

# Jubilee Kitchen Renovation and Addition

## TEAM MEMBERS

Indovina Associates Architects

Massaro Construction Group

**Indovina Associates Architects - Staff**

Because we are deliberately a small firm, all of our staff members are highly qualified and capable of filling many roles. There is no formal hierarchy; each team member is fully involved in the project and aware of the expectations, tasks and responsibilities. Communication within a project team is simple, straightforward person-to-person contact.

Over the next three years, we do not foresee or plan any changes in the number of employees. We expect that our LEED Accredited Professionals will continue or upgrade their credentials and education in the area of green design and construction.

Continuous, direct involvement of the firm's senior principals through the extent of the project will ensure effective organization and experienced decision making for all aspects of the project. It is our intention to maintain a partnership relationship with the project administration and designated staff. Through staffing at the Principal level, we will insure complete continuity through the duration of the project.



Robert A. Indovina  
principal in charge



Dario E. McPhee  
associate architect



Ryan Doran  
architectural designer



Patty A. Junker  
office manager



Ryan D. Indovina  
principal



Bryan West-Whitman  
senior architect



William R. Ulmer  
architectural designer



Pamela Podlogar  
assistant office manager



Brian E. Kaminski  
principal



Brad W. Groff  
senior architect



Annabelle Hnath  
architectural designer



Linda J. Indovina  
real estate management



Martin A. Busser  
principal



Shimon Zimbovsky  
architectural designer



Rachel Laurent  
interior designer



Keith C. Boyd  
production



Luna E. Fruensgaard  
design principal



Ashley M. Morgan  
interior design director



Colin Walters  
intern architect

## Dario E. McPhee, AIA

earned a Masters of Architecture from Florida A&M University in Tallahassee, Florida in 2013. Previously, Dario attended Ryerson University in Toronto, Canada where in 2010, he obtained his B.A. in Architecture.

During Dario's tenure in school he received numerous honors for both academic achievement and design competitions. Notably, in 2007, he was awarded the Ted Libfield scholarship award for outstanding achievement in the area of Building Science. Additionally, in 2008, Dario and a group of his colleagues won the school wide Ontario Wood Works design competition and subsequently won at the Provincial Awards ceremony.

Dario has gained work experience through employment at various firms in his native country, the Bahamas, dating back to as early as 2003. In the summer of 2013, Dario joined Indovina Associates Architects in Pittsburgh, PA. He is a Project Architect at the firm.

### Notable Projects

Pittsburgh Zoo and Aquarium  
The Islands - Pittsburgh, PA

#### Hospitality

Hyatt Place - Washington, PA  
Bahamar Corporate Offices - Nassau, Bahamas

#### Multi-Family Residential

Uptown 5th Ave Condominiums - Pittsburgh, PA  
1717 Locust - Pittsburgh, PA  
308 Miltenberger - Pittsburgh, PA  
The Lando Building - Pittsburgh, PA  
Masonic Temple Apartments - Pittsburgh, PA  
Garden Theater - Pittsburgh, PA  
Graphic Arts Building - Pittsburgh, PA  
Eagle's Nest - Abaco, Bahamas  
4434 Butler Street - Pittsburgh, PA

#### Institutional

College of The Bahamas Freeport Campus- Freeport,  
Bahamas

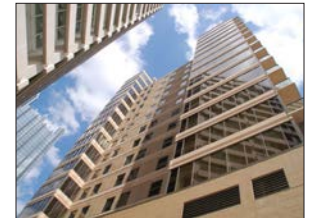
#### Multi-Family Condominium Developments

Lumière, 350 Oliver Avenue - Pittsburgh, PA  
151 Firstside - Pittsburgh, PA

#### Cultural

Carnegie Science Center - Pittsburgh, PA

### Project Architect



151 Firstside



Lumière  
350 Oliver Avenue



Uptown 5th Ave Condominiums,  
Pittsburgh, PA

## Robert A. Indovina AIA

is a founding Principal of Indovina Associates Architects, an Architectural firm specializing in Architecture Design, Interior Design, and Planning. The firm was established in 1978, and under Mr. Indovina's direction has completed nearly fifteen hundred building commissions.

Mr. Indovina holds a Master of Architecture from the Harvard University Graduate School of Design and a Bachelor of Architecture with Distinction from Pennsylvania State University. While attending Penn State, he completed architectural design studies in Florence, Italy.

