



New Urban 5 Story Multi-Use Sports, Retail and Gathering Complex
410-414 Dekalb Street Norristown, PA 19401



414 DeKalb Street 2nd Floor Norristown, Pennsylvania 19401 610.275.3300 T 610.482.9175 Fax
www.ocidesignbuild.com



PRESENTATION FOR



VALLEY FORGE

TOURISM & CONVENTION BOARD



Facility Summary:

OCI is proposing to build a new 5 story, 67K SF multi-purpose building in the heart of Norristown, PA that will serve as an all-inclusive indoor sports facility, activity center and event hall. The new complex will provide stimulus to the local community by providing new jobs and a destination location for the surrounding counties. The facility will have a ground floor lobby and reception area with approximately 9,400 sf of retail stores and an administrative area, two double height floors with 24' ceilings, three separate private rooms, a light commercial kitchen, two mezzanine levels, a full roof deck, and a rear basement loading area with storage/rental space.

All three main floor areas, including the roof deck, will accommodate up to two high-school sized basketball courts per floor or can be broken down into smaller separate areas to allow for multiple activities at once. Each floor will support a myriad of functions, including but not limited to, sports activities like basketball, special events, corporate events, volleyball, hockey, futsal, cheer, gymnastics, pickleball and tennis, practices, training sessions, leagues, lessons, meetings, assemblies, lectures, etc. The two indoor floors will have approximately 11,000 SF of open floor space per floor and will utilize state-of-the-art changeable LED court systems to illuminate the boundary lines on the floor and will accommodate whatever sport is being played. In addition, the open areas will be outfitted with scoreboards, court dividers, wall and column padding, overhead projectors, sound systems and LED lighting. The roof deck will have approximately 13,600 SF of open space and have the ability to support winter activities such as ice hockey and skating via a synthetic ice flooring system and will have perimeter netting for safety and outdoor lighting for use beyond daylight hours.

The three private rooms total almost 2,000 SF (2@ 565 SF, 1@ 810 SF) and can be utilized for fitness training, private lessons, classes, etc., and the 800 SF commercial kitchen can support catering and cooking for any event. The two mezzanine levels will have spectator viewing areas, a private room, bathrooms, full access around the perimeter of the building and be accessible by either stairwell or elevator. The rear basement area will have a roll-up door to a 400 SF indoor loading area adjacent to an elevator with a separate 1,000 SF storage/rental space attached.

For convenience, the front of the building will have a loading/unloading zone in the parking lane for pick-ups and drop-offs, and parking is available at a 200+ space outdoor municipal parking lot just a half block away. The rear of the building will have a paved driveway leading up to a roll-up door providing access to the loading dock area and an elevator and stairs for bringing in food, materials, supplies and equipment. For vertical access throughout the building, there will be two large passenger elevators and two stairwells stopping at all floors. For safety, all mechanical systems will include the latest technologies in ventilation, filtration, and disinfection for protection against COVID-19. And for security, the entire interior space will be fitted with cameras while the front entrance will have a reception desk with full time staffing and the rear entrance will have card or code access.

