. To ensure diversity is reflected and respected at all levels of the company, the organization recently formed a national Inclusion Action Committee; amended subcontractor contracts to fortify its Zero Tolerance policies; developed diversity training courses as part of its required learning regimen; launched a new resource group to support diverse employees; and continues to support historically underrepresented individuals through the Turner School of Construction Management.



February 1<sup>st</sup> marked the beginning of Black History Month, the annual recognition of the history, achievements, and influence of the black community. To celebrate Black History Month, Turner Philadelphia paid homage to a well-respected African American poet, author and civil rights activist, Maya Angelou. To acknowledge Ms. Angelou's work and advocacy for the African American race, we created a video starring some of our very own, to honor one of her most well known pieces of work.

Click on the image below to view the full video.



# SPECTACULAR SPECIALTY PROJECTS

A building is more than just the sum of its parts, but often one of those parts fundamentally shapes the success of a project. This specialized work is so spectacular that the final products, though highly complex, look almost effortless.

## BEST CONCRETE CONSTRUCTION PROJECT



## 2100 Hamilton Street

### WINNER

**Healy Long & Jevin**

### PROJECT DESCRIPTION

The residences at 2100 Hamilton Street were constructed on one of the most difficult real estate sites in Philadelphia. The site was more than 30 feet deep and located in a high-traffic residential neighborhood bordered by grocery stores and a police station. As the concrete subcontractor, Healy Long & Jevin focused on taking the job from the dirt to the sky as quickly, efficiently, and precisely as possible. The team formed and poured 10,000 cubic yards of concrete and installed over 850 tons of steel, bringing this building out from next to an abandoned SEPTA tunnel to over 12 stories above grade.

### OWNER

**Bock Development Group**

### ARCHITECT

**Cecil Baker + Partners**

### ENGINEERS

**Thornton Tomasetti**

### OTHER GBCA MEMBERS

**Maxim Crane Works LP  
Thornton Tomasetti**



# BEST MASONRY CONSTRUCTION PROJECT



## SEPTA 5th St - Independence Hall Station Enhancements

### WINNER

**D.M. Sabia & Co., Inc.**

### PROJECT DESCRIPTION

Masonry was not only key to implementing the new architectural design of SEPTA's 5th Street/Independence Hall Station. It was also critical to improving architectural, structural, mechanical, and electrical systems; mitigating water infiltration; repairing structural cracks and spalls; and the overall success of the renovation. The high-quality, expedited installation of the various brick and stone systems was achieved through the expert leadership and craftsmanship of D.M. Sabia & Co., Inc. management, masons, laborers, and operating engineers. They successfully navigated multiple challenges, including materials supply and geometry that in some cases was challenging to document, let alone manufacture and install.

### OWNER

**SEPTA**

### ARCHITECT

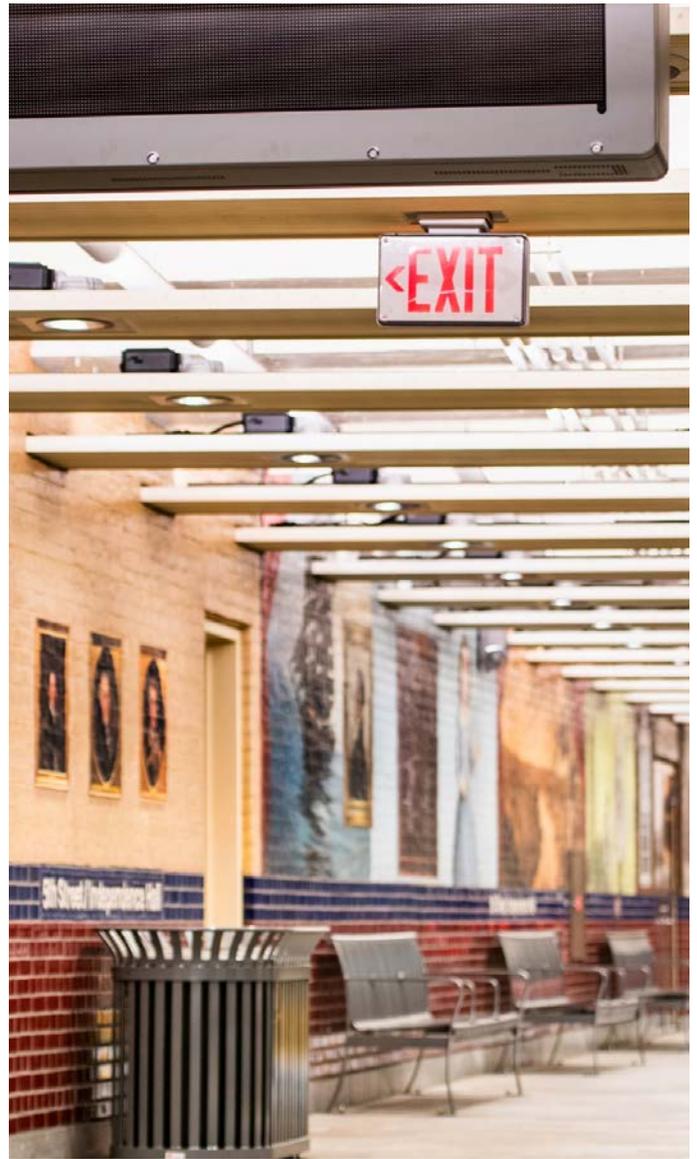
**Converse Winkler Architecture**

### ENGINEERS

**Burns Engineering**

### OTHER GBKA MEMBERS

**Fizzano Bros. Concrete Products, Inc.**



# BEST SPECIALTY CONTRACTOR PROJECT



## Reading Terminal Market Swing Solution

**WINNER**  
**Superior Scaffold Services, Inc.**

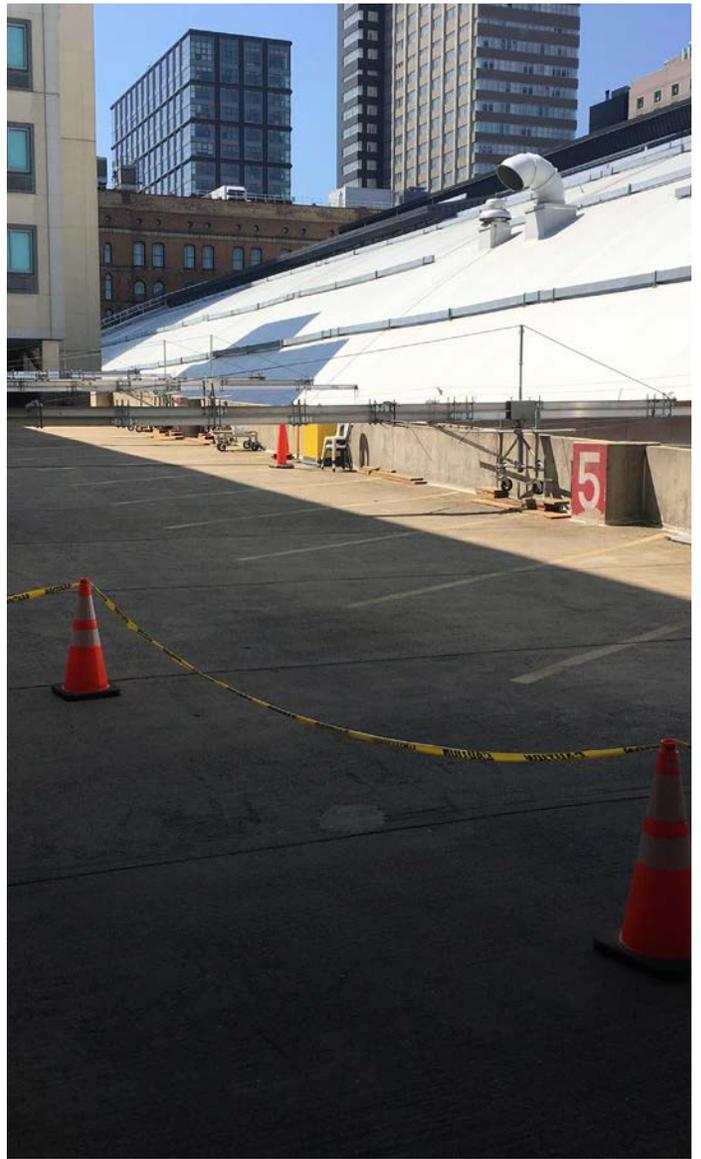
### PROJECT DESCRIPTION

Accessing the side of the Reading Terminal Market building to restore windows and masonry seemed impossible. The lower roof was too weak to support a traditional scaffold, the curved roof and jutting cornice wouldn't allow a suspended scaffold, and the alley was too narrow to use a high reach. The innovative solution was to swing the scaffold from the parking garage 15 feet away. By creating an extended swing beam, Superior Scaffold Services was able to span the gap between the buildings and safely place suspended scaffold platforms close enough to the Reading Terminal Market façade for workers to get the access they needed.

**OWNER**  
**Reading Terminal Market**

**ENGINEERS**  
**Alternate Design Solutions**

**OTHER GBCA MEMBERS**  
**Premier Building Restoration**



# TRANSFORMATIONAL SPACES

Whether it's breathing new life into iconic buildings or delivering stunning new properties, GBCA members are reimagining the world around us. These transformational spaces reflect a dedication to craftsmanship, a deep appreciation of history, and a commitment to making new visions reality.