Mr. Indovina has been a Registered Architect since 1975. He is registered in eight states: Pennsylvania, Ohio, West Virginia, New York, North Carolina, Massachusetts, Connecticut and Michigan. He is also a corporate member of the American Institute of Architects.

Mr. Indovina has received numerous design awards and recognition for exemplary architectural design including Certificates of Merit for Architectural Design from The American Institute of Architects. The firm has also received recognition for design excellence from the Pittsburgh History and Landmarks Foundation, the Master Builder's Association, Pittsburgh Building of the Year awards, as well as design awards from The International Masonry Institute and Associated Builders and Contractors.

Mr. Indovina is Chair of the City of Pittsburgh Art Commission Board, as well as a National Registration Certificate Holder of the National Council of Architectural Registration Boards.

## Notable Projects

Carnegie Science Center - PPG Science Pavilion Additions  
David L. Lawrence Convention Center Green Roof Terrace  
The Highline

The Pittsburgh Zoo & PPG Aquarium  
Kid's Kingdom  
PPG Aquarium  
Water's Edge  
Animal Health Center  
International Conservation Center

## Multi-Family and Condominium Developments

Lumiere - 350 Oliver  
Smallman Place  
Mews on Butler  
Marbella at Chapel Harbor  
151 Firstside  
Hudson Lofts  
941 Penn Avenue  
First Avenue Lofts  
Otto Milk Condominiums

## Hotels

Indigo Hotel  
Hyatt Place - Meadows  
Holiday Inn and Suites  
Marriott SpringHill Suites  
Hampton Inn and Suites  
Holiday Inn Express - Southpoint

## Commercial

Franklin Park Corporate Centre

## University

University of Pittsburgh- Cathedral of Learning- New Elevators  
Carnegie Mellon University Mudge House  
Carnegie Mellon University Scobell House  
Carnegie Mellon University Fraternity Quadrangle  
Carnegie Mellon University Morewood Gardens  
Carnegie Mellon University Hammerslag House Dormitory  
Robert Morris University John Jay Center  
University of Pittsburgh Forbes Quadrangle  
University of Pittsburgh Hillman Library  
University of Pittsburgh - Mid Campus Study  
University of Pittsburgh - Allen Hall Restoration

## Principal



151 Firstside



Pittsburgh Zoo & PPG Aquarium  
Aquarium



Carnegie Science Center

## William R. Ulmer

completed his Master of Architecture at Carnegie Mellon University in 2019 and his B.S. in Architecture from The Knowlton School of Architecture at The Ohio State University in 2017.

Will's professional experience spans a range of project types including higher education, corporate interiors, private residential, master planning, and healthcare. His internship experience in the offices of Perkins Eastman, Bohlin Cywinski Jackson, and DesignGroup, have provided him the opportunity of working through projects from conceptual phases, through design, and into the final construction in a professional setting.

Mr. Ulmer joined Indovina Associates Architects in 2019. As a Pittsburgh native, he applies his knowledge of the region in combination with a focus on materiality and space to help influence design and meet the needs of the client.

## Notable Projects

Iron City Brewery Redevelopment, Pittsburgh, PA

### Multi-Family Residential

Uptown 5th Ave Condominiums - Pittsburgh, PA  
1717 Locust - Pittsburgh, PA  
308 Miltenberger - Pittsburgh, PA

### Residential

Silverman Residence - Pittsburgh, PA  
Double Residence - Pittsburgh, PA

### Higher Education

Ansys Hall - Carnegie Mellon University, 2017  
Clark Family Library - W&J University, 2018  
University Welcome Center - Ceaderville University, 2018

### Corporate Interiors

Lending Home - Pittsburgh, 2018

### Healthcare

UPMC Mercy Hospital OR Suite Renovation, 2019  
AHN St. Vincent In Patient, 2018  
UPMC St. Margaret In Patient, 2018

### Exhibition

Exhibit Columbus Student Pavilion, 2017  
Carnegie Mellon University Carnival Pavilion, 2018-2019  
The American Mashup, 2019