OCI
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FRONT FACADE





BASKETBALL COURTS





VOLLEYBALL COURTS





INDOOR SOCCER FIELDS





BANQUET HALL



OCI
OLIVER CONSTRUCTION

EXERCISE ROOM



FITNESS ROOM



CROSS TRAINING ROOM





ROOFTOP BASKETBALL COURTS





ROOFTOP HOCKEY RINKS

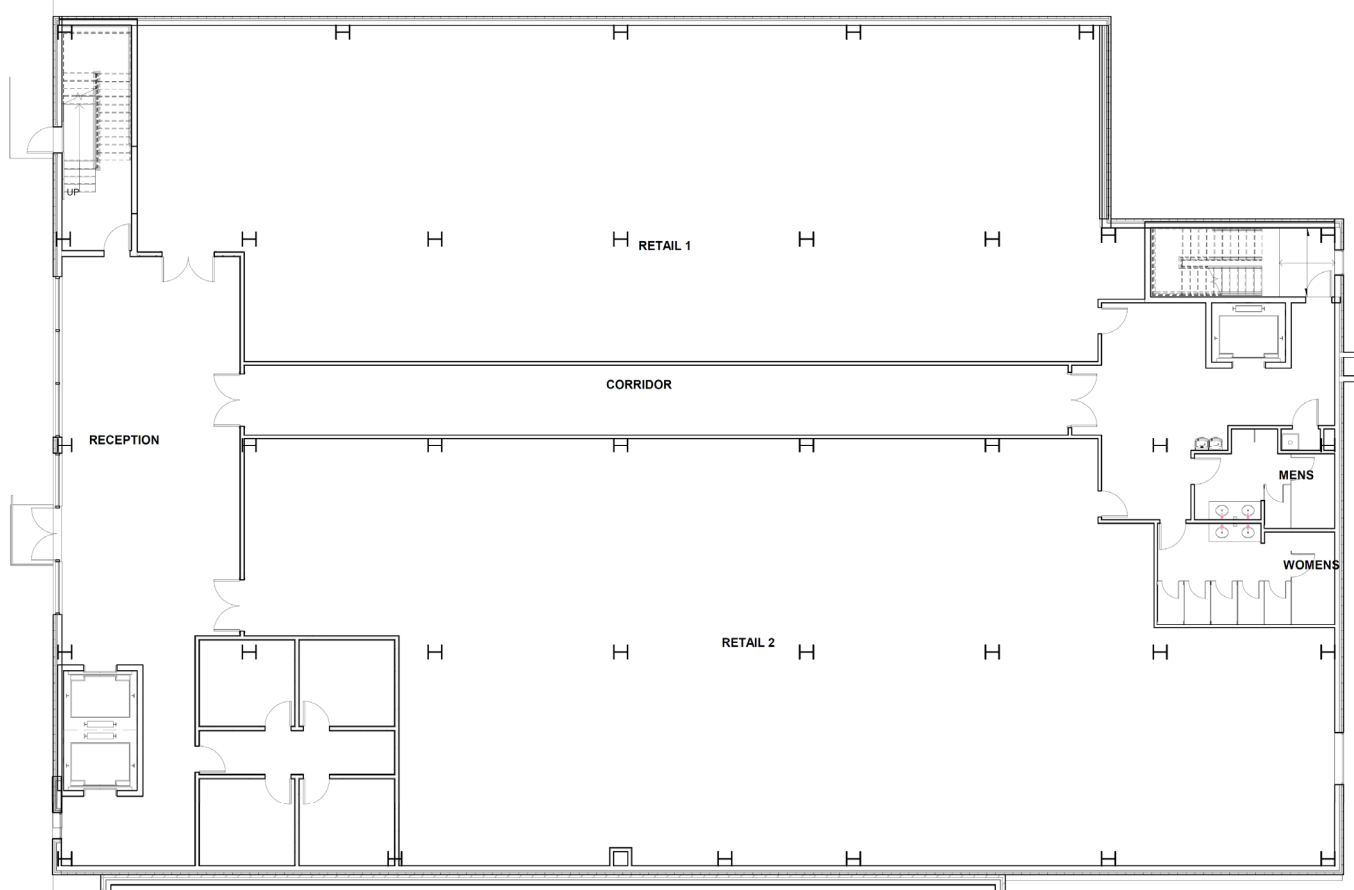


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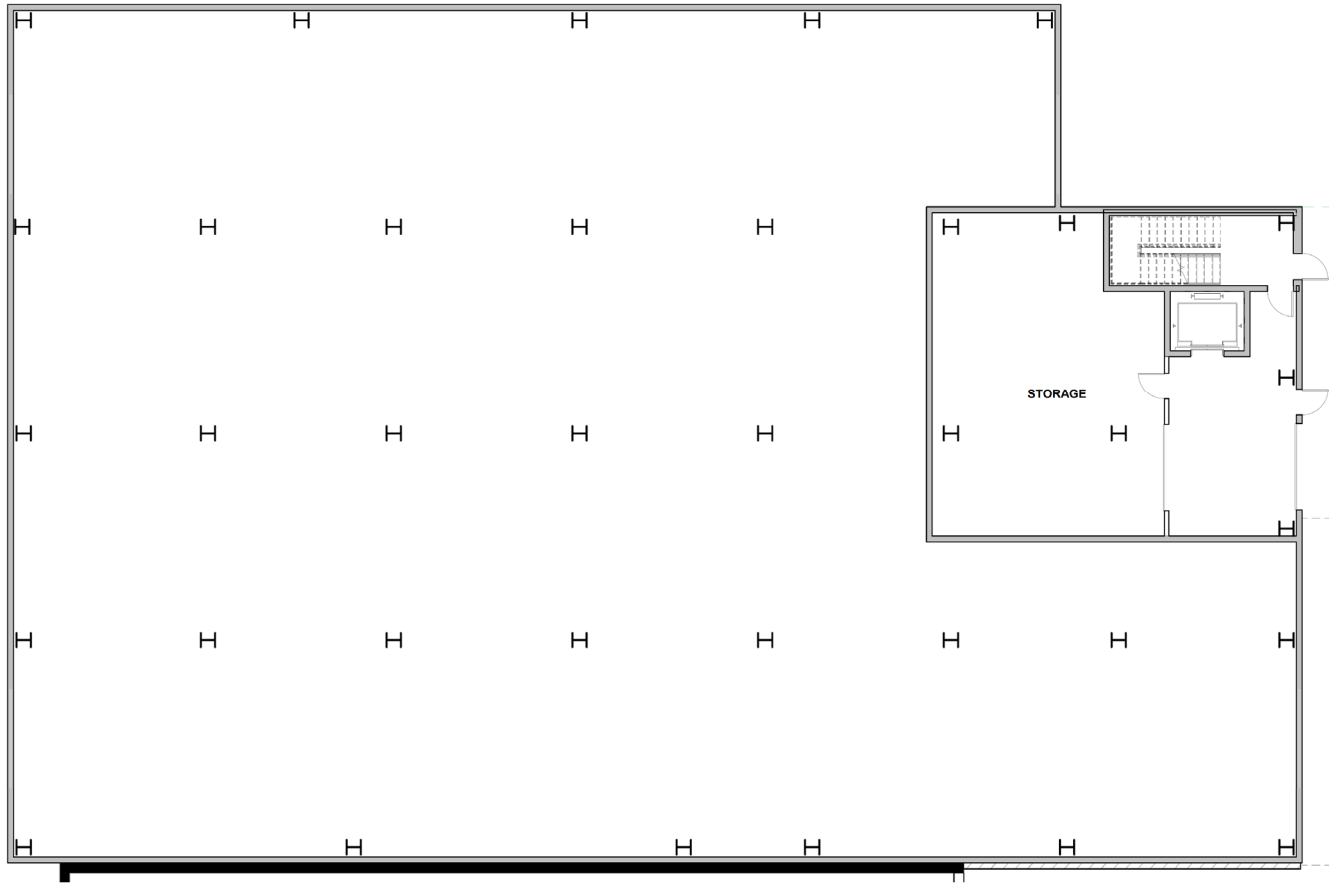
KITCHEN