## BEST GREEN SPACE PROJECT



## Penn's Landing Square Courtyard Restoration and Beautification Project

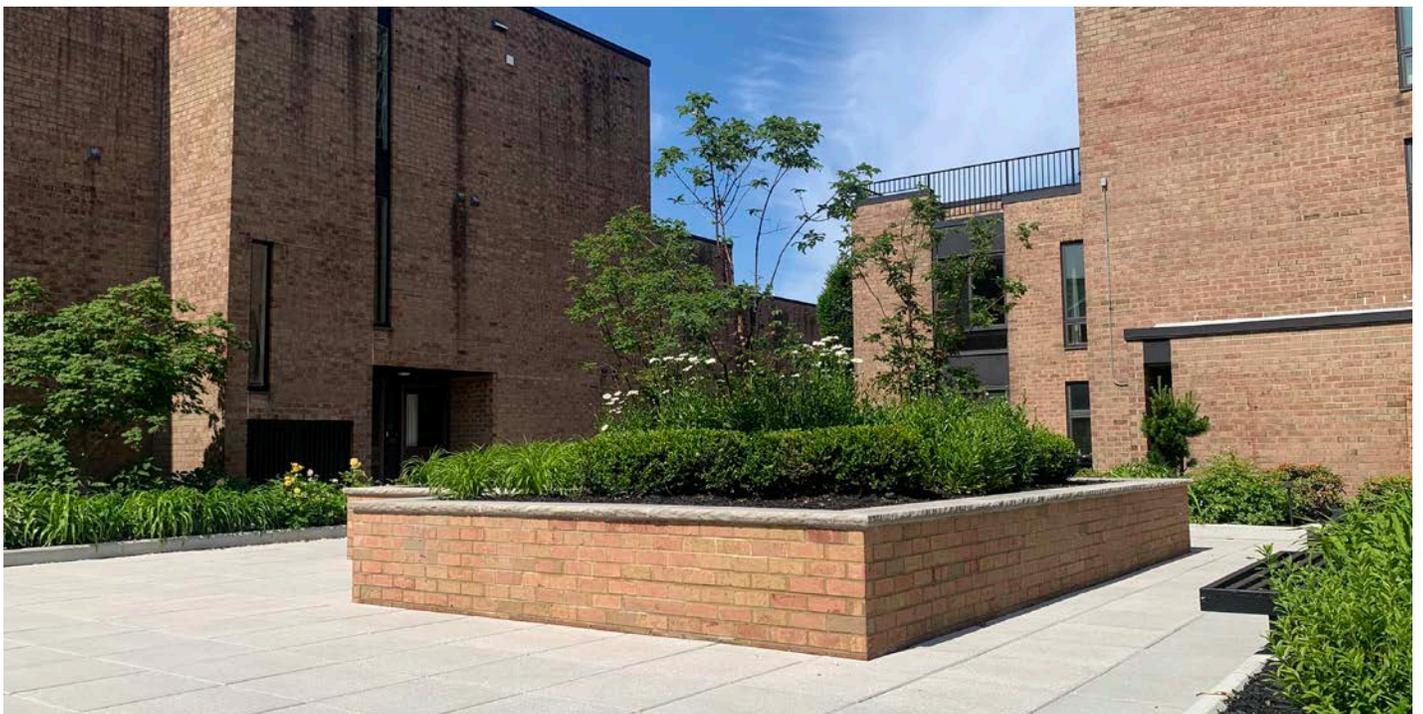
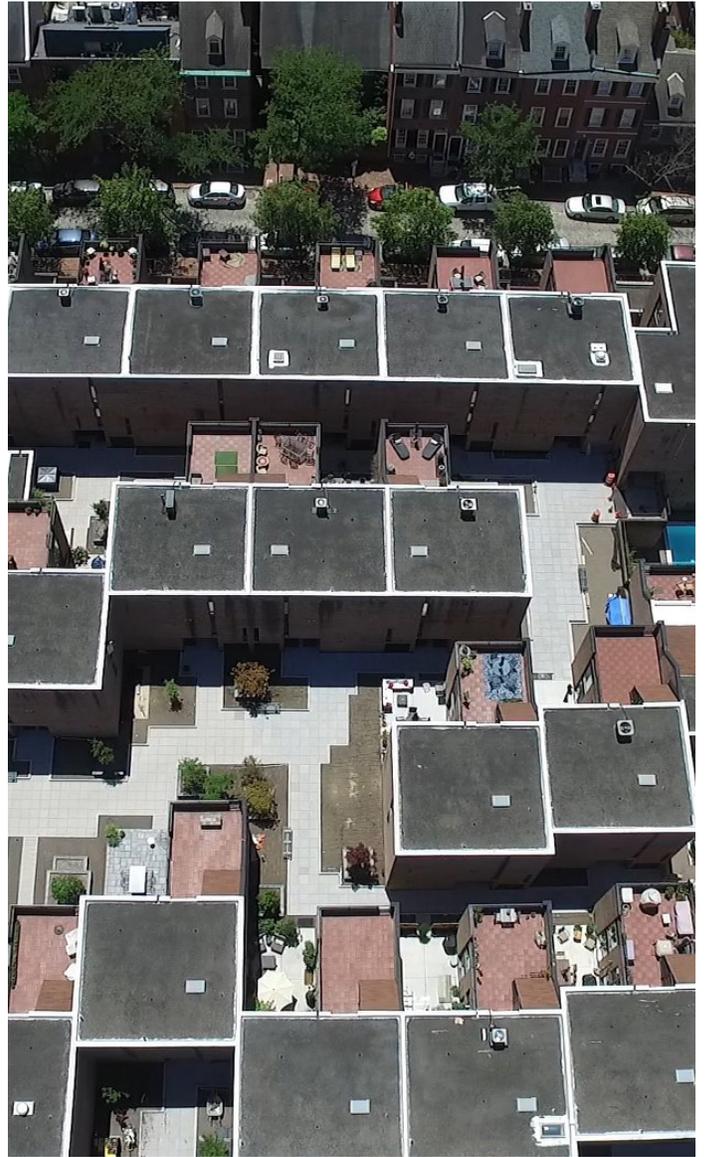
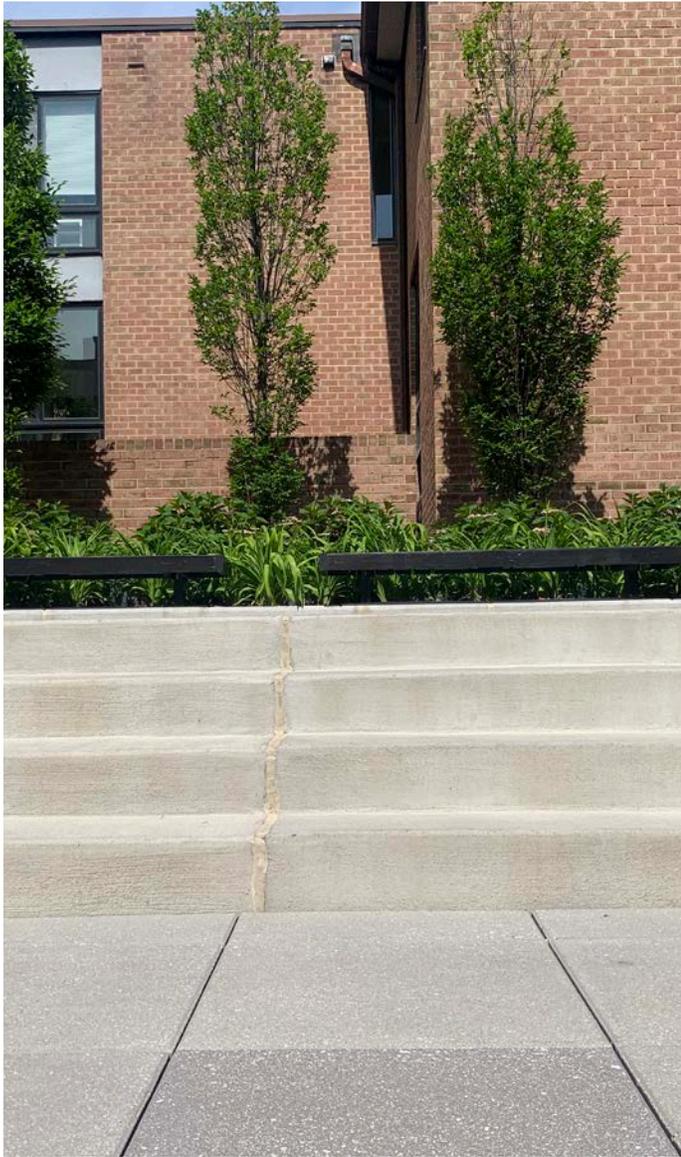
**WINNER**  
**Armor Masonry Restoration**

**OWNER**  
**Penn's Landing Square**

### PROJECT DESCRIPTION

Beautifully landscaped courtyards are a hallmark of Penn's Landing Square, a unique gated community in the heart of Society Hill. So, when its interior courtyards needed to be restored – while the building remained fully occupied – the stakes were high. Armor Masonry Restoration's precision was critical to the success of the project. The team demolished 38,000 square feet of existing brick, pavers, stairs, concrete, and landscaping beds by hand; coated the entire courtyard to protect the residential basements below; laid down an intricate paver system with built-in drainage; rebuilt brick landscaping and masonry stairs; and more. The result? Aesthetics and durability.

**ENGINEERS**  
**Klein & Hoffman**



# BEST HISTORIC PRESERVATION PROJECT



## One City

### WINNER

**Clemens Construction Company, Inc.**

### PROJECT DESCRIPTION

With Clemens Construction Company, Inc. leading the charge, One City – a nationally registered historic building – was converted from a 14-story office building into a high-end residential development with 323 contemporary styled, efficient apartment units maintaining unique original features. To preserve its historic character, the team refurbished all 1,100 original double-hung windows, restored the original decorative façade, and preserved renowned ironworker Samuel Yellin's monumental cast-iron gates. Inside, drop ceilings, vinyl flooring, and commercial carpeting were removed to expose historic coffered ceilings, marble and travertine columns, ornate plaster, and historic millwork. This project returned this masterpiece to its proper prominence.

### OWNER

**Alterra Project Group, LLC**

### ARCHITECT

**BLT Architects**

### ENGINEERS

**O'Donnell & Naccarato**

### OTHER GBCA MEMBERS

**Cippco Inc.**

**Falasca Mechanical, Inc.**

**Independence Steel, Inc.**

**James Floor Covering, Inc.**

**Joseph Dugan, Inc.**

**O'Donnell & Naccarato**

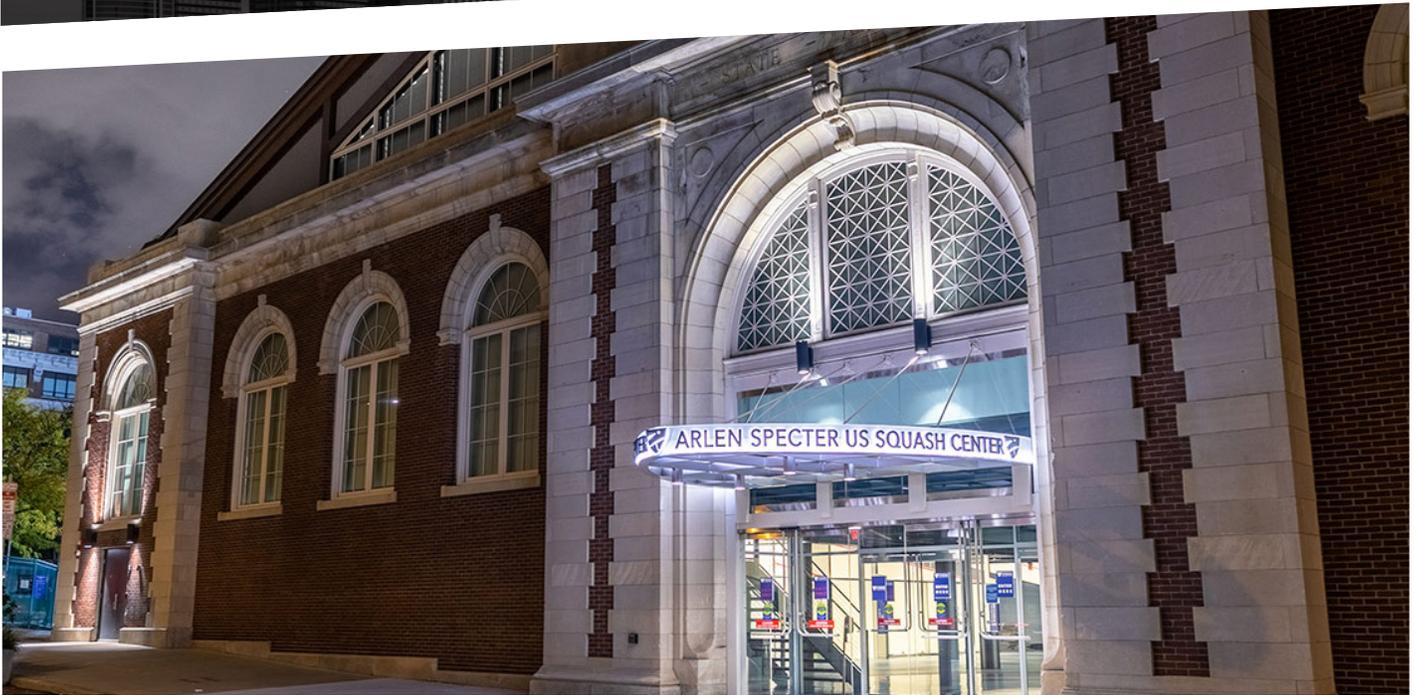
**Revolution Recovery, LLC**

**Shore Supply Inc.**

**Window Repairs & Restoration, LLC**



# BEST ADAPTIVE RE-USE PROJECT



## Arlen Specter U.S. Squash Center

### WINNER

**Gilbane Building Company**

### PROJECT DESCRIPTION

Partnering with U.S. Squash, Gilbane Building Company artfully transformed the historic Philadelphia Armory – formerly a military drill hall – into the new Arlen Specter U.S. Squash Center, the world's largest squash center and the “center” of squash in the United States. Located on the campus of Drexel University, the project places a modern squash and community facility within an historic and architecturally significant setting. The building, first constructed in 1916, features striking trusswork and now features 20 courts, a newly constructed mezzanine level, bleachers for court viewing, locker rooms, a retail shop, a lounge center, and a physio center.

