



# The Foundation

## Upland Square Shopping Center Grand Opening!

The formal grand opening of Upland Square Shopping Center in Pottstown, PA, a 686,000 square foot power center, took place on July 21, 2009.

The 106 acre site is owned by Cedar Shopping Centers Inc. of Port Washington, N.Y., and Tristate Ventures L.P. of Plymouth Meeting, PA.

The project, valued at approximately \$50,000,000, transformed the entrance to a former landfill into a leaseable retail mecca, including big box sites, junior anchor stores and restaurant and bank pad sites for major national retailers. A&E was responsible for the sitework, construction of the base buildings, and the tenant fit-out of a new Staples, TJ Maxx, Five Below, Petco, Best Buy, Famous Footwear, Bed Bath and Beyond, Sleepy's, and other retail outlets.

A&E is currently working with Tristate Ventures L.P. and Cedar Shopping Centers Inc. on *Shoppes at Crossroads* in Stroudsburg, PA.



Commercial ♦ Education ♦ Healthcare ♦ Municipal ♦ Retail & Hospitality  
Volume 12      [www.aeconstruction.com](http://www.aeconstruction.com)      Fall 2009

**Pennsylvania:** 152 Garrett Road, Upper Darby, PA 19082  
**New Jersey:** 201 Haddonfield-Berlin Road, Cherry Hill, NJ 08034

P: 610-449-3152 F: 610-449 6325  
P: 856-857-9333 F: 856-857-9334

Spotlight  
on

LINN ARCHITECTS

MEDIA PENNSYLVANIA

LINN ARCHITECTS is a corporate/commercial/municipal/industrial design firm based in Media, PA that was established in 1982. The firm is registered to practice architecture in 22 states and has extensive computerized design and rendering capabilities. In addition to their in-house staff of architects and civil engineers, more services are available through a select group of consulting engineers who work with the firm on a repetitive basis.

Based upon AIA statistics, LINN is positioned in the top 10% of firm size nationwide. Coupled with their extensive CAD design and rendering capabilities, their size permits handling of substantial sized projects while ensuring principal involvement with all projects.

A&E's association with LINN began in 2005 with the addition and renovation to the Helen Kate Furness Library in Wallingford, PA. We subsequently built a warehouse addition for Visual Communications in Aston, PA, and recently completed an office building in Upper Darby, PA that houses offices for the Social Security Administration. Currently, A&E and LINN have teamed up for the construction of an addition to Rumsey Electric's headquarters in Conshohocken.

At the Topping Off ceremony in October were (from left) Jody Arena, VP, A&E; Scott Cutler, CFO, Rumsey; Gerald Lihota, CEO, Rumsey; Bill Santora, CEO, A&E; and Robert Linn, Architect, LINN Architects.



Helen Kate Furness Library



Social Security Administration Building



Rumsey Electric Topping Off Ceremony

## Tom Barron

Senior Project Manager



Tom came to Philadelphia in 1977 to attend college and has spent the last 25 years contributing to the built environment in the metro area. He managed our \$36 million Temple University Health Systems project in the Hunting Park section of Philadelphia as well as the new Princeton BMW Showroom and Service Center in Hamilton, NJ; and the Bryn Mawr Trust Addition in Wayne. Tom is currently managing the PNC Bank construction in Jackson, NJ; Rumsey Electric Headquarters' addition in Conshohocken; and the Puerto Rican Unity for Progress project in Camden. He also worked on several of the Center City high rise projects including 11 Penn Center and Mellon Bank Center and the Philadelphia Marriott Hotel. Tom has extensive experience in the adaptive reuse of existing buildings as well as ground up projects including parking garages, manufacturing facilities and schools.

Tom earned a BSE in Civil and Urban Engineering from the University of Pennsylvania and was a Peace Corps Volunteer.