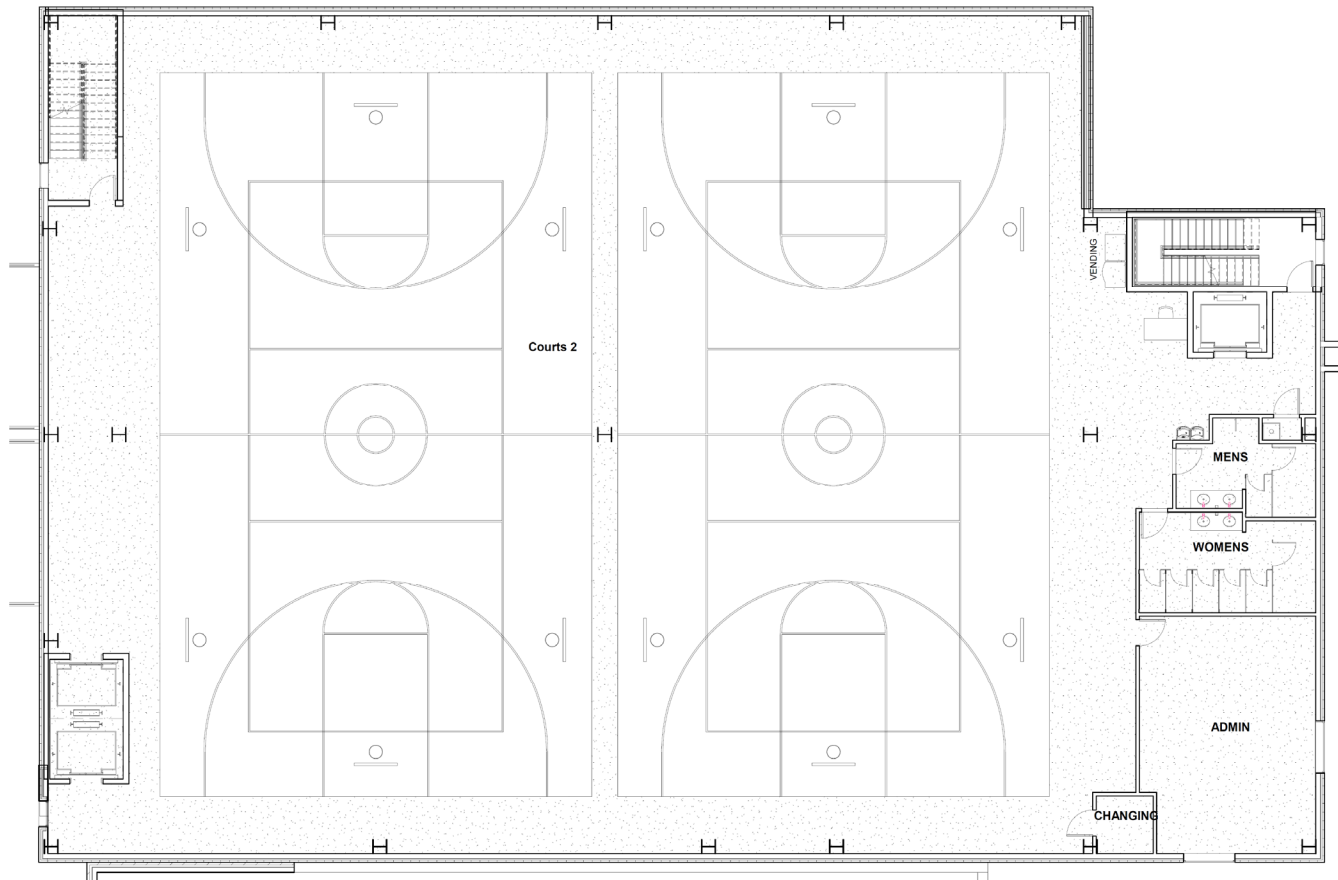
GROUND LEVEL



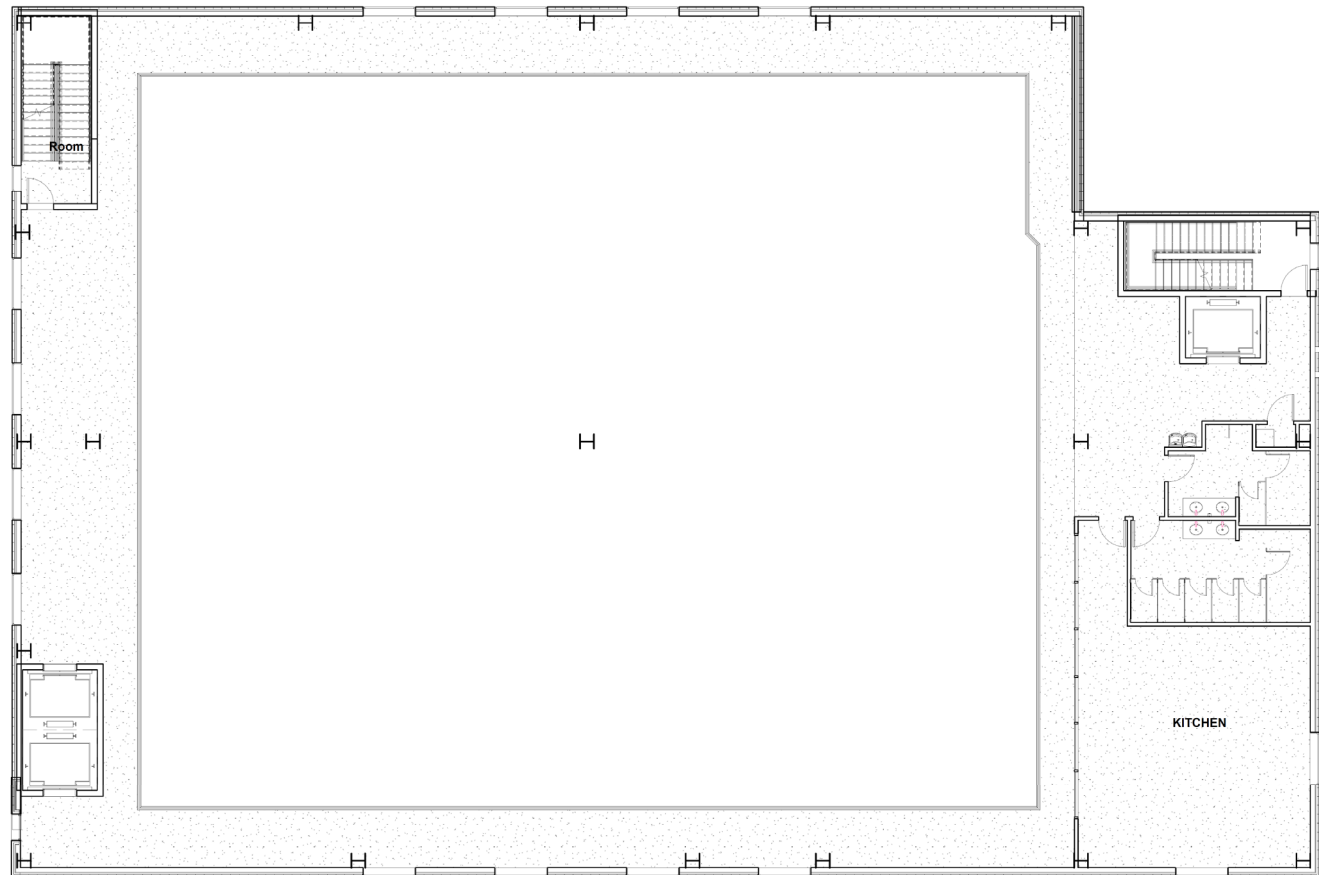
LOWER LEVEL



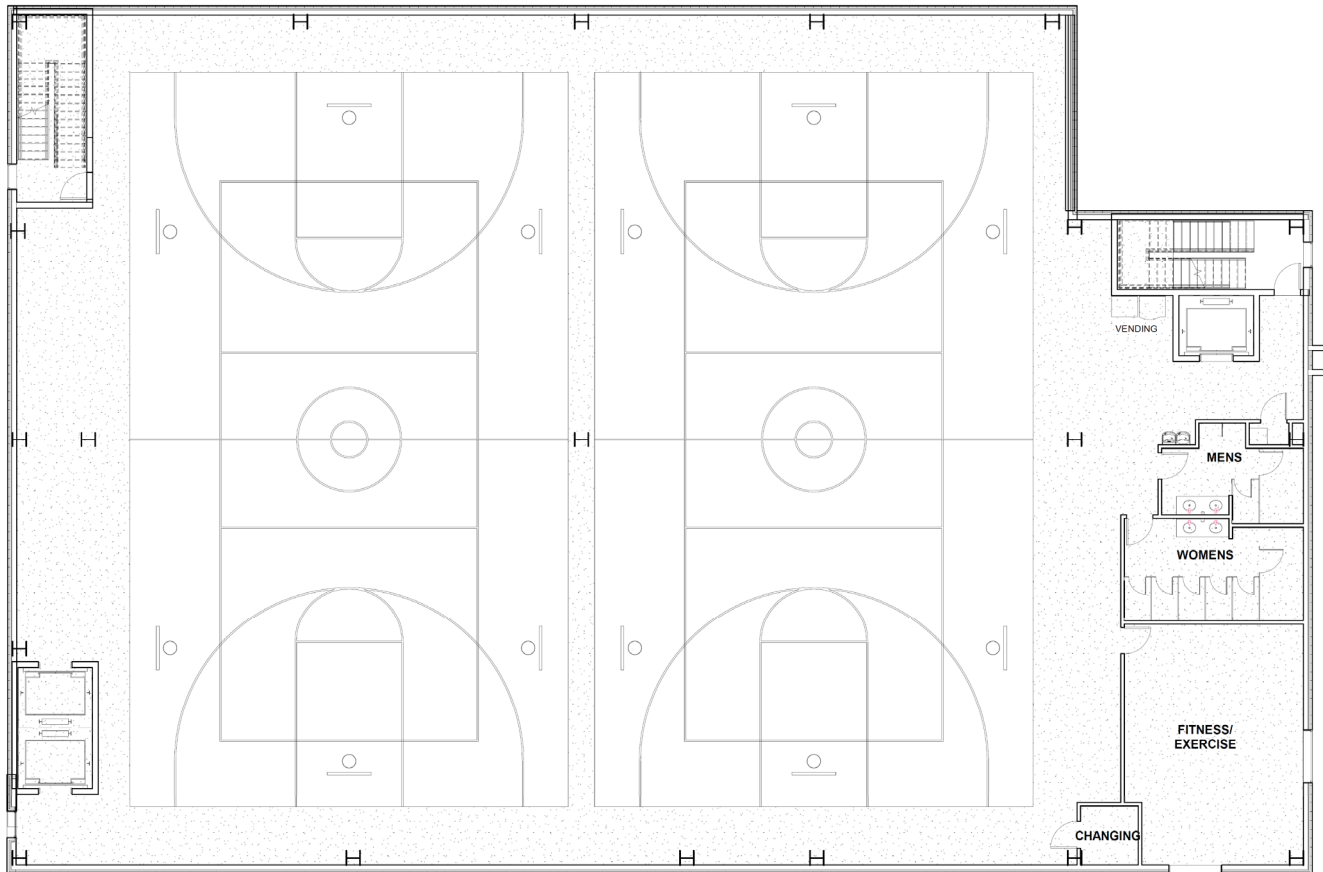
SECOND FLOOR



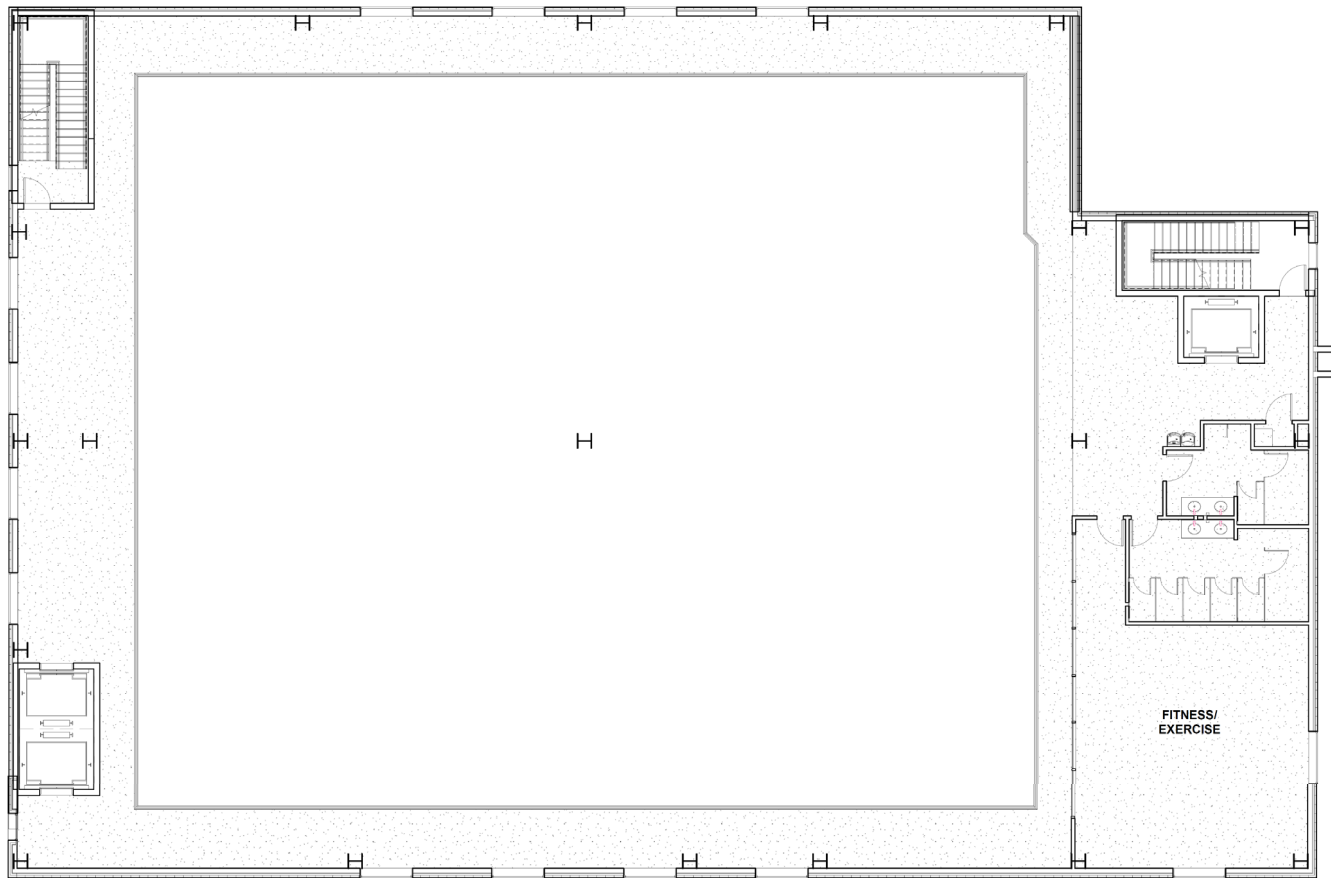
THIRD FLOOR



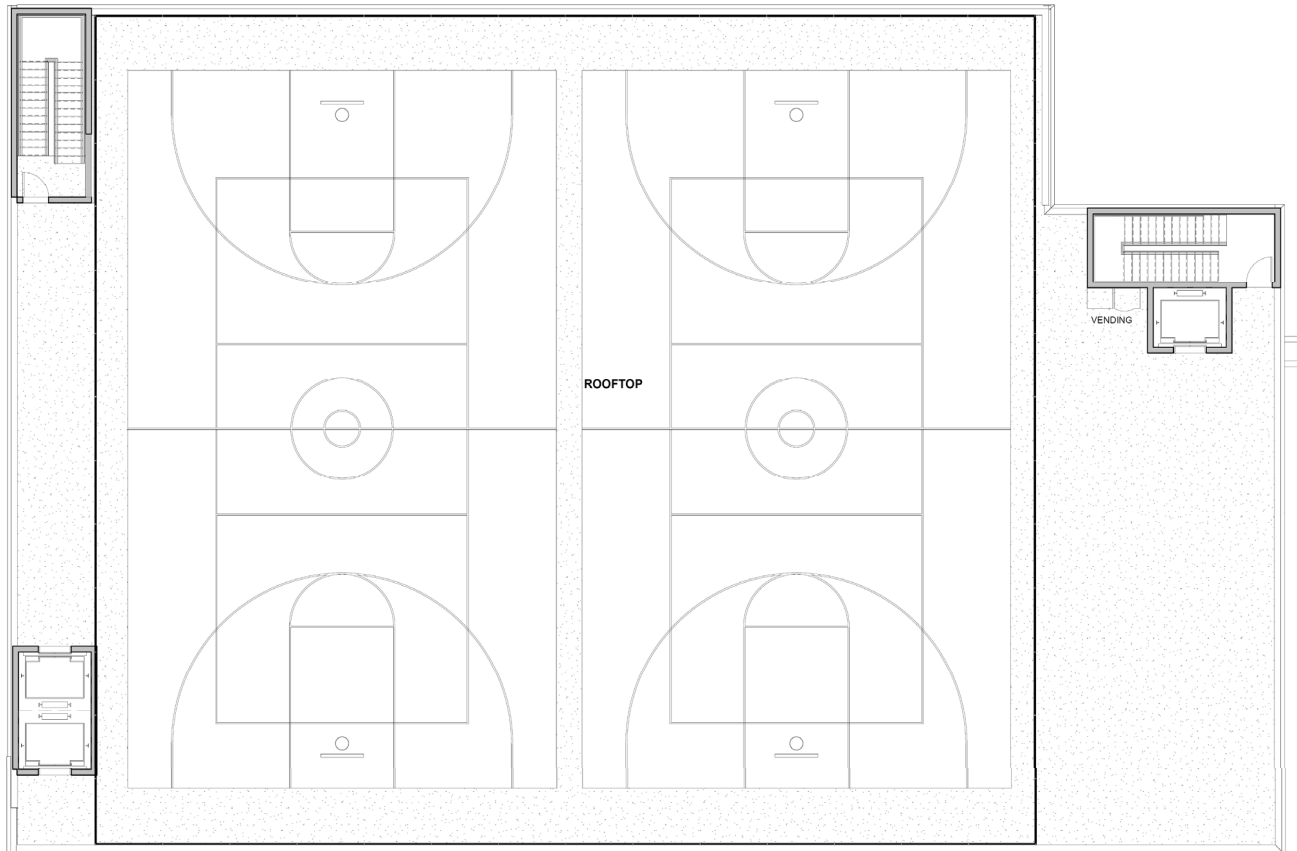
FOURTH FLOOR



FIFTH FLOOR



ROOFTOP





Local Economic Impact (Large Events and Tourism):

The youth and recreational sports league markets, at \$28.7 billion in 2019, declined to \$6.7 billion in the wake of the pandemic, will start to recover in 2021 Youth Sports Market Projected to Reach \$77.6 Billion by 2026 (source: www.researchandmarkets.com).

A large part of the youth and recreational market share can be serviced with a large sports facility in the Norristown and Valley Forge area. Currently, there are only a few facilities that have at least 4 hardwood courts in the Valley Forge area or at least 2 or more full sized courts. See *Exhibit A for current facilities*.

The Valley Forge area is a desired destination for event / tournaments due to the close proximity of Philadelphia, King of Prussia mall and Valley Forge Park. The area has plenty of hotels and restaurants to absorb a large tournament. Each large event will host 20 to 40 teams and smaller events hosting 12 to 20 teams. Our facility will plan to host 4 to 6 large events and at least 12 smaller events per year. Using the median, this could bring in 300 teams for large events and 192 teams for small events for a combined 492 