### OWNER

**U.S. Squash**

### ARCHITECT

**Van Potteiger Architects**

### ENGINEERS

**Barry Isett & Associates, Inc.**

### OTHER GBCA MEMBERS

**Belcher Roofing Corp**

**Central Metals, Inc**

**Copeland Surveying, Inc**

**D'Andrea Bros. Concrete Co., Inc.**

**EC Fence & Iron Works, Inc.**

**Falasca Mechanical Inc.**

**G.O. Services, LLC**

**M. Schnoll & Sons, Inc.**

**McGoldrick Electric, Inc.**

**Northstar Contracting Group, Inc.**

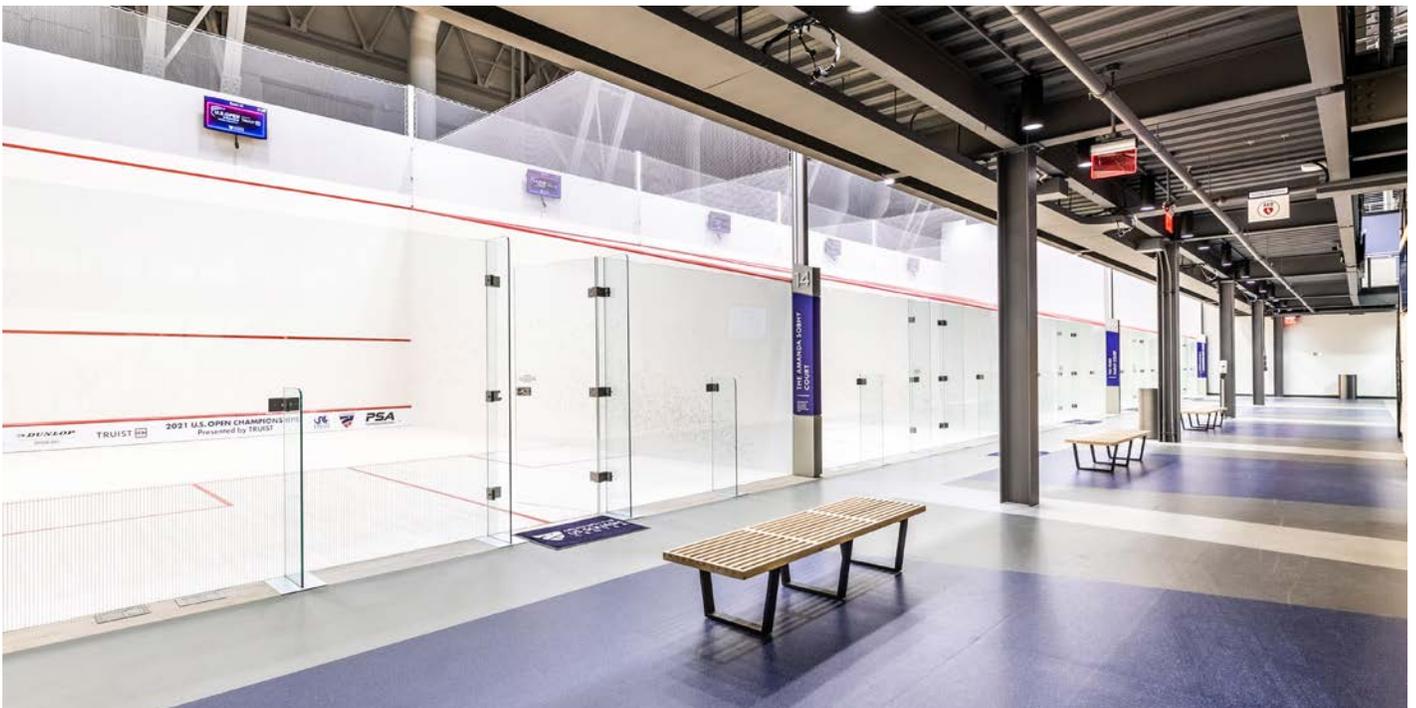
**Paul Rabinowitz Glass Co., Inc**

**Roman Mosaic and Tile Company**

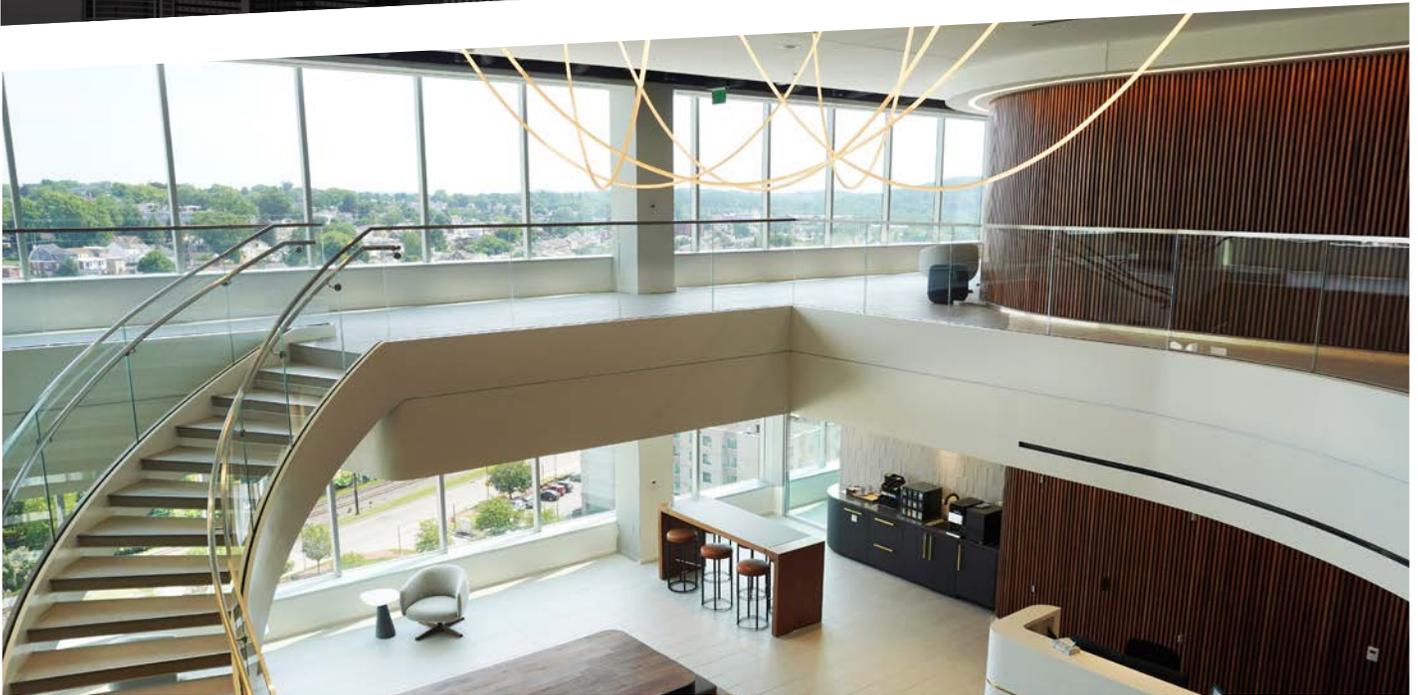
**Shelly Electric Company**

**Shore Supply Inc.**

**Southern New Jersey Steel Co., Inc.**



# BEST FIT-OUT PROJECT



## Hamilton Lane Headquarters Fit-out

**WINNER**  
**Shoemaker Construction Co.**

### PROJECT DESCRIPTION

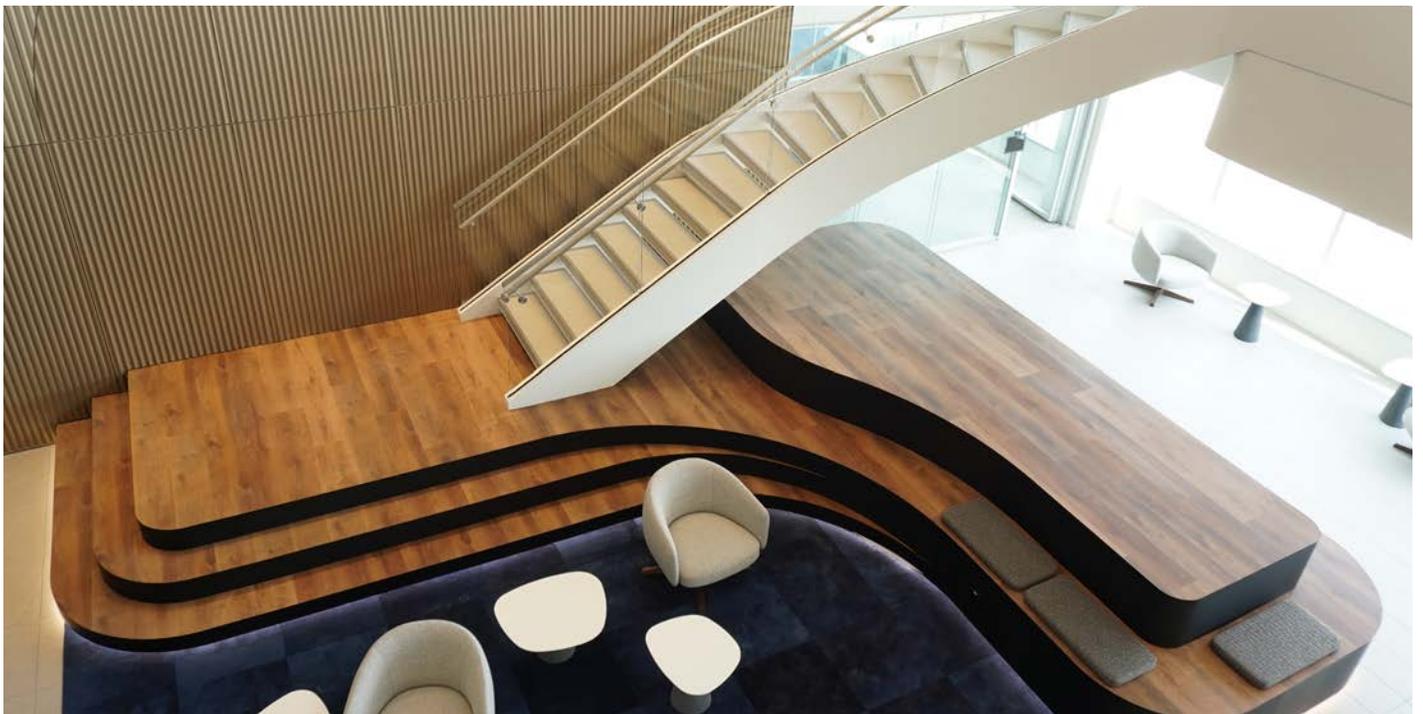
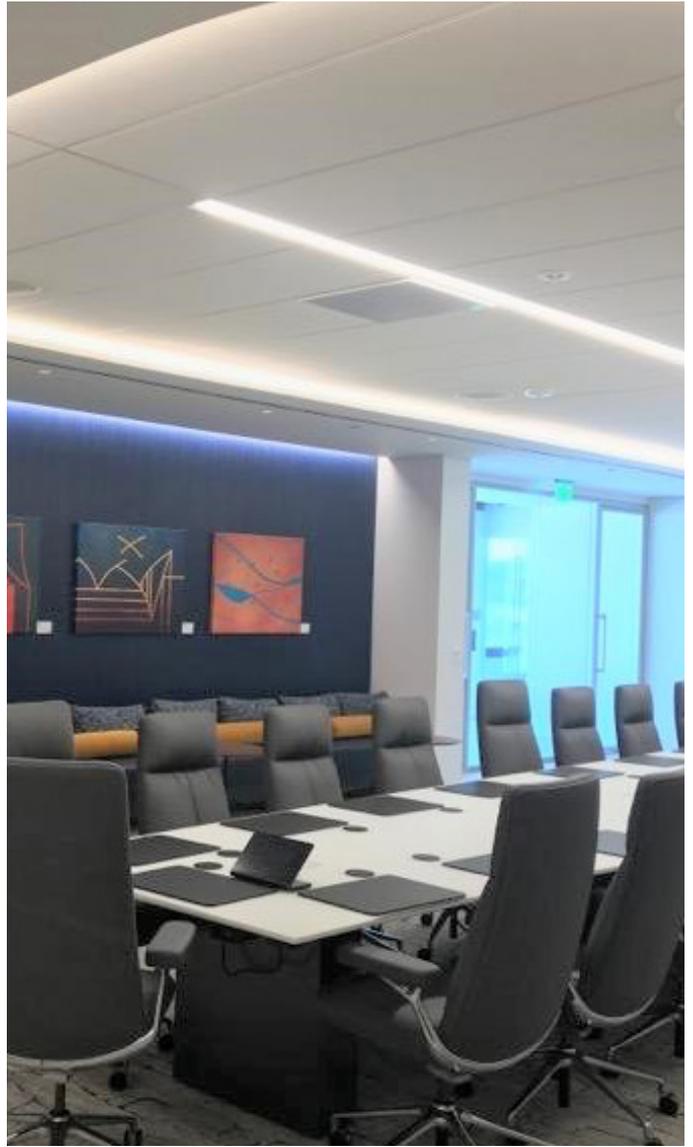
Creativity abounds in the five-floor fit-out of Hamilton Lane Advisors LLC's new headquarters in the newly constructed Seven Tower Bridge in Conshohocken. The approximately 100,000-square-foot office fit-out spearheaded by Shoemaker Construction Co. includes a grand stair atrium designed with a classic art deco feel; flexible and collaborative work areas with graphic wall coverings and colorful fabrics; open workstations with access to natural daylight; employee amenities, including a fitness suite and café, to promote health and wellness; and more. The use of multiple Lean construction methods and a focus on craftsmanship, collaboration and communication were key to the project's success.

**OWNER**  
**Hamilton Lane Advisors, LLC**

**ARCHITECT**  
**Gensler**

**ENGINEERS**  
**Bala Consulting Engineers**

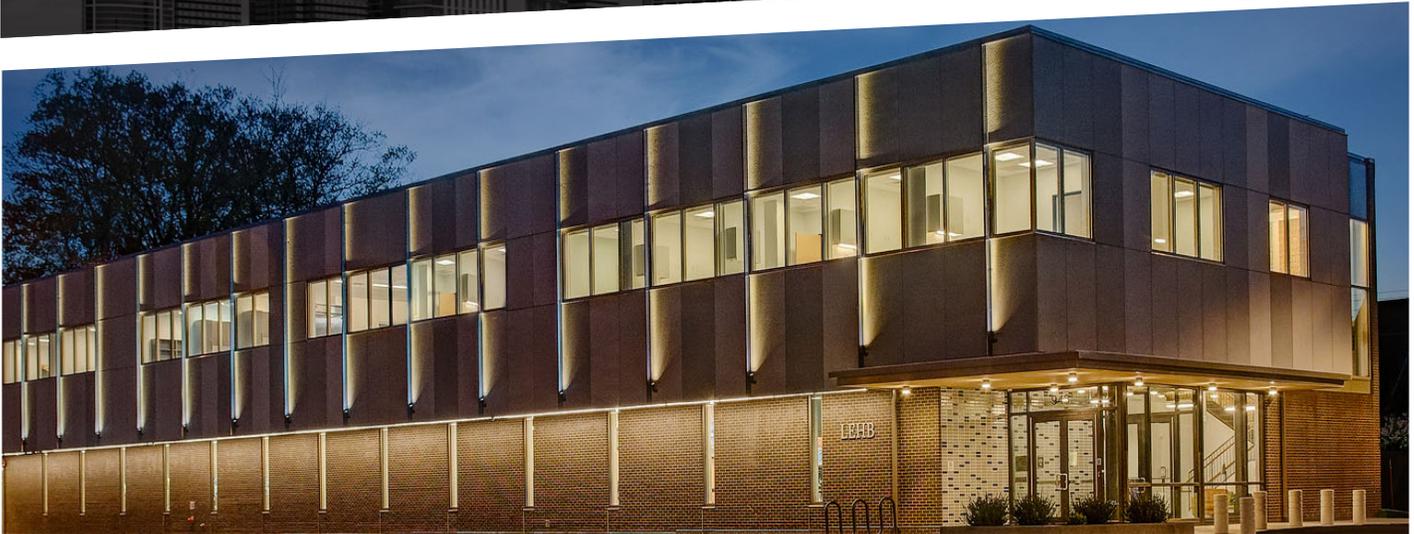
**OTHER GBCA MEMBERS**  
**Armour & Sons Electric, Inc.**  
**Central Metals, Inc.**  
**Josam Company**  
**Liberty Flooring, LLC**  
**Madison Concrete Construction**  
**Paul Rabinowitz Glass Co., Inc.**  
**Shore Supply Inc.**



# BUILDINGS THAT MAKE PHILADELPHIA

Philadelphia is defined by its rich history, culture, and unique spaces that shape how both residents and visitors experience our city. These projects will have a significant influence in defining how people live, work, learn, and play throughout the region.