## Intern Architect



Ansys Hall  
Bohlin Cywinski Jackson



Exhibit Columbus  
The Knowlton School of Architecture



Uptown 5th Ave Condominiums,  
Pittsburgh, PA



The American Mashup  
Carnegie Mellon University



# PROJECT TEAM

**JUBILEE  
ASSOCIATION**



**BRENT BURMEISTER**  
PROJECT EXECUTIVE



**LAUREN COPEMAN**  
SENIOR PROJECT MANAGER

PRECONSTRUCTION



**ROB TRETTEL**  
PRECONSTRUCTION MANAGER



**RALPH DELIO**  
MEP COORDINATOR

CONSTRUCTION



**BRIAN BAUMEISTER**  
SUPERINTENDENT



**NATE DIPIETRO**  
PROJECT ENGINEER



**JEFF IVANCO**  
BIM MANAGER



**DAN BETTEN**  
PROJECT SCHEDULER



**CRYSTAL SCHAFFER**  
SAFETY DIRECTOR

## SUPPORT TEAM



A MASSARO CONSTRUCTION GROUP COMPANY



# BRENT BURMEISTER

## PROJECT EXECUTIVE

Brent joined Massaro Corporation in 2008 as a project engineer. He has been in the construction industry since 1998 and has held various positions such as construction manager, project manager and site manager. His experience with quality assurance, quality control and inspections provides a level of excellence expected on all Massaro job sites. Brent is one of our most seasoned PMs focused on the interior renovations market and is an expert in leading complex projects.

### QUALIFICATIONS | EDUCATION

- Industry experience since 1999
- Massaro experience since 2008
- The Pennsylvania State University BS/Civil Engineering

### CERTIFICATIONS

- LEED Accreditation
- OSHA 40-Hour
- OSHA 10-Hour
- ICRA - 24-Hour
- Standard First Aid - CPR & AED

### RELEVANT EXPERIENCE



Interior Office Fit-Out



Large Scale Renovations



Large Scale Projects



New Construction



Demolition



Infrastructure Heavy MEP



Office Space and Administration Buildings



Phasing Experience

### PROJECT EXPERIENCE

<i>Conemaugh Memorial Medical New Building D Johnstown, Pennsylvania \$62,000,000</i>	<i>Conemaugh Ebensburg Outpatient Care Center Ebensburg, Pennsylvania \$14,000,000</i>	<i>Franciscan Sisters Chapel &amp; Mother House Toronto, Ohio \$4,965,118</i>
<i>University of Pittsburgh RIDC Computer Center Pittsburgh, Pennsylvania \$4,254,375</i>	<i>University of Pittsburgh Bouquet Gardens Pittsburgh, Pennsylvania \$4,594,079</i>	<i>Duquesne University Student Housing Bathroom Upgrades Phase IV Pittsburgh, Pennsylvania \$1,120,275</i>
<i>Greater Pittsburgh Food Bank New Construction Pittsburgh, Pennsylvania \$15,000,000</i>	<i>UPMC Western Psychiatric Institute &amp; Clinic Renovations Pittsburgh, Pennsylvania \$2,500,000</i>	<i>Duquesne University Keller Fieldhouse Locker Rooms Phase II Pittsburgh, Pennsylvania \$975,000</i>
<i>Conemaugh East Hills Outpatient Care Center Johnstown, Pennsylvania \$30,000,000</i>	<i>Franciscan University of Steubenville Marian Hall Bathroom Renovation Steubenville, Ohio \$1,200,000</i>	<i>Duquesne University Student Union Upgrades Pittsburgh, Pennsylvania \$205,718</i>
<i>Seton Hill University Center for Performing Arts Latrobe, Pennsylvania \$14,434,300</i>		

### PROJECT ROLE

As project executive, Brent's project responsibilities include the following:

- Provide leadership and oversight to project management and administration
- Provide monthly project reviews with the team to include schedule, safety, administration and quality control
- Maintain relationships with the owner, subcontractors and AE firms
- Review and approve subcontracts, purchase orders, changes, contractual notices, and budget revisions
- Project problem solving and finding solutions
- Train departmental staff and provide oversight
- Meet with staff on a regular basis to check on progress of projects
- Provide support and collaboration for upper management project team members



# LAUREN N. COPEMAN

## SENIOR PROJECT MANAGER

Lauren is a results-oriented and highly motivated professional with more than 18 years of project management experience in the healthcare, manufacturing and construction industries. She has a proven ability to successfully manage multi-million dollar projects of varying size and complexity while maintaining focus on the overall project budget, schedule, quality, and meeting customer expectations.