teams. Assuming 12 room nights per team with an average hotel rate of \$125 that would bring in \$738,000 in hotel revenue. Assuming 20 persons per team (players, coaches, family and fans) and \$40 meal spend per person that is \$196,800 in restaurant revenue. This does not include shopping spend, gas and other travel costs, parking fees and other spend from these events.

The Norristown facility will be a tournament friendly location as it will be able to have 4 basketball courts or 8 volleyball courts in the fall and winter months and an additional 2 outdoor courts in the spring and summer months.

With this new facility, there is also an opportunity to partner with two or three of the existing basketball facilities that are all near each other to host larger events (and act as a combined anchor for the event). For example: Competitive Edge Sports Complex in King of Prussia, iRoy Sport and Fitness basketball facility in Collegeville and the new location in Norristown are all within 20 minutes of each other. This would provide for 12 indoor hardwood courts at top-level facilities. The Philadelphia Expo Center interior and portable court flooring is not cosmetically attractive and does not allow for an ideal playing experience and fan environment.

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THE FUTURE OF SPORTS TOURISM
IN MONTGOMERY COUNTY, PA



VALLEY FORGE
SPORTS

EXECUTIVE SUMMARY: SPORTS FACILITY FEASIBILITY STUDY

THE BOOMING SPORTS MARKET

A NATIONWIDE TREND