## BEST RESIDENTIAL, MIXED-USE OR OFFICE-SPACE PROJECT



## Law Enforcement Health Benefits Health & Wellness Center

### WINNER

**P. Agnes, Inc.**

### PROJECT DESCRIPTION

The Law Enforcement Health Benefits Health & Wellness Center was developed with the goal of improving the wellbeing of active duty and retired police officers, as well as their immediate family members. Providing a one-stop shop for fitness, diet, mental, and medical resources, the mixed-use facility built by P. Agnes, Inc. is equipped to do just that. The property features a fitness center, a demonstration kitchen, space for behavioral health services, an urgent care facility, and much more. Despite a five-week shutdown due to COVID-19 city mandates, the team worked collaboratively to deliver a successful project on time and under budget.

### OWNER

**Law Enforcement Health Benefits, Inc.**

### ARCHITECT

**JacobsWyper Architects**

### ENGINEERS

**Structural: Orndorff & Associates**

**MEP: Wick Fisher White**

**Civil: Pennoni**

### OTHER GBGA MEMBERS

**American Floors, Inc.**

**ARC Document Solutions**

**Copeland Surveying, Inc.**

**D'Andrea Bros. Concrete, Inc.**

**EDA Contractors, Inc.**

**Excel Document Solutions**

**Frank T. Lutter, Inc.**

**Herman Goldner Company**

**Kastle Systems**

**Kieffer's Appliances**

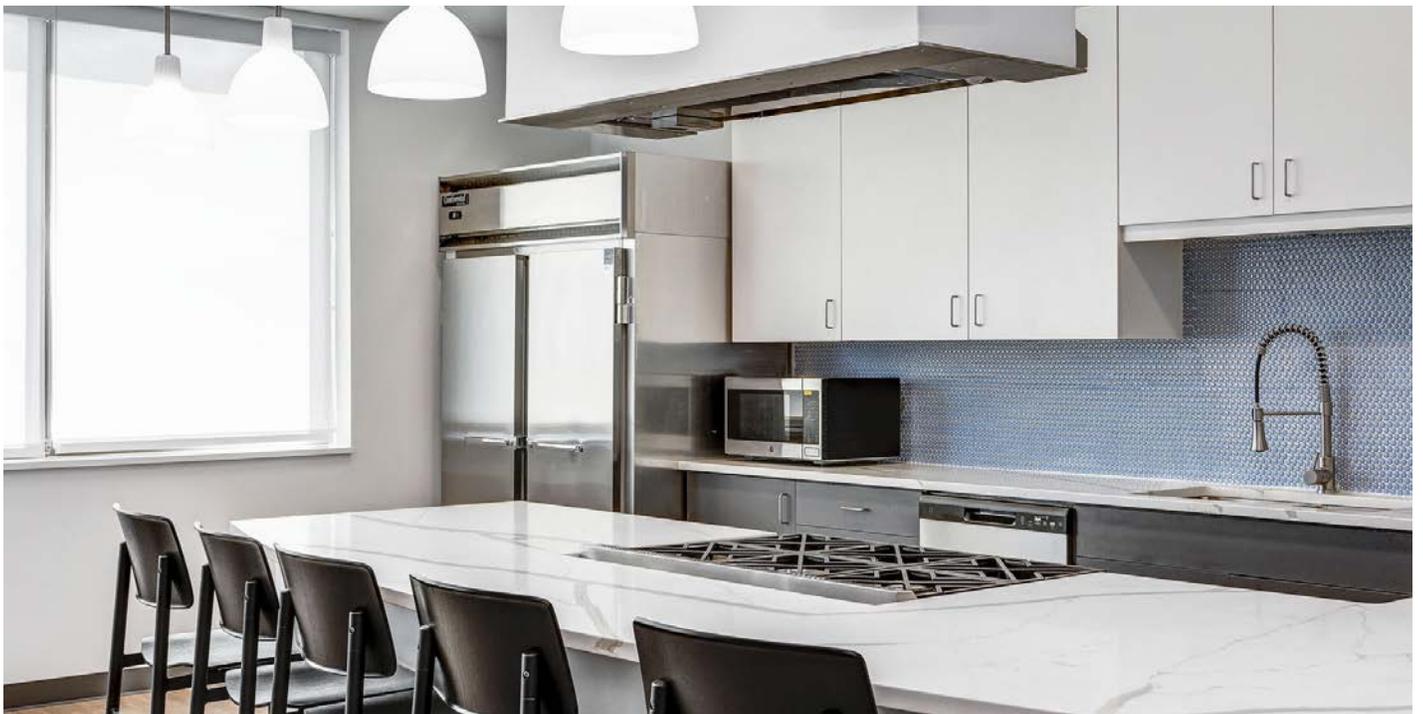
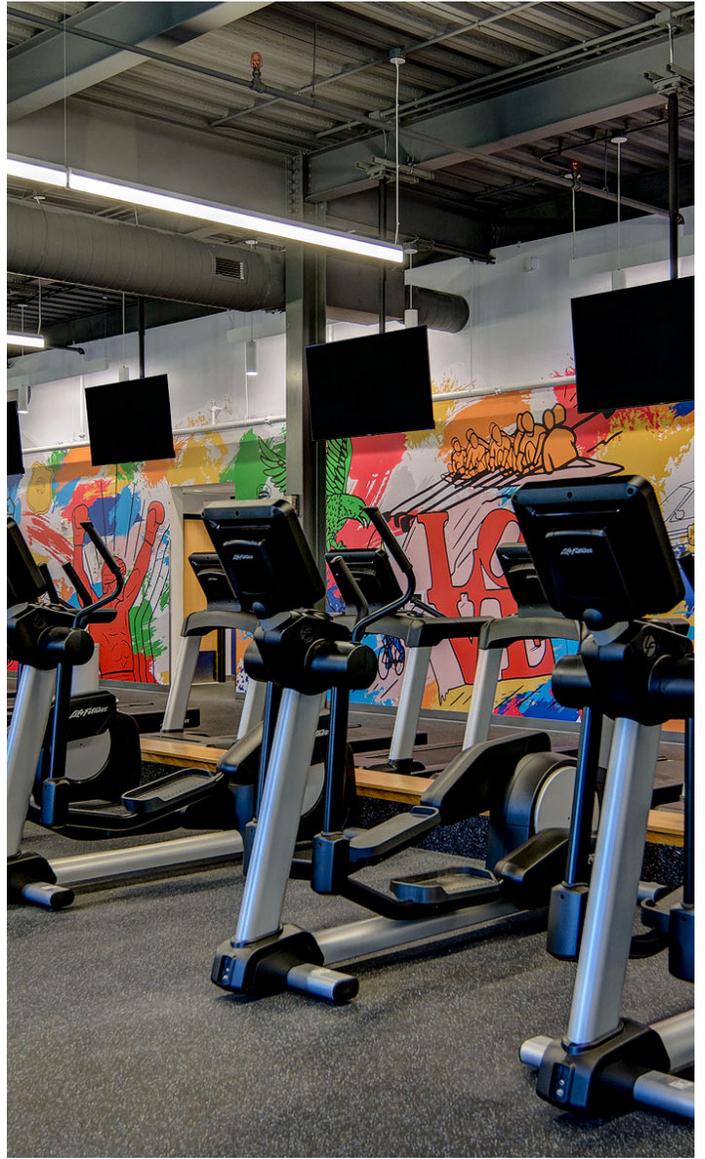
**Mayfield Site Contractors, Inc.**

**Revolution Recovery, LLC**

**Richard S. Burns & Company, Inc.**

**Southern New Jersey Steel Co., Inc.**

**Wick Fisher White**



# BEST EDUCATIONAL INSTITUTION PROJECT



## Laborers' Training and Learning Center

### WINNER

**TN Ward Company**

### PROJECT DESCRIPTION

The new 60,000-square-foot, three-story Laborers' District Council Training and Learning Center is significant to the future of the trade. The state-of-the-art facility provides ample space for learning, simulating construction site activities, operating construction equipment, and wellness. Quality of workmanship was critical as the building will be used to train future construction workers. From using new construction technologies to preparing exterior section mock-ups, TN Ward Company took extra care to perfect design and building processes. The project team even discovered a system of underground tunnels below the foundation, and successfully filled and stabilized them without impacting the overall project schedule.

### OWNER

Laborers' District Council of the Metropolitan Area of Philadelphia and Vicinity

### ARCHITECT

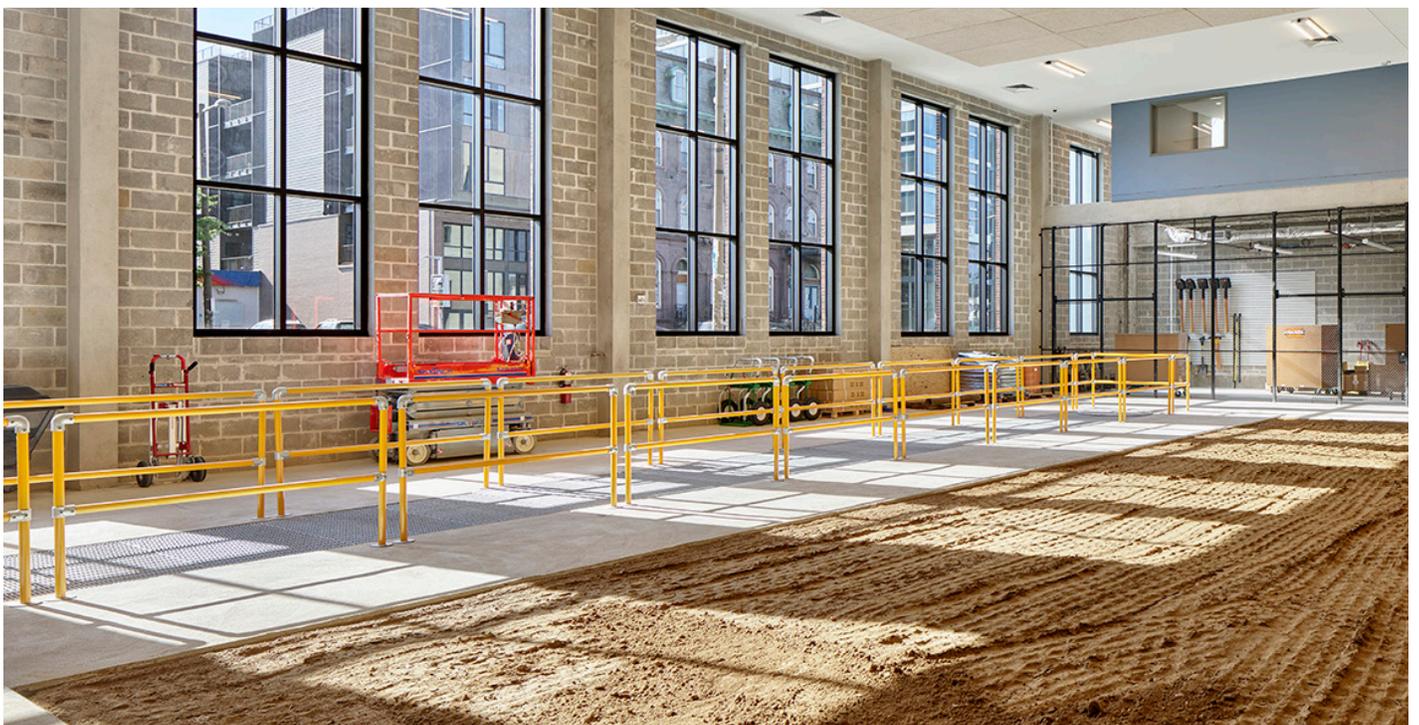
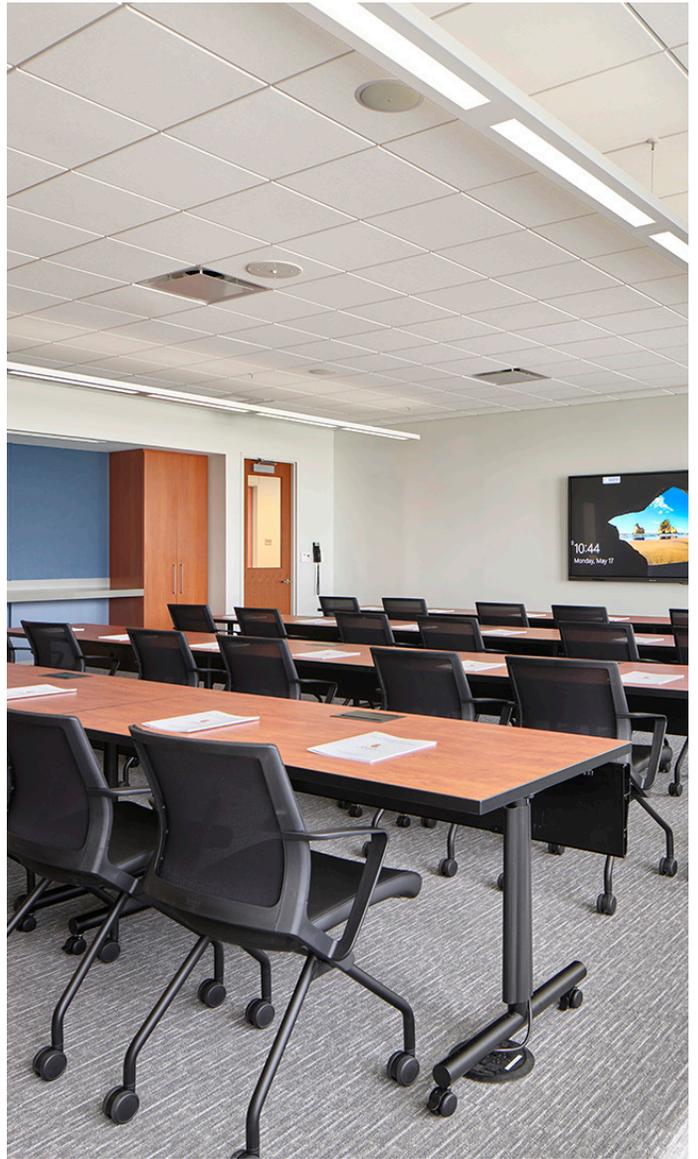
Camille Peluso Architects