### QUALIFICATIONS | EDUCATION

- Industry experience since 2001
- Massaro Experience since 2018
- Penn State University/BS/Civil Engineering/Construction Management

### CERTIFICATIONS

- OSHA 10-hour
- ICRA 24-Hour

### RELEVANT EXPERIENCE



Higher Education Projects



Occupied Higher-ed Campus



Large Scale Projects



Large Scale Renovations



Demolition



New Construction



Urban Environments



Infrastructure Heavy MEP

### PROJECT EXPERIENCE

<i>The First Tee of Pittsburgh The Arnold Palmer Center Pittsburgh, Pennsylvania \$4,400,000</i>	<i>Pittsburgh Glass Center Renovation Pittsburgh, Pennsylvania \$13,896,000</i>	<i>UPMC Kaufmann Medical Office Building Pittsburgh, Pennsylvania \$5,600,000</i>
<i>Point Park University West Penn Hall Sales &amp; Innovation Lab Pittsburgh, Pennsylvania \$338,000</i>	<i>Highmark FAP Revolving Door Replacement Pittsburgh, Pennsylvania \$1,125,000</i>	<i>UPMC WPIC 14th Floor Office Renovation Pittsburgh, Pennsylvania \$578,000</i>
<i>University of Pittsburgh Forbes Tower Renovation Pittsburgh, Pennsylvania \$352,000</i>	<i>Highmark FAP 8th and 23rd Floors Reno Pittsburgh, Pennsylvania \$2,517,000</i>	<i>NexCore Medical Office Building Tenant Improvements Hoffman Estates, IL \$12,000,000</i>
<i>University of Pittsburgh William Pitt Union Catering Relocation Pittsburgh, Pennsylvania \$2,000,000</i>	<i>Highmark PAP Lobby Reno Pittsburgh, Pennsylvania \$1,285,000</i>	<i>NexCore Medical Office Building Shell &amp; Core, Hoffman Estates, IL \$10,000,000</i>
	<i>Highmark FAP 20th Floor Reno Pittsburgh, Pennsylvania \$1,456,000</i>	<i>UPMC Mercy Hospital Central Sterile Processing Pittsburgh, Pennsylvania \$8,000,000</i>

### PROJECT ROLE

As project manager, Lauren's project responsibilities include the following:

- Responsible for customer satisfaction and overall success of the project
- Manage construction schedule and prepare regular updates for all project stakeholders
- Establish and maintain relations and communication with all project stakeholders
- Manage all project finances
- Evaluate all changes in the work and diligently manage cost control
- Lead the safety efforts throughout the duration of the project
- Administer quality assurance/quality control plan
- Lead owner/architect and subcontractor meetings
- Coordination of all trades
- Meet and exceed customer expectations





# ROBERT TRETTEL

## PRECONSTRUCTION MANAGER

Rob has been in the construction industry since 1995 and joined Massaro in 2022. Over the years, Rob has held an array of positions such as civil engineer, estimator, senior project manager, project executive, owner's representative, and preconstruction manager all the while proving himself as an asset with a unique perspective. As preconstruction manager, Rob works hand-in-hand with Massaro's estimating and operations departments to provide customer satisfaction through preconstruction in order to deliver a successful project.

### QUALIFICATIONS | EDUCATION

- Industry experience since 1995
- Massaro experience since 2022
- University of Pittsburgh, Bachelor of Civil Engineering
- EIT Certified

### PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineer's (ASCE)
- Professional Construction Estimators Association (PCEA)

### RELEVANT EXPERIENCE



City and Government



New Construction



Heavy MEP Infrastructure



Large Scale Renovations



Office



Hospital Construction



Demolition



Multi-Family Housing

### PROJECT EXPERIENCE

<i>214 S. Craig St. Development Pittsburgh, Pennsylvania \$3,500,000</i>	<i>Universal Studios "City Walk Park" &amp; Exhibits Project Estimator/Project Engineer Orlando, Florida \$70,000,000</i>	<i>Hilton/Doubletree Reno Hotel Conversions Owner's Representative/Project Estimator/Project Engineer Pittsburgh, Pennsylvania \$5,000,000</i>
<i>Airport Cargo Bldg #4 Pittsburgh, Pennsylvania \$14,000,000</i>	<i>U.S. Post Office – Federal Building (Multiple Projects) Project Estimator/Project Engineer Pittsburgh, Pennsylvania \$16,000,000</i>	<i>Matthews Lofts Condominiums Historic Renovation Adaptive-ReUse Superintendent/Project Estimator/Project Manager Pittsburgh, Pennsylvania \$5,000,000</i>
<i>Big Blue Swim Center Retail Fit-out Cranberry, Pennsylvania \$1,650,200</i>	<i>UPMC Cancer Center Project Estimator Pittsburgh, Pennsylvania \$250,000,000</i>	<i>Spearmint Rhino Gentlemen's Club – Premier Conversion / Adaptive-ReUse Project Estimator / Project Manager Pittsburgh, Pennsylvania \$500,000</i>
<i>Penn State University Senat Hall Erie, Pennsylvania \$2,449,000</i>	<i>IRS Customer Service Center Chamblee, Georgia \$55,000,000</i>	
	<i>51 Bridge St. Adaptive-ReUse Superintendent/Project Estimator/Project Manager Pittsburgh, Pennsylvania \$15,000,000</i>	