YEARLY SPORTS TOURISM TRAVEL INDUSTRY IN U.S.

\$200 BILLION

**20% INCREASE
OVER LAST THREE YEARS**

YOUTH AND AMATEUR SPORTS TOURISM INDUSTRY NATIONWIDE

\$9 BILLION

VISITORS HOSTED THROUGH YOUTH AND AMATEUR SPORTS IN 2014

28.5 MILLION

RECESSION PROOF

Sports tourism is the **only segment** of the tourism industry that did not decline during the recession.



SUCCESSFUL SPORTS TOURISM DESTINATIONS COMMIT TO HIGH QUALITY, EXPERTLY MAINTAINED FACILITIES AND EXCELLENT MANAGEMENT

WHY VALLEY FORGE & MONTGOMERY COUNTY?

IDEAL DEMOGRAPHICS AND LOCATION

4.6 MILLION

Residents within a 45-minute drive

\$80,269

Median household income in Montgomery County (significantly higher than national average)

Access to and from large destinations and markets

AN ATTRACTIVE DESTINATION

- ★ 74 Hotels (8,000+ rooms)
- ★ Best Shopping in the U.S.
- ★ 5 New Hotels in Development
- ★ Accessible by Major Highways
- ★ 600+ Restaurants
- ★ Serviced by PHL Airport
- ★ 96 Miles of Trails

A PROVEN TRACK RECORD

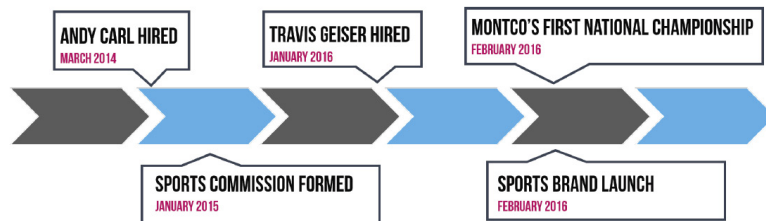
The Valley Forge Tourism & Convention Board has a history of attracting, hosting and retaining sports tournaments and events.





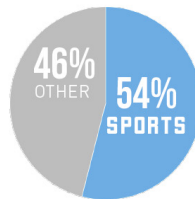
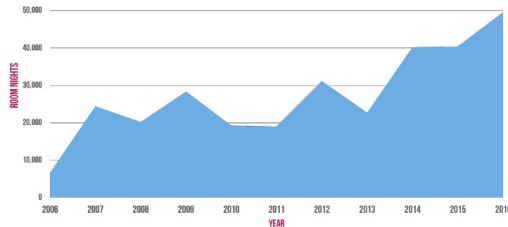
BUILDING OUR SPORTS TEAM

Recognizing that sports tourism is a great opportunity for Montgomery County, we worked to bolster our Valley Forge Sports team and to strategically target attracting new business to the area.