### ENGINEERS

**Structural:** O'Donnell & Naccarato  
**MEP/FP:** Bruce E. Brooks & Associates  
**Civil:** Langan

### OTHER GBCA MEMBERS

Armor Masonry Restoration  
Chesco Coring & Cutting  
Component Assembly Systems  
Copeland Surveying, Inc.  
E.C. Fence & Ironworks, Inc.  
Graboyes Commercial Window and Glass Solutions  
Joseph S. Smith Roofing, Inc.  
Limbach Company LLC  
Madison Concrete Construction  
Mid-Atlantic Steel, LLC  
O'Donnell & Naccarato  
Quality Commercial Flooring  
Shore Supply Inc.  
Superior Scaffold Services, Inc.  
Unified Door & Hardware Group, LLC, Tru-Fit Frame and Door



# BEST HEALTHCARE PROJECT



## Jefferson Washington Township Hospital – Silvestri Tower

### WINNER

**P. Agnes, Inc.**

### PROJECT DESCRIPTION

When Jefferson Health New Jersey set out to expand its Washington Township hospital campus and transform it into a hub where patients can receive care closer to home, it tapped P. Agnes, Inc. to take the lead in building the Silvestri Tower. The seven-story, 240,000-square-foot patient tower features 90 private patient rooms with advanced technology that enables patients to control their room environment and digital display boards that help provide more personalized care; lobbies and public areas designed to feel like a hotel; a hospital cafeteria with outdoor seating; a same-day surgery unit; and other features that enhance the patient experience.

### OWNER

Jefferson Health New Jersey

### ARCHITECT

CallisonRTKL

### ENGINEERS

O'Donnell & Naccarato

PWI Engineering

### OTHER GBCA MEMBERS

Artisan Display, Inc.

BrandSafway Services, LLC

Copeland Surveying, Inc.

Crescent Iron Works

D.M. Sabia & Co., Inc.

EDA Contractors, Inc.

Falasca Mechanical, Inc.

Geppert Bros., Inc.

Guthrie Glass & Metal, Inc.

O'Donnell & Naccarato

Oliver Fire Protection & Security

PDM Constructors, Inc.

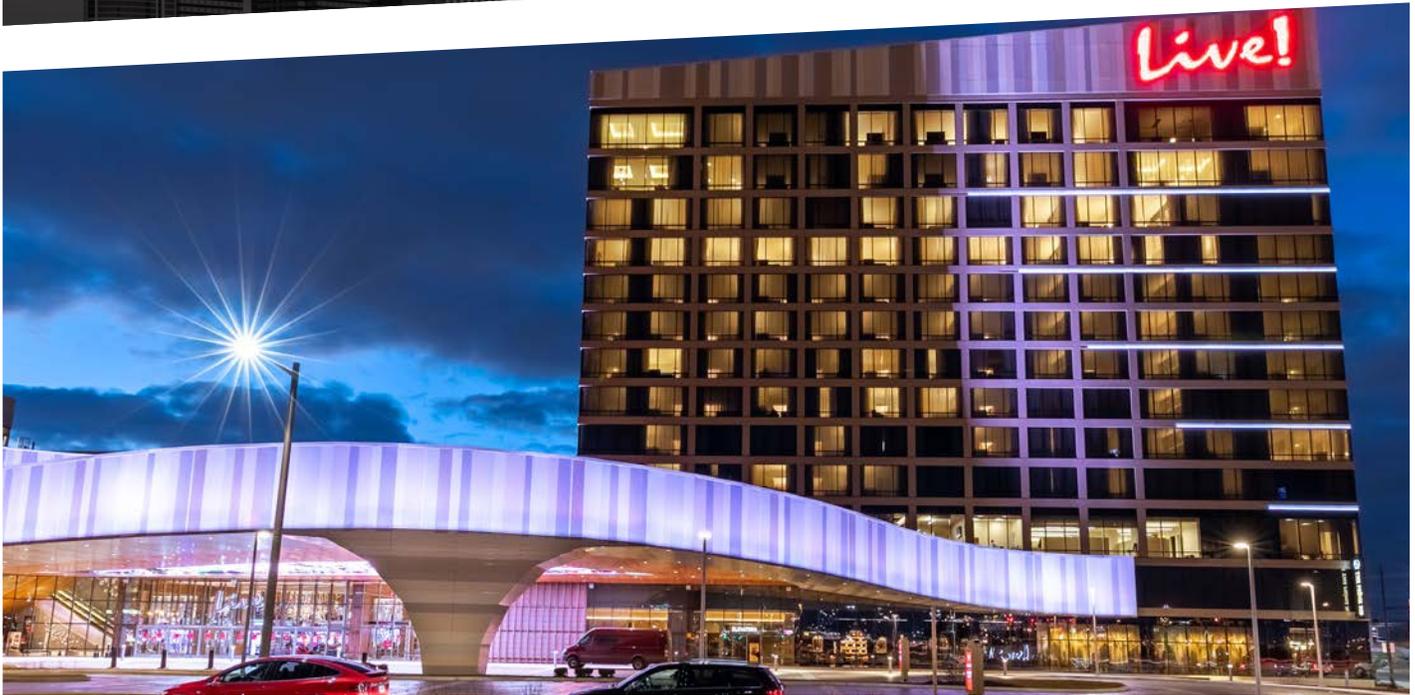
Shore Supply Inc.

Tri-State Construction

Unified Door & Hardware Group, LLC, Tru-Fit Frame and Door



# BEST HOSPITALITY PROJECT



## Live! Casino & Hotel Philadelphia

**WINNER**  
**Gilbane Building Company**

### PROJECT DESCRIPTION

With the construction of the Live! Casino & Hotel Philadelphia, Gilbane Building Company transformed the South Philadelphia Stadium District into a fully integrated sports, entertainment, and casino resort destination. The complex includes a 151,474-square-foot hotel; a 376,865-square-foot casino; 30,000 square feet of event space; and a 1,400-space parking garage. Featuring an undulating metal panel ribbon that wraps the casino and garage facades and a metal and glass hotel tower, the building design is intended to reflect the high energy of the amenities within and present dynamic architectural forms that complement the adjacent large-scale stadiums and arena.

**OWNER**  
The Cordish Companies

**ARCHITECT**  
BLT Architects

**ENGINEERS**  
McLaren Engineering Group

### OTHER GBCA MEMBERS

A.T. Chadwick  
Company, Inc.

Apache Industrial  
United, Inc.

ARC Document  
Solutions, Inc.

Berlin Steel  
Construction Co.

Copeland  
Surveying, Inc.

EDA Contractors,  
Inc.

G.O. Services, LLC  
Guthrie Glass &  
Metal, Inc.

Josam Company  
Madison Concrete  
Construction

Mayfield Site  
Contractors, Inc.

McGregor  
Industries, Inc.

Northstar  
Contracting  
Group, Inc.

PDM Constructors,  
Inc.

Pride Enterprises,  
Inc.

Roman Mosaic &  
Tile Company

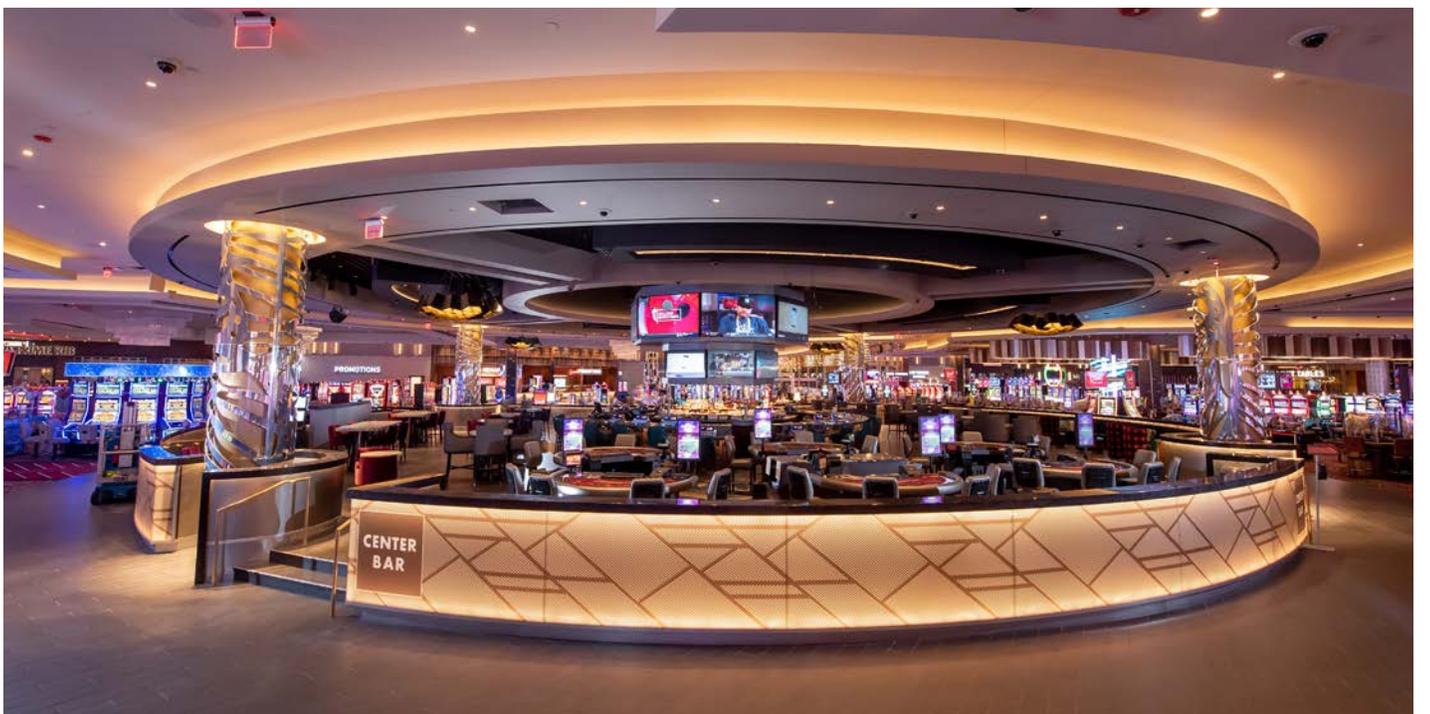
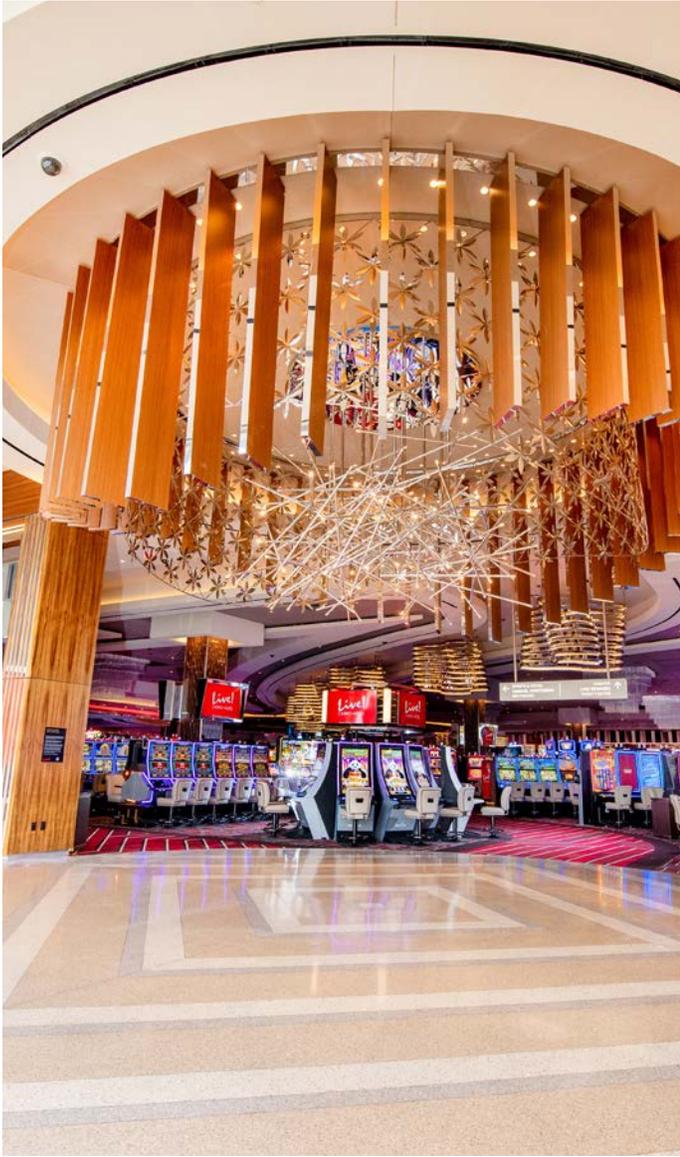
Shore Supply Inc.