### PROJECT ROLE

As preconstruction manager, Rob's project responsibilities include the following:

- Serve as liaison to ensure bidding subcontractors and suppliers fully understand the scope of work, specifications, schedule requirements, work conditions and other project parameters.
- Deliver time critical project bids at owner's location, receiving final numbers over the phone and filling out official bid forms for submission.
- Develop scopes of work for subcontract packages after studying construction documents ensuring that all that all work is covered in subcontract or self-perform scopes of work.
- Supervise and coordinate work of 3- 4 estimators and lead estimators performing quantity take-offs on self-perform and subcontracted work and soliciting bids for Division 1 – 17.
- Assemble complete estimate from estimators/lead estimators into one document and single bid number for bidding purposes.
- Ability to produce quality quantitative budgets on preliminary, incomplete set of construction documents for negotiated clients/projects.



# RALPH DELIO

## MEP COORDINATOR

Ralph has extensive experience in the HVAC industry with special emphasis on engineering, estimating, reporting, design, layout and sales. Having been in the construction industry since 1979, Ralph has an array of experience designing and estimating HVAC systems for a variety of industries including healthcare, higher-education, non-profit, government, office/warehouse and retail environments.

### QUALIFICATIONS | EDUCATION

- Industry experience since 1979
- Massaro experience since 2015
- Youngstown State University, Mechanical Engineering, HVAC, Plumbing, Refrigeration

### CERTIFICATIONS

- Hydronics Licenses
- City of Pittsburgh Licences
- ICRA 8-hour

### RELEVANT EXPERIENCE



Higher Education Projects



Occupied Higher-ed Campus



Heavy MEP Infrastructure



Large Scale Renovations



New Construction



MEP Estimating and Design



Large Scale Construction



Installation of MEP Systems

### PROJECT EXPERIENCE

<i>Franciscan University</i>	<i>AHN AGH Cancer Center</i>	<i>Heinz Field, Lot 1</i>
<i>Best Western</i>	<i>New Construction</i>	<i>Parking Facility</i>
<i>Steubenville, Ohio</i>	<i>Pittsburgh Pennsylvania</i>	<i>Pittsburgh, Pennsylvania</i>
<i>\$10,500,000</i>	<i>\$52,000,000</i>	<i>\$22,500,000</i>
<i>Duquesne Univeristy</i>	<i>Rivers Casino - Landing Hotel</i>	<i>Atlantic Aviation</i>
<i>College Hall MEP Upgrades</i>	<i>New Construction</i>	<i>Interior Renovation</i>
<i>Pittsburgh, Pennsylvania</i>	<i>Pittsburgh, Pennsylvania,</i>	<i>Pittsburgh, Pennsylvania</i>
<i>\$916,000</i>	<i>\$44,000,000</i>	<i>\$2,276,000</i>
<i>University of Pittsburgh</i>	<i>Park7 Group</i>	<i>UPMC Montefiore Hosptial</i>
<i>Petersen Events ACC Upgrade</i>	<i>The One on Center</i>	<i>Main Entrance Renovations</i>
<i>Pittsburgh, Pennsylvania</i>	<i>Pittsburgh, Pennsylvania</i>	<i>Pittsburgh, Pennsylvania</i>
<i>\$1,727,877</i>	<i>\$78,000,000</i>	<i>\$2,000,000</i>
<i>Pennsylvania State University</i>	<i>The Batch Foundation</i>	<i>Conemaugh Health System</i>
<i>Campus Steam Updates</i>	<i>New Construction</i>	<i>East Hills OCC</i>
<i>University Park, Pennsylvania</i>	<i>Pittsburgh, Pennsylvania</i>	<i>Johnstown, Pennsylvania</i>
<i>\$5,000,000</i>	<i>\$5,200,000</i>	<i>\$30,000,000</i>
<i>AHN Wexford Hospital</i>	<i>Marriott Residence Inn</i>	<i>Phipps Conservatory</i>
<i>New Constuction</i>	<i>Oakland Location</i>	<i>Exhibit Staging Center</i>
<i>Wexford, Pennsylvania</i>	<i>Pittsburgh, Pennsylvania</i>	<i>Renovation</i>
<i>\$188,000,000</i>	<i>\$18,000,000</i>	<i>Pittsburgh, Pennsylvania</i>
		<i>\$5,500,000</i>