UPWARD MOMENTUM

With our aggressive sales and marketing efforts, we have increased the amount of sports tourism hotel room nights. Over the past five years, sports events have grown to make up **54%** of the room nights we help bring to Montgomery County.



THE BUSINESS BOOKED BY VALLEY FORGE SPORTS AMOUNTED TO A **\$35 MILLION ECONOMIC IMPACT** TO MONTGOMERY COUNTY IN 2016

LOST BUSINESS

Despite the growth of sports tourism in Montgomery County, **\$100 million in economic impact** has been lost over the last five years due to the lack of a dedicated sports facility. Here are a few examples:



TEAMING UP WITH SFA

Sports Facilities Advisory (SFA) was established in 2003 and has a proven record of producing the market feasibility studies, research based business plans and financial forecasts, economic impact studies, and the strategic planning resources to turn sport and recreation facility concepts into reality.



600 communities served in facility development and management

\$5 BILLION in facility development and management



SFA STUDY RESULTS

BUILD IT AND THEY WILL PLAY, STAY, AND DINE.

A multi-sport, indoor/outdoor facility is expected to attract as many as 300 major tournaments and events over a five-year period. That's 300 opportunities for participants and their families to spend a night in our hotels, dine in our restaurants and explore our attractions. All it will take is the right facility.

THE PROPOSED FACILITY

92 Acres of indoor and outdoor Space with an outdoor adventure facility and ample parking.

INDOOR

8 Basketball Courts
16 Volleyball Courts
2 Conference Rooms
Café and Seating Area

OUTDOOR

4 Natural Grass Fields
8 Synthetic Turf Fields

ADDITIONAL AMENITIES

Zipline / Canopy Tour
Pavilion
1,400 Parking Spaces

POTENTIAL FACILITY COST
\$35-\$50 MILLION

FACILITY EXAMPLE
ROCKY TOP SPORTS WORLD
Gatlinburg, Tennessee



POTENTIAL BUSINESS

As part of its study, SFA conducted an in-depth analysis of the two components that determine economic impact: average daily expenditures for non-local visitors to the market and the details for each event.

ECONOMIC IMPACT RANGE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
LOW END ECONOMIC IMPACT RANGE					
Total Non-Local Days in Market	108,372	129,462	149,798	170,073	176,598
Total Room Nights	24,285	29,077	33,725	38,360	39,851
Economic Impact	\$14,077,058	\$16,816,559	\$19,458,118	\$22,091,754	\$22,939,323
HIGH END ECONOMIC IMPACT RANGE					
Total Non-Local Days in Market	129,098	153,827	177,886	202,216	210,046
Total Room Nights	43,033	51,276	59,295	67,405	70,015
Economic Impact	\$16,769,329	\$19,981,520	\$23,106,577	\$26,266,940	\$27,284,023

DAILY SPENDING PER PERSON

\$129.90



THE FINAL SCORE (OVER FIRST FIVE YEARS)

\$100 MILLION ECONOMIC IMPACT TO MONTGOMERY COUNTY
290,000 HOTEL ROOM NIGHTS
282 MAJOR EVENTS HOSTED
JOB CREATION

OCI
OLIVER CONSTRUCTION



NEVER STOP FIGHTING
[SPORTS.VALLEYFORGE.ORG](https://sports.valleyforge.org)



VALLEY FORGE
TOURISM & CONVENTION BOARD

1000 First Ave, Suite 101 King of Prussia, PA 19406



Local Economic Impact (Local Community):

The Norristown facility will be a Kickstarter to the Norristown revitalization through:

- Developing programs for under privileged kids in the community
- Job creation for the local community (regular and recurring employment but also additional employment for staffing needed for large events)
- Youth athletic programs and clubs (AAU teams, summer and after school camps)
- Local business growth through increased foot traffic, especially from large events
- Sports leagues for Futsol, pickleball, hockey, basketball and volleyball that can bring all ethnicities and ages together

Facility Offerings

The Norristown facility will offer the following:

- Tournaments and Events
- Basketball and Volleyball academies
- Leagues (of all sports and ages)
- Summer and after-school camps
- Personal trainers for all sports (plan is to market well known trainers to bring athletes from not just the local community)
- Speed and agility training
- Corporate events
- Weddings
- Birthday party events



Local Economic Impact (Local Community) (continued):

Facility Parking

The facility is 2 to 3 blocks from the Norristown Transportation center that has a huge public parking garage. There is also a public parking lot 1 block heading north on Dekalb Street. Lastly, street parking is also available.



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Local Economic Impact (Local Community) (continued):

Facility Access

Auto > Within a few miles from Blue Route and PA Turnpike exits. Within a few miles of 422, 202 and 23.

Rail > The facility is 3 blocks from the Norristown Transportation center that has the R6 rail line that goes to Philadelphia and a proposed King of Prussia rail that will go right to the King of Prussia mall.

SEPTA >

Trolley >

See additional access improvements in the section for the 'Qualified Opportunity Zone Fund' under Exhibit B.



EXHIBIT A

Facility Access

Greater than 4 hardwood courts facilities > Valley Forge / Montgomery & Chester County

Competitive Edge (King of Prussia) – 5 hardwood courts

United Sports (Downingtown) – 4 courts (concrete, non-hardwood flooring)

Philadelphia Expo Center (Oaks) – 16 plus courts (portable court flooring)

Greater than 2 hardwood courts facilities >

XL Sports World (Hatfield) – 3 courts (non-hardwood flooring)

IRoy (Collegeville) – 3 hardwood courts

Renegades Basketball (Hatboro) – 3 hardwood courts

Charger Nation (Treose-Feasterville) – 3 hardwood courts



EXHIBIT B

Background

As part of the Tax Cut and Jobs Act of 2017 (TCJA) created Opportunity Zone Funds (OZ) to drive economic development in the low-income neighborhoods. These areas including both rural and lower-income urban communities have historically been capital deprived but have potential for future growth. In these specifically identified 'Zones', qualifying investments receive material tax benefits worth noting.

The federal tax bill passed at the end of December 2017 enabled the governor (PA-Tom Wolf) to designate certain census tracts as Opportunity Zones. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains. The governor was given the opportunity to designate up to 25 percent of census tracts that either have poverty rates of at least 20 percent or median family incomes of no more than 80 percent of statewide or metropolitan area family income. There are nearly 1,200 eligible census tracts and the governor designated 300 tracts based on economic data, recommendations from local partners, and the likelihood of private-sector investment in those tracts (Source: <https://dced.pa.gov/programs-funding/federal-funding-opportunities/qualified-opportunity-zones/>).

Norristown, PA was one of those census tracts / zones designated (Source: <https://dced.pa.gov/download/final-foz-spreadsheet/?wpdmdl=84233>)

FIPS: 42091203902 / Tract ID: 2039.02 / County: Montgomery / Municipality: Norristown

Below is the PA Qualified Opportunity Zone interactive map and the 410 Dekalb Street, Norristown, PA location is identified within the 'Blue' Opportunity Zone Fund area within Norristown.