Siemens Industry,  
Inc.

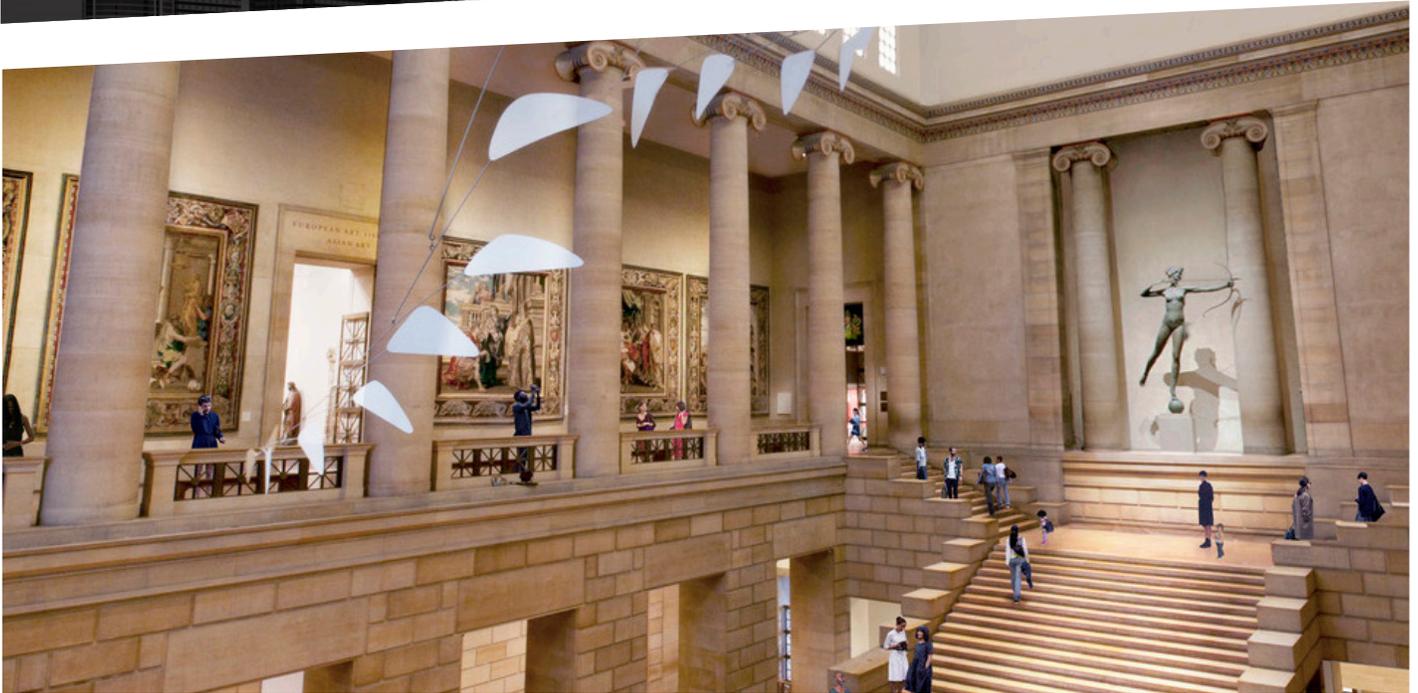
Steadfast Entities  
LLC

Unified Door &  
Hardware Group,  
LLC, Tru-Fit Frame  
and Door

United States  
Roofing  
Corporation



# BEST CULTURAL INSTITUTION PROJECT



## Philadelphia Museum of Art, Core Project

**WINNER**  
**LF Driscoll**

### PROJECT DESCRIPTION

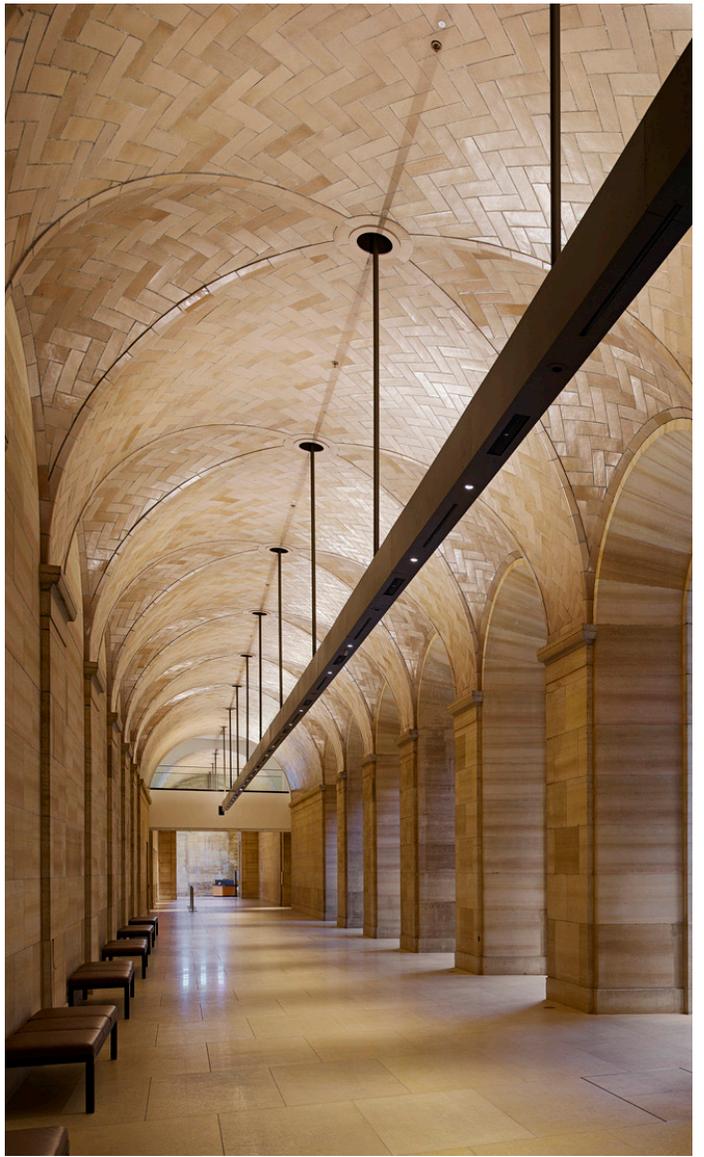
When the Philadelphia Museum of Art was preparing to execute the latest and most delicate phase of architect Frank Gehry's Master Plan to modify and renovate the historic landmark building, the museum trusted LF Driscoll to bring the vision to life. Bringing the museum experience to the next level by opening up the floorplans on the lower two levels, the project adds over 35,828 square feet of new gallery space. It also allowed the museum to leverage the 640-foot-long Vaulted Walkway and reopen the building's North Entrance – neither of which have been open to the public since the 1960s.

**OWNER**  
**Philadelphia Museum of Art**

**ARCHITECT**  
**Gehry Partners, LLP**

**ENGINEERS**  
**Magnusson Klemencic Associates**

**OTHER GBCA MEMBERS**  
**Berlin Steel Construction Co.**  
**Central Salvage Co., Inc.**  
**Dan Lepore & Sons Company**  
**Dougherty Electric, Inc.**  
**Madison Concrete Construction**  
**PDM Constructors, Inc.**  
**Shore Supply Inc.**



# EXTRAORDINARY CRAFTSMANSHIP

When exceptional quality and care is poured into every inch of construction, it shows. These projects are some of the most artfully crafted new spaces in Philadelphia. They are, simply, outstanding.

## EXCELLENCE IN CRAFTSMANSHIP: UNDER \$5 MILLION



## 2000 Market Street Lobby

### WINNER

**Clemens Construction  
Company, Inc.**

### PROJECT DESCRIPTION

The bright, double-height lobby at 2000 Market Street, renovated in 2020 by Clemens Construction Company, Inc., services a 665,000-square-foot Class A office building in Center City. After city-wide pandemic shutdowns lifted, the team mobilized quickly to bring every detail of the serene space to life. Among the highlights are the lobby's multiple finishes, including white Italian marble, wood paneling, and custom wall panels. Sleek elevator banks, centered in an illuminated wall of custom Nestos marble panels, and an elaborate chandelier – with each bulb hung from a specific length of wire and accurately spaced in a grid – accentuate the superior level of craftsmanship throughout.

### OWNER

**Nahla Capital**

### ARCHITECT

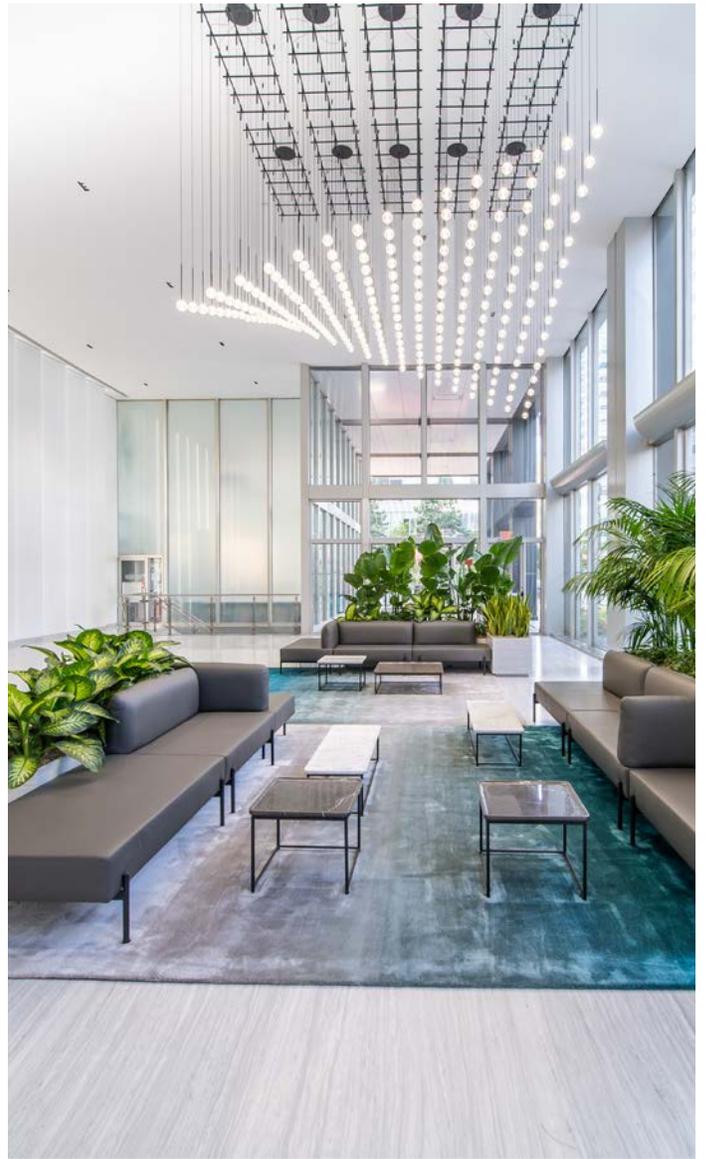
**Soulis & Berlic Architects  
L2P**

### ENGINEERS

**P2 Structural Engineering, LLC**

### OTHER GBCA MEMBERS

**Central Salvage Company, Inc.  
Independence Steel, Inc.  
James Floor Covering, Inc.  
Revolution Recovery, LLC  
Shore Supply Inc.**



# EXCELLENCE IN CRAFTSMANSHIP: \$5 - \$15 MILLION



## Confidential Client Office Fit-Out

### WINNER

**C. Erickson & Sons, Inc.**

### PROJECT DESCRIPTION

This 38,000-square-foot project was designed and constructed as a state-of-the-art space, expressing two separate corporate identities with one cohesive design. The space features no fewer than eight ceiling types, five separate floor finishes, and five distinct wall finishes, including custom millwork. These all had to come together with an uncompromising combination of skill and craftsmanship at every level. C. Erickson & Sons, Inc. ensured that happened successfully with a meticulous eye for detail and stellar installation techniques. The finished space reflects the execution of effective design principles – and demonstrates the power of teamwork between architect, consultant, and contractor.