### PROJECT ROLE

As MEP coordinator, Ralph's project responsibilities include the following:

- Participate in both the preconstruction and construction phase activities as a supportive member of the project team
- Review proposed MEP systems as well as existing systems where necessary to identify and resolve coordination issues
- Oversee all MEP budget estimates including schematic, design development and construction document phases
- Participate in value engineering and cost comparison throughout the budgeting process
- Serve as the liaison between the MEP subcontractors and the design team by receiving, reviewing and submitting all MEP RFIs, reviewing the complete construction documents, and maintaining contact with MEP bidders to ensure accurate and competitive bids
- Assist project manager and engineer with submittal processes
- Seek to provide business opportunity to diverse subcontracting tiers and suppliers



# NATHAN DIPIETRO

## PROJECT ENGINEER

Nathan has been in the construction industry for five years having held a variety of roles even prior to his 2018 graduation from Kent State with a bachelor's degree in construction management. Since joining Massaro in 2019, he has gained invaluable project knowledge by working as the project engineer on some of our most significant projects. Nathan's experience has ranged from large-scale healthcare projects to higher-education and service industry renovations.

### QUALIFICATIONS | EDUCATION

- Industry experience since 2016
- Massaro experience since 2019
- Kent State University, Bachelor of Science, Construction Management

### CERTIFICATIONS

- OSHA - 30-hour

### PROJECT EXPERIENCE

<i>University of Pittsburgh Johnstown Campus Renovations Johnstown, Pennsylvania \$7,878,974</i>	<i>UPMC St. Margaret's Hospital Pharmacy Renovation Pittsburgh, Pennsylvania \$1,021,577</i>	<i>Steward Health Care Hillside Rehabilitation First Impressions Warren, Ohio \$985,520</i>
<i>Batch Foundation Best of the Batch Clubhouse Pittsburgh, Pennsylvania \$7,400,000</i>	<i>Steward Health Care Trumbull RMC Stack Demo Warren, Ohio \$339,390</i>	<i>Steward Health Care Trumbull RMC CT Replacements (3) Warren, Ohio \$175,443</i>
<i>Rivers Casino VIP Offices Pittsburgh, Pennsylvania \$65,000</i>	<i>Steward Health Care Trumbull MRI Replacement Warren, Ohio \$800,000</i>	<i>Steward Health Care Sewickley Tavern Renovations Sewickley, Pennsylvania \$1,000,000</i>
<i>Massaro Properties 421 7th Ave - PCI Renovation Pittsburgh, Pennsylvania \$2,400,000</i>	<i>Steward Health Care Sharon Regional Cath Lab Sharon, Pennsylvania \$1,046,081</i>	

### RELEVANT EXPERIENCE



Higher Education  
Projects



Large Scale  
Renovations



MEP  
Infrastructure



Occupied  
Higher-ed  
Campus



Large-scale  
Construction



Demolition



Office Space and  
Administration  
Buildings



New Construction

### PROJECT ROLE

As project engineer, Nathan's project responsibilities include the following:

- Adhere and enforce safety standards
- Review submittals
- Manage RFIs and change orders
- Record and distribute meeting minutes
- Oversee the project scheduling
- Review and distribute blueprints & specifications
- Manage communications with owner, architect and subcontractors
- Facilitate permitting
- Assist with awarding subcontractor packages
- Coordinate the punchlist and close-out process
- Track expenditures and project costs
- Maintain Project Integrity and Reputation



# BRIAN BAUMEISTER

## GENERAL SUPERINTENDENT

Brian has spent over 25 years in the construction industry with a focus and expertise in the multi unit housing market. Brian is an incredible leader on the job site and leads through example. Brian is