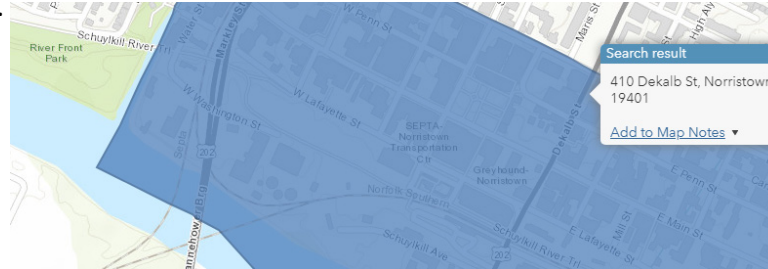




EXHIBIT B (cont)

In order to participate in these tax benefits, the investor must use money from a capital gain that occurred 180 days before their investment into a Qualified Opportunity Zone fund. When the capital is invested into a 'Qualified Opportunity Zone' Fund, there are three key tax benefits for the investor.

1. Deferral of the current year gain for 7 years. For Year 1 of the investment, the investor shows a capital loss of the amount invested (that cannot exceed their identified capital gain to be deferred).
2. At Year 7, the investor recognizes the gain but only 85% of the original gain. This creates a tax saving on the original capital gain. *Note > if the investment is made after December 31, 2019 the investor recognizes 90% of the gain.*
3. At Year 10, the property can be sold, and the investor's share of the capital gain is eliminated for federal tax purposes.

Note > PA does not participate in this tax deferral / saving program. Therefore, for PA purposes the investor would recognize their gain Year 1 and pay tax on any future gains.

Investment Opportunity... in the Opportunity Zone Fund

A local Norristown real estate developer, commercial general contractor and residential general contractor, John Tahtabrounian, President and owner of Oliver Construction, Inc (OCI), owns and operates his business at 412-414 Dekalb Street, Norristown, PA. John & Amy (wife) owns both 412-414 Dekalb Street and a parcel of land herein called 410 Dekalb Street (the Qualified Opportunity Zone investment). OCI is a full-service design and build general contracting firm. John's wife, Amy Styer, owns and operates an architectural & interior design firms called KAJ Architects and Styer & Associates, Inc. that works closely with OCI on its projects.

John is looking to build his real estate portfolio in mainly rent and hold opportunities through real estate development by leveraging his 26 years of construction experience and partnering with local investors for capital. John has decided to seek investor money for this project as he understands that the tax benefits can be great for a potential investor and most importantly believes the project itself has strong returns even without the tax benefits. He is hoping this will be a win for everyone and that this project will lead to future projects with the investors.

Other considerations when investing in a Qualified Opportunity Zone is to ensure the tax compliance and legal work is accurate in order to preserve the tax benefits. John has engaged Marcum a regional CPA firm and specifically the partner in-charge is Ed Reitmeyer, CPA, the firm's premier real estate partner and expert in Qualified Opportunity Zone Funds. Since John already owns the land, Ed has been successful in structuring deals whereas, a new company will be created that will lease the land under a master lease agreement and that new company will own the building. This allows the project to meet the 'new' investment and capital spend requirements.



EXHIBIT B (cont)

Investing in Norristown

Since this is a Qualified Opportunity Zone Fund. The greatest tax benefit comes from holding the property for at least 10 years and the hope for high appreciation that will create a large gain that will not be taxed. Norristown is the seat of County government, home to the County Courthouse and government offices. Norristown is surrounded by growing and booming municipalities such as King of Prussia and Conshohocken and an up and coming Bridgeport community. In considering the future economic growth of Norristown, below are all positive signs directly due to government investments in the area, these include the following:

LERTA Real Estate Tax Abatement

Norristown Real Estate Tax Abatement, called LERTA, Local Economic Revitalization Tax Assistance, is a program available in Norristown, whereas, new construction projects can apply and be approved for a 10-year Phase-In real estate tax abatement on any real estate tax increase created from the new construction. The developer of this project has already been in contact with the Norristown Municipal office and reviewed the steps to participate in this program.

Lafayette Street Corridor Extension

Lafayette Street Extension Project is a \$95 million project that will spur economic redevelopment in Norristown and the surrounding areas. The Lafayette Street Extension Project will directly connect Norristown to the highway network, making it quicker and easier for people to enter the downtown and Schuylkill riverfront. As part of the project, the new turnpike interchange at Lafayette Street is estimated to bring an additional 5,900 to 8,000 trips to the Turnpike per day. The final phase of construction is fully funded with a start date of summer 2017.

EXHIBIT B (cont)

KOP Rail

Norristown High speed line connecting directly to King of Prussia, PA (Mall and businesses). This allows for greater employment opportunities for residents of Norristown. This allows easier access to Norristown Riverfront as it gets built up.

Strengthening Growth and Opportunity

[About](#) [Project Status](#) [Alignment](#) [Funding](#) [Community Involvement](#)



King of Prussia Rail (KOP Rail) is SEPTA's proposed extension of the Norristown High Speed Line (NHSL) to KOP. The NHSL currently provides service between 69th Street Transportation Center and Norristown Transportation Center.

[Why KOP Rail](#)

PA Turnpike Reinvestment Project

To reinvigorate their employment centers, many local municipalities are looking at future land uses and development for their office parks, and the turnpike commission is examining how to increase revenue and make its system more effective. The turnpike corridor reinvestment project pulls these different efforts into a coordinated plan of action for local municipalities, the county, PennDOT, and the turnpike commission.

EXHIBIT B (cont)

Riverfront Redevelopment

Norristown is committed to the revitalization of its riverfront as a destination place for the region. Norristown's EPA Brownfields Community Wide Assessment grants totaling \$800,000 have allowed for the completion of key environmental studies critical to the redevelopment of riverfront properties. As property along the riverfront is readied for redevelopment, the path forward for a thriving riverfront is also underway. Work began on a Riverfront Redevelopment Planning and Feasibility Study spring 2017. The study provides a comprehensive vision for Norristown's Riverfront by investigating both redevelopment opportunities and existing constraints to development, integrating results of related redevelopment and revitalization studies, connecting downtown Norristown to the Riverfront and trail system, and engaging the community in a public participation process. The study develops preliminary design options and promotional plans for the riverfront.



THE TEAM:

Ed Reitmeyer, CPA > Overseeing the tax compliance of the Opportunity Zone Fund Investment



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[215.297.2595](tel:215.297.2595)
[Email Edward](mailto:edward@oci.com)
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Edward J. Reitmeyer is Mid-Atlantic regional partner-in-charge of Tax and Business Services. Additionally, he chairs the Philadelphia Real Estate Services Group. He has over 30 years of public and private accounting experience in the real estate sector. Mr. Reitmeyer provides integrated tax, transaction and advisory services to owners, builders, lenders and users of real estate.

Mr. Reitmeyer specializes in tax restructuring and compliance, asset management, and capital restructuring. He also is skilled in developing real estate strategies, evaluating acquisitions and modeling, divestiture and development activities and debt financing options.