### OWNER

**Confidential Client**

### ARCHITECT

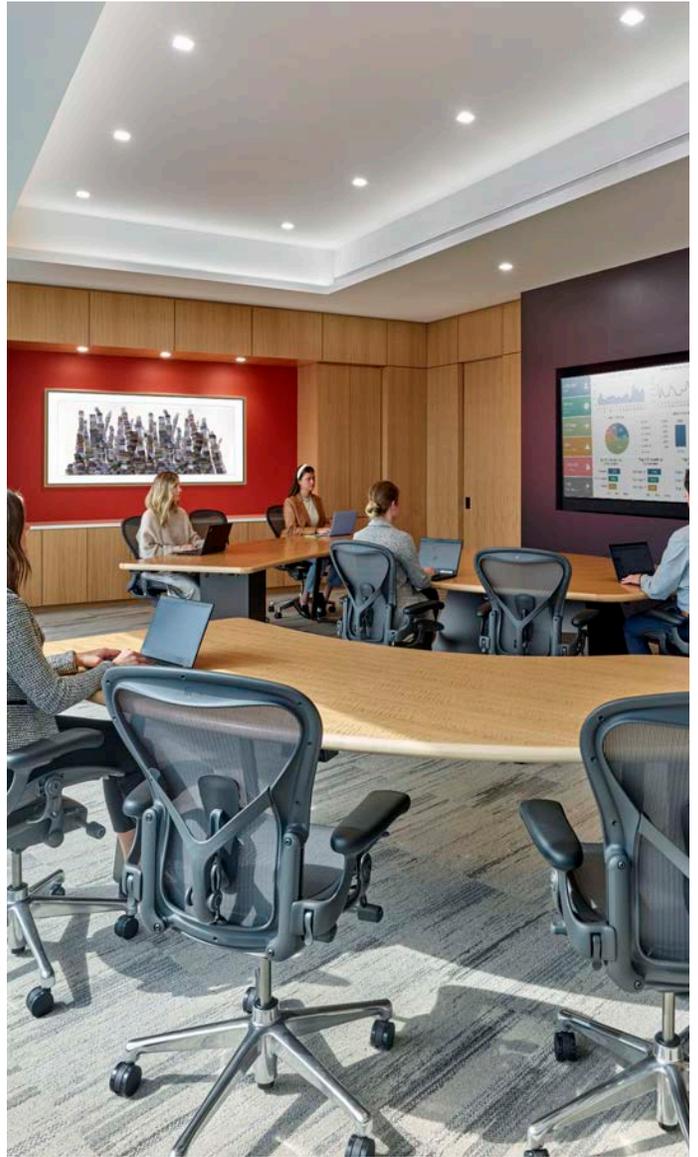
**D2 Groups**

### ENGINEERS

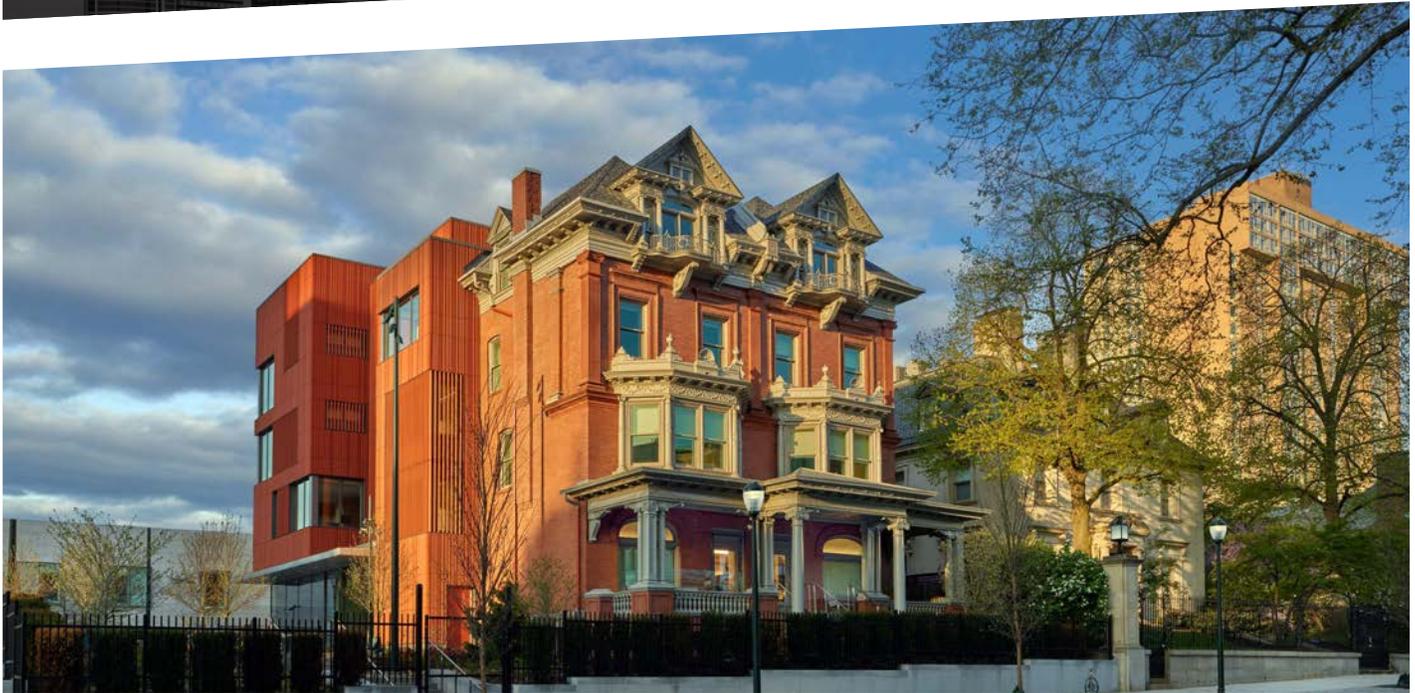
**D2 Groups**

### OTHER GBCA MEMBERS

**Liberty Flooring, LLC**  
**Oliver Fire Protection & Security**  
**Paul Rabinowitz Glass Co., Inc.**  
**PDM Constructors, Inc.**



# EXCELLENCE IN CRAFTSMANSHIP: \$15 - \$50 MILLION



## University of Pennsylvania Meeting and Guesthouse

### WINNER

**Target Building  
Construction, Inc.**

### PROJECT DESCRIPTION

The new Meeting and Guesthouse at the University of Pennsylvania, renovated and restored by Target Building Construction, Inc., transformed a pair of late Victorian townhouses into a 21st century destination. The building welcomes important guests into an intimate setting that blends historic and contemporary features, and includes business offices, board rooms, reception areas, and residential suites. Exterior and interior finishes and furnishings were selected to blend existing and new, with unique features such as a terracotta façade rain screen system from Germany and a sliding glass exterior wall system that fully opens onto a bluestone and exposed aggregate concrete patio.

### OWNER

**University of Pennsylvania**

### ARCHITECT

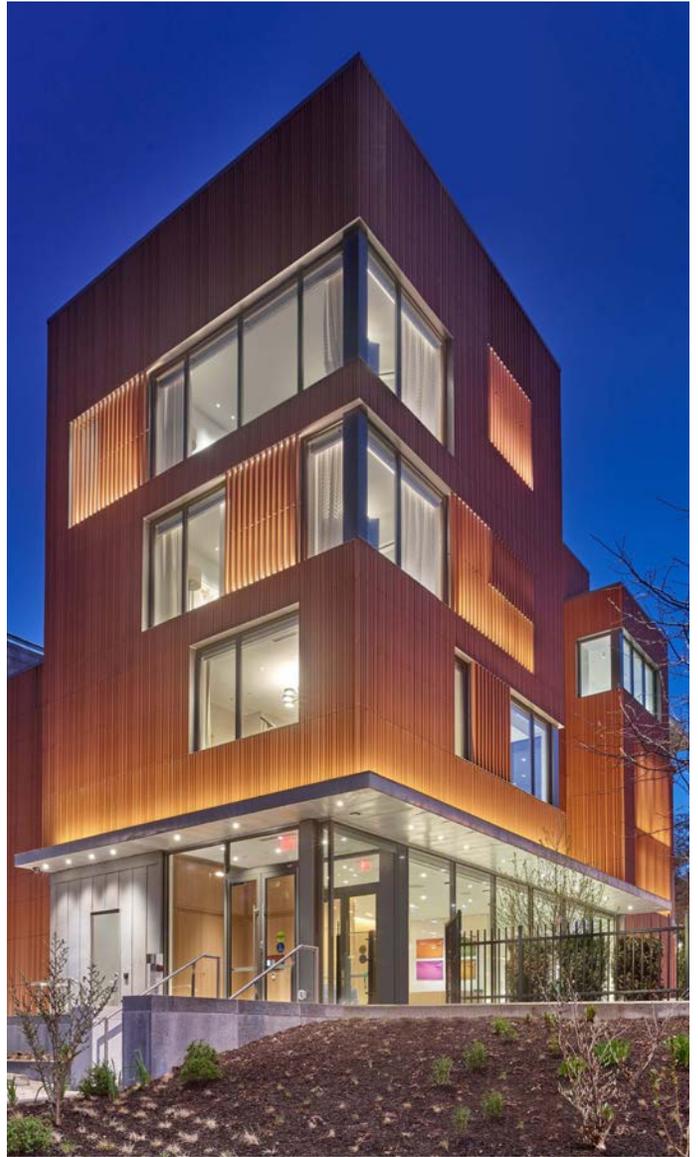
**Deborah Berke Partners**

### ENGINEERS

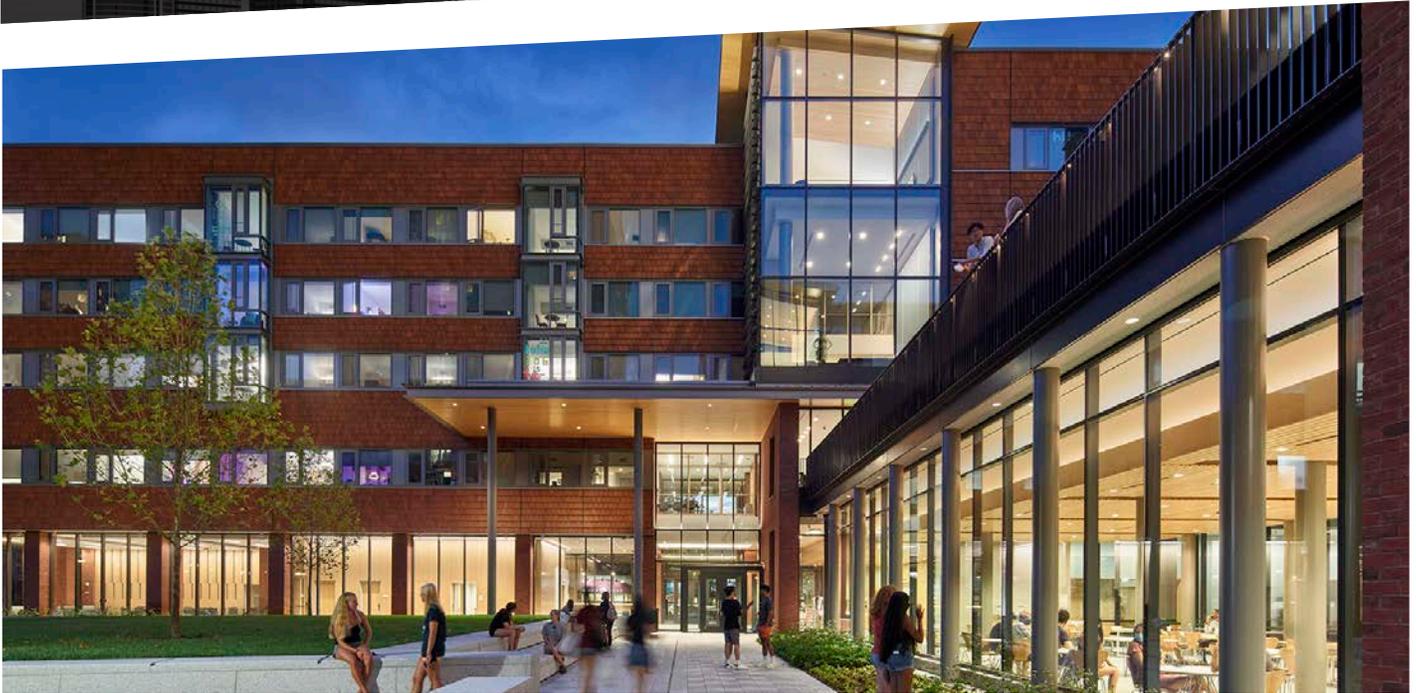
**Bala Engineers, Inc.**

### OTHER GBCA MEMBERS

**Dale Construction  
EDA Contractors, Inc.  
Hatzel & Buehler, Inc.  
Healy Long & Jevin  
Independence Steel, Inc.  
Jenkintown Building Services  
Mara Restoration, Inc.  
Mayfield Site Contractors, Inc.  
Oliver Fire Protection & Security  
P.A. Fly Contracting, Inc.  
Window Repairs & Restoration, LLC**



# EXCELLENCE IN CRAFTSMANSHIP: OVER \$50 MILLION



## New College House West

**WINNER**  
**INTECH Construction**

### PROJECT DESCRIPTION

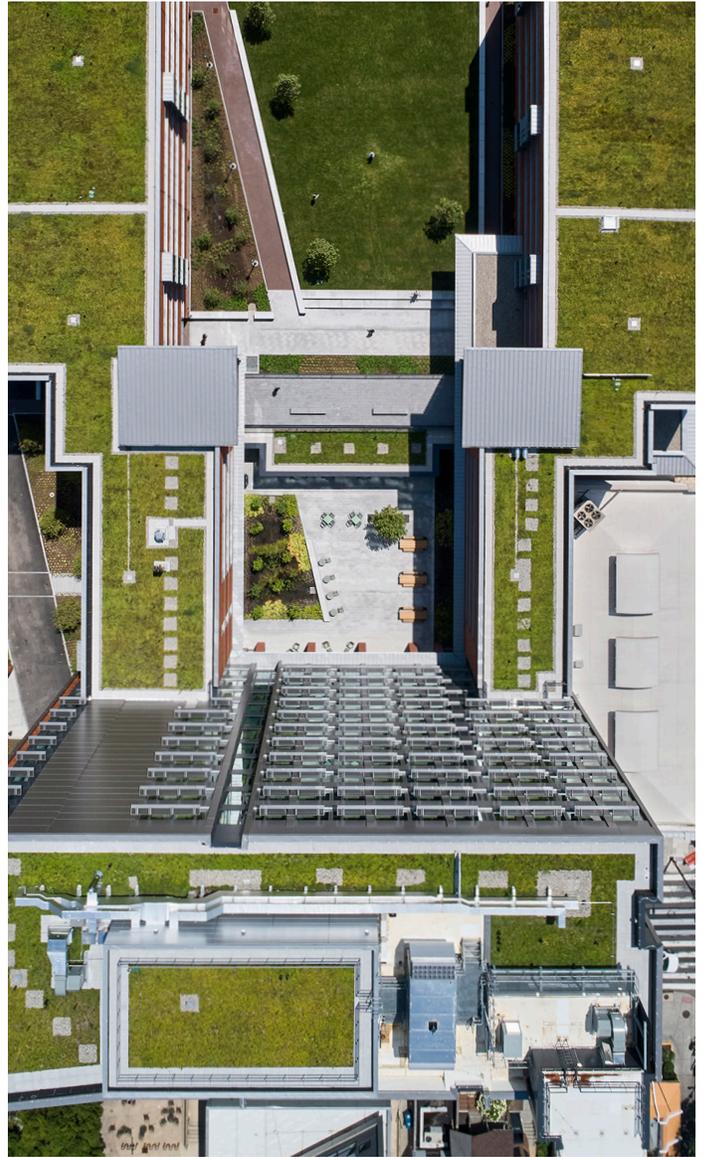
New College House West at the University of Pennsylvania was designed and constructed with the highest levels of quality in student housing in mind. From durable, quality materials, to a cohesive, sleek design, this project is at the top of the student housing market in Philadelphia. Situated around a landscaped courtyard, the U-shaped complex has a 13-story tower along Walnut Street and two five-story wings projecting to the south. The brick masonry of the building's exterior that complements the campus aesthetic, floor-to-ceiling windows that allow for unmatched views, highly customized finishes, and much more demonstrate INTECH Construction's unwavering dedication to excellence in craftsmanship.