## Budgeting for Winter Conditions

As we approach the winter construction season Fred Zeitter, a Project Director with A&E Construction, would like to remind our clients that there are a number of factors that can make building in the winter more expensive. Fred suggests that you consider the following as you develop your project budget:

### Tenting and Tarps

Tenting and tarps may be used to cover exterior work areas and to facilitate blown in heat so that work can continue in cold temperatures. Note that both the cost of the tenting and tarps as well as the labor to install are added project costs.

### Insulated Blankets

Insulated blankets are used to cover fresh concrete, to slow down the curing time in freezing weather and to help soils from freezing over night in the case a following morning pour. Again, both the cost of the blankets as well as the labor to install are added project costs.

### Concrete & Mortar Additives

Concrete must be supplied at the right temperature and maintained in that condition. Hot water and additives such as non-chlorine accelerators are used in concrete mixing trucks. An anti-freeze additive is mixed with water to eliminate mortar from freezing.

### Temporary Heating

Renting or buying heating units, such as torpedoes and top hats, and the fuel to operate them are also added project costs.

### Unsuitable Soils

When excavating frozen soil it can be difficult to achieve the appropriate sub grade, requiring more imported material for slabs and footings. Frozen soil can also hinder a clean cut in footing excavation making the cut larger then needed.

### Asphalt Plant Shut Down

In certain winter months it could be difficult to find a local asphalt plant operating and as a result may require a premium to purchase asphalt.

### Lower Labor Productivity

Although hard to quantify, it's known that wearing heavy clothing slows workers down and makes them less efficient.

## Recently Completed Projects



Law Offices of Flaster Greenberg; Philadelphia PA  
Architect: Francis Cauffman Architects



Best Buy; Vestal, NY  
Architect: Ignarri-Lummis



Autoclave, University of Pennsylvania; Philadelphia PA  
Architect: Jacobs Wyper Architects



# A Sampling of Our Projects Under Construction

## Current Clients

- Archdiocese of Philadelphia
- Cedar Shopping Centers
- Children's Hospital of Philadelphia
- Delco Development, LLC
- Dreher Group
- Enterprise Rent-A-Car
- Fameco Real Estate
- Family Practice & Counseling
- Federal Realty Investment Trust
- Five Below
- Flaster Greenberg Law Offices
- Hamilton FC Associates
- Iron Mountain
- Ironwood Property Group
- Jolly's Rockin Piano Bar
- Korman Commercial Properties
- Lilly Pulitzer
- Puerto Rican Unity for Progress
- PNC Bank
- Rumsey Electric
- SEPTA
- Social Security Administration
- Sonic Drive-In
- Swiss Farms
- Tri State Ventures, L.P.
- University Communities
- University of Pennsylvania
- WAWA, Inc.



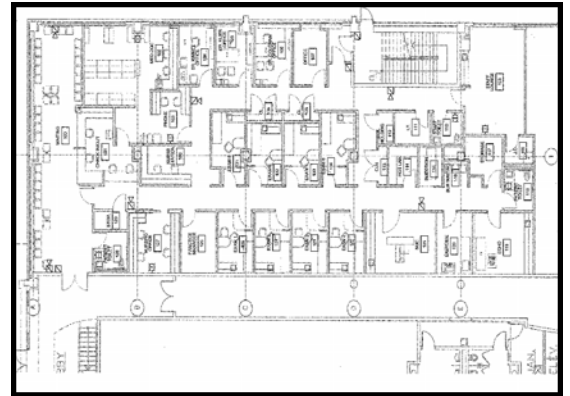
Super 8; Pennsville, NJ  
Architect: Newcomer Associates



Rumsey Electric; Conshohocken, PA  
Architect: LINN ARCHITECTS



Cathedral Basilica; Philadelphia, PA  
Engineer: O'Donnell & Naccarato



UPenn Cardiology Suite; Willingboro, NJ  
Architect: Burt Hill



Shoppes at Crossroads; Stroudsburg, PA  
Architect: By Design Consultants, Inc.



SEPTA Wayne Station; Wayne, PA  
Architect: Systra Consulting, Inc.