Prior to joining Marcum, Ed worked for a national and a regional CPA firm in Philadelphia. Mr. Reitmeyer also served as the President of Wynnewood Financial Partners, LLC, a consulting firm to real estate developers and investors of real estate and Chief Financial Officer of Wynnewood Development, Inc., a Bala Cynwyd based real estate development firm.

Mr. Reitmeyer has presented many lectures and seminars for accountants on a variety of tax subjects to groups including partnership taxation, tax compliance for individuals and businesses, estate planning, and medical office building development.

Professional & Civic Affiliations

- American Institute of Certified Public Accountants
- Pennsylvania Institute of Certified Public Accountants
- Founding Charter President of the Chestnut Hill Rotary Club
- Board Member, The Reflect Organization
- Director/Chair - Bring Hope Home, Philadelphia Great Guy Dinner

THE TEAM (cont):

Ryan Correia, CPA, President and owner of Foresight Business Solutions > Overseeing accounting of project and operating company

PRESIDENT

BS in Accounting and a BA in Management Information Systems from Villanova University, Certified Public Accountant and member of the PICPA. QuickBooks ProAdvisor and QuickBooks Certified Expert.

Following school, he went to work in public accounting for KPMG LLP in the attestation and audit practice; after 6 years he became Audit manager for one of the largest accounts in the Philadelphia office. After KPMG, Ryan served as Plant Controller for a large manufacturing public company and focused on month-end closes, cost accounting and managerial accounting responsibilities.

In his spare time, Ryan began working with small businesses as a part-time Controller. He preferred working with small business owners and went out on his own as a sole proprietor in 2007, where he focused on accounting and tax services for clients.

By 2009, Ryan co-founded Foresight Business Solutions, with its mission to implement integrated financial, payroll, taxation and accounting service solutions for small businesses. Since 2009, Ryan has worked with hundreds of small business owners from various industries and has helped grow Foresight's team, reputation and overall client base.





THE TEAM (cont):

John Tahtabrounian > Owner, Developer of Oliver Construction



EDUCATION

Liberal Arts, Temple University, Philadelphia, Pennsylvania

BACKGROUND

Mr. Tahtabrounian formed Oliver Construction, Incorporated in January 2000 as a spin-off from Styer & Associates, Incorporated. He brought twelve (12) years of National and Regional Sales experience. Ten (10) of those years were spent in territorial sales in Delaware, New Jersey, New York, and Pennsylvania as an independent sales consultant with Devon Portal Group, Seattle, Washington a publication company. One year after that he was hired as the Regional Sales Manager in the PA, NJ, & DE region with Devon Portal Group responsible for overseeing four territorial salespeople and, three distributors. His responsibilities included maintaining and surpassing the region with quotas, presentations, seminars and management. His next year as National Sales Manager was for First Entertainment, Incorporated, Stamford, Connecticut overseeing twenty (20) salespeople and distributors throughout the country, ten (10) in-house salespeople, Customer Support Department, and the Shipping Department. His responsibilities were the same as his Regional Sales Manager position.



THE TEAM (cont):

Mr. Tahtabrounian's principal responsibility is Construction Management, while he also assists in the areas of Business Development, Strategic Planning, Marketing, and Operations. He is licensed to do business in the state of Delaware, Florida, New Jersey, and Pennsylvania. His role includes:

- Oversee and direct construction projects from conception to completion.
- Review the project in-depth to schedule deliverables and estimate costs.
- Create and maintain construction project schedule including schedule lookaheads and critical path monitoring.
- Review and understand engineering drawings and documentation.
- Write up scopes of work and RFP/RFQ packages
- Conduct bidding and contractor selection process
- Oversee all onsite and offsite constructions to monitor compliance with building and safety regulations.
- Coordinate and direct construction workers and subcontractors
- Meet contractual conditions of performance.
- Review the work progress on daily basis.
- Prepare internal and external reports pertaining to job status.
- Plan ahead to prevent problems and resolve any emerging ones.
- Negotiate terms of agreements, draft contracts and obtain permits and licenses.
- Analyze, manage, and mitigate risks.
- Ensure quality construction standards and the use of proper construction techniques.

PROFESSIONAL AFFILIATIONS

Member ADA – Automobile Dealer Association

Member DBIA – Design Build Institute of America

Member ICA – International Carwash Association

Member ICC – International Code Council

Member NARI – National Association of the Remodeling Industry

Member – Tri-County & Norristown Chambers

Member ULI – Urban Land Institute

Member USGBC – United States Green Building Council



THE TEAM (cont):

CONSTRUCTION MANAGEMENT CLIENTS:

410 Dekalb, Norristown, PA	27,000 square feet
Ace Ford, Woodbury, Woodbury, NJ	28,000 square feet
Afaze – Retail Philadelphia Airport	1,000 square feet
Allstate Medical, Tincum Township, PA	60,000 square feet
American Financial Realty Trust, Various locations	1,700,000 square feet
Automotive Resources International, Headquarters and remote sites	395,000 square feet
Aventis Behring, King of Prussia, PA, Montreal, Toronto, Canada	150,000 square feet
Bluestone Consulting, Essington, PA	45,000 square feet
Burlington Chevrolet, Burlington, NJ	24,700 square feet
Carfagno Chevrolet, Plymouth Meeting, PA	18,915 square feet
Canon Financial, Mt Laurel, NJ	13,760 square feet
Collision Care, Mullica Hill, PA	8,720 square feet
Citigroup Smith Barney, Berwyn, PA	25,000 square feet
Equal Employment Opportunity Commission, Philadelphia, PA	17,900 square feet
First National Bank of Chester County, West Chester, PA	25,000 square feet
Grace Tabernacle SDA Church, Norristown, PA	6,750 square feet
Holman Ford Lincoln Dealerships	107,000 square feet and 19-acre site
Holman Ford Temporary Dealership	22,000 square feet
Holman Mahindra Prototype Dealership	20,000 square feet
Holman Toyota Dealership	86,000 square feet
Jeffrey Simbrow Assoc., Toronto, Canada	57,000 square feet
Kindle Ford Lincoln, Cape May Court House, NJ	42,150 square feet
Kindle Chrysler Jeep Dodge Ram, Cape May Court House, NJ	4,980 square feet
Kindle Detail Center, Cape May Court House, NJ	8,500 square feet
Lilliston Ford, Vineland, NJ	31,144 square feet
M&M Physical Therapy, Mt Laurel, NJ	12,000 square feet
Manderbach Ford, Hamburg, PA, 13-acre site	48,000 square feet and 13-acre site
Manderbach Collision, Hamburg, PA, 13-acre site	17,500 square feet and 13-acre site
Minotola National Bank, Vineland, NJ	5,000 square feet
Murray KIA, Plymouth Meeting, PA	16,916 square feet
Paoli Ford, Paoli, PA	18,000 square feet
Ray Price Ford, Mt. Pocono, PA 9-acre site	26,830 square feet and 9-acre site
Sengen, Mount Laure, NJ	47,000 square feet
Valley Forge Casino, King of Prussia, PA	85,000 square feet
Various Residential Projects	350,000 square feet