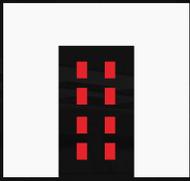
**OWNER**  
Trustees of the University of Pennsylvania

**ARCHITECT**  
Bohlin Cywinski Jackson

**ENGINEERS**  
**Structural:** CVM  
**MEP:** Vanderweil Engineers  
**Civil:** Meliora Design

**OTHER GBCA MEMBERS**  
A.T. Chadwick Company, Inc.  
Carr & Duff, Inc.  
Dan Lepore & Sons Company  
EDA Contractors, Inc.  
Guthrie Glass & Metal, Inc.  
Healy Long & Jevin  
Kieffer's Appliances  
Mayfield Site Contractors, Inc.  
National Glass & Metal Company, Inc.  
PDM Constructors, Inc.  
Shore Supply Inc.  
Southern New Jersey Steel Co., Inc.  
Suburban Enterprises Terrazzo & Tile  
Unified Door & Hardware Group, LLC, Tru-Fit Frame and Door





**CONSTRUCTION**  
EXCELLENCE AWARDS

# 2021 CONSTRUCTION EXCELLENCE AWARDS JUDGES

## KEVIN CANNON

Senior Director, Safety & Health Services  
Associated General Contractors of America

## DEBORAH GRUBBE, PE, CENG

Owner and President  
Operations and Safety Solutions

## BRYNN HUNEKE

Director, Diversity & Inclusion, Member  
Engagement  
Associated General Contractors of America

## GULBIN OZCAN-DENIZ, PHD, LEED AP BDC

Director and Associate Professor  
Thomas Jefferson University Construction  
Management

## NAZIA SHAH

Director, Safety & Health Services  
Associated General Contractors of America

## KATHLEEN SHORT, PHD

Assistant Teaching Professor  
Drexel University Construction  
Management Program

## KIMBERLEE ZAMORA, PHD

Assistant Professor  
Thomas Jefferson University  
Construction Management

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*Engineering News-Record*

## CUSTOMERS



## COMMUNITY



**Philadelphia Office:**  
Dave Kaminski, General Manager  
Turner Construction Company  
1500 Spring Garden Street, Suite 220  
Philadelphia, PA 19130  
(215) 496-8800  
[www.turnerconstruction.com/philadelphia](http://www.turnerconstruction.com/philadelphia)

**Delaware Office:**  
Turner Construction Company  
111 Continental Drive, Suite 402  
Newark, DE 19713



# FOSTERING WORKER SAFETY DURING WINTER WEATHER

BY JEFF SPATZ, VICE PRESIDENT | SAFETY SERVICES, GRAHAM COMPANY

As the weather turns colder, construction companies need to consider how to best protect their employees from winter weather hazards on and around their job sites. Slips, trips, and falls from snow and ice are a common cause of injury and can be costly both personally and financially. Since forecasts call for a messier winter than ever, let's dive into a few practical considerations for mitigating the risk of winter weather on construction projects.

## Setting Employees Up for Success

Fostering worker safety starts before employees even step on a jobsite. Construction organizations should stress the importance of employees being fully prepared for the work at hand. That means dressing in layers and wearing boots with sufficient traction. Ice cleats may be warranted also depending upon the conditions and work performed. But it's also about prioritizing overall wellbeing, which can be as simple as encouraging workers to get a good night's sleep and to eat a healthy breakfast. Construction is innately a higher risk occupation than many others, so with the added elements of snow or ice mixed in, it's critical that workers are focused on managing the risks on their jobsites. In addition, since driving is itself a high-risk activity and more so in winter, companies should advise those commuting to and from the jobsite(s) to pay close attention to the weather

forecasts and plan their commute to accommodate the weather and anticipated driving conditions.

## Prioritizing Safety on the Jobsite

Before the first snowflake falls, it is important to ensure proper construction site management techniques are in place. A good first step is to implement a text alert communication system to inform all contractors on the job of site conditions and share any necessary precautions in advance.

For the worksite itself, accessibility is the name of the game. That means making sure all walking and working surfaces are free from snow and ice, including high traffic areas for construction personnel, such as portable toilets, office trailers, parking areas, and sidewalks. This is essential to ensuring safety for all involved, so always maintain an adequate supply of ice melt that is approved for use on all surfaces.

High visibility stakes marked with retroreflective material should be placed at the edges of curbs, stored material, raised utility covers, and steel road plates. We recommend organizing movable stored material to allow for site traffic and snow removal and ensuring all hole covers are able to support at least two times the weight of anything that will cross over them. Additionally, don't forget to cordon off and post warning signage at any



areas that are at risk from snow or ice falling from upper levels, as well as any areas with metal decking or vinyl roofing.

As it relates to snow removal following any snowstorm, construction managers should arrange for snow removal personnel to arrive well before other employees are scheduled to arrive. Snow removal personnel should wear high visibility vests and their trucks should be equipped with lights and audible back-up alarms.

### Leveraging New Technologies

There are existing and emerging technologies that may help identify slip/fall hazards and improve response times to winter weather slip/fall incidents. These include smart watches and other wearable devices equipped with fall detectors that alert designated persons and EMS in the event of a worker fall. Other applications include security camera technology that can detect slip/fall incidents and alert designated persons.

As with most risks, preparation is key in mitigating winter weather risks on construction sites. Plan now – don't wait for that first snowflake to get your safety measures in place. Contact your insurance broker for more information on developing a winter weather risk mitigation plan.



Do you have a

# BAD TASTE

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A pair of hands, one from a man and one from a woman, are shown from the chest up, holding a red silhouette of a family consisting of a house, a man, a woman, and a child. The background is dark, and the hands are in focus.

# BUSINESS LIFE INSURANCE ENSURES SMALL BUSINESS LONGEVITY

BY BRUCE CUMBY | CUMBY, SPENCER & ASSOCIATES FINANCIAL GROUP

Every business owner has problems to solve. What most business owners do not realize, however, is that cash value life insurance can be one of their better problem-solving tools. Life insurance can be a cost-efficient way to help accumulate capital, reduce expenses, retain key employees, fund a buy-sell agreement or nonqualified supplemental executive retirement plan, and compensate the business for unexpected financial loss. Business life insurance can be owned by the business, or the business can sponsor, or pay for, a policy owned by a business owner, employee, director, contractor or trust for that person's benefit.

## **FOLLOWING ARE SOME COMMON USES OF LIFE INSURANCE BY A BUSINESS OWNER OR BUSINESS. COMPANY-OWNED LIFE INSURANCE (COLI) CAN BE USED TO:**

- Reduce or eliminate financial loss due to death of a key employee, contractor, or owner.
- Retain key employees by providing executive benefits in the form of deferred compensation or death benefits.
- Provide business continuation funding for an entity redemption.
- Reduce risk by enhancing asset diversification in a financial portfolio.
- Provide security for a loan.
- Secure a construction bond or other regulatory cash or bond requirement.
- Provide personal life insurance death benefits for key employees or owners.
- Offer a source of funds for retirement benefits for key employees or owners.
- Provide funding for a buy-out agreement between co-owners.

## **FINANCIAL LOSS DUE TO DEATH OF KEY PERSON**

Businesses often insure their buildings and equipment against catastrophic financial loss. Why, then, do they not also insure

their key people? Of course, many do, but perhaps not enough.

In computing the cost of a key person's departure, the basic variables to consider are the individual's contribution to profits and the time required to locate and train an equivalent replacement. Key person life insurance is used to fill the void left by the loss of an indispensable member of the organization. It can help:

- Provide funds to establish a replacement.
- Replace lost profits.
- Provide cash to pay off company loans.
- Pay a tax-deductible death benefit to the key person's family.
- Ensure ability of customers, creditors and business employees to carry on.

## **STRENGTHENING THE BUSINESS BALANCE SHEET WITH LIFE INSURANCE**

Certain businesses need to keep a strong balance sheet to satisfy security requirements of creditors, customers and regulatory agencies. Some businesses purchase a surety bond for this purpose. However, in some circumstances, permanent life insurance, with its access to cash values, can provide a means of accumulating working capital and strengthening the balance sheet, while simultaneously providing a death benefit that can be used for such purposes as key person insurance or employee death benefits.

- Advantages of life insurance

A tax advantaged death benefit is the characteristic most commonly associated with life insurance. In most situations, the death benefit of a term or permanent life insurance policy is received income tax free. However, permanent life insurance also provides many other advantages, as well.

- Tax advantaged cash value growth and access to cash values

Cash values in permanent life insurance policies build tax free and, if the policy is held by the policy owner until the insured's death, will generally never be subject to income tax.

A business that owns a permanent life insurance policy can likewise access policy cash values without immediate recognition of income by using policy loans or withdrawals to basis. This can provide a ready source of cash for working capital, emergency needs, and expansion.

And unlike qualified plans and IRAs, which assess a 10% penalty on most withdrawals prior to age 59½, an employee or business owner can access policy cash values without a tax penalty.

- Permanent life insurance is generally considered a conservative asset allocation

Most permanent life insurance offers contract growth potential, with certain rates guaranteed. This consistent growth provides a measure of safety for the balance sheet. All guarantees are backed by the claims-paying ability of the issuing company.

- Insurance death benefits and cash values may be protected from creditors

Many states protect life insurance death benefits and cash values from the claims of creditors. This protection varies from state to state and may be different for business-owned rather than personally owned life insurance.

- Indemnifies the business for loss of a key employee or owner or provides a source of funds for executive benefits.

Life insurance death benefits and cash values can provide key employee insurance and a source of funds for executive benefits, such as nonqualified deferred compensation, executive bonus plans, split dollar insurance plans, and death-benefit-only plans.

## ESTATE PRESERVATION FOR FUTURE GENERATIONS

The common knowledge regarding life insurance is to purchase the product solely for protection of their family in the event of a pre-mature death. As their family-owned business and assets grow, the amount of life insurance needed to protect the next generation from paying future estate, inheritance and income tax grows.

Many times, when a small-business owner passes away, the tax burden on their children, due to the transfer taxes from estate and retirement assets, is too large of a bill to continue their family's business. One way to move capital out of their estate, is to set up an Irrevocable Life Insurance Trust (ILIT), that would not be included in the calculation of the family business owner's estate. The death benefit from the life insurance outside the estate, can assist the spouse to keep the business running smoothly while searching for a buyer or can help the next generation pay the taxes on retirement accounts, capital gains on sale of a business and inheritance tax on the estate assets received.

The spouse of the business owner would have full access and liquidity to the trust's assets while the insured is alive. This money can be used for healthcare, education, and to stay in the current standard of living.

Contact your financial or wealth manager and make sure that you and your business are covered on issues such as life insurance, long-term care, and retirement planning. See the ad for Cumby, Spencer, and Associates (on this page): We'd be happy to help you with issues pertaining to life insurance and ensuring your business's success and succession.



### Life's unexpected moments lead to unanswered questions.

*If you passed away last night, would your business and your family be able to survive?  
Is the buy-out offer enough to close the income gap and help you retire with your current lifestyle?  
Are your key employees and management team loyal to the business, or just their current pay rate?*

**Owning a business poses important questions—let us help you plan for the answers.**

**Nearly 75%** of privately-owned businesses are expected to change ownership over the next ten to fifteen years.<sup>1</sup> **More than half of those business owners don't have a succession plan**, and 44% percent think it's too early to bother planning.<sup>2</sup> But no one plans for a family dispute or unexpected death. Shareholder disagreements, economic downturn, divorce, death—any of these events can take your business out of your hands—and you may not see them coming. But you can control how you plan for them.

Don't leave the fate of your family and your life's work to chance.

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<sup>1</sup>Business Succession Planning, U.S. Small Business Administration website

<sup>2</sup>The Power of Planning, Wilmington Trust survey, 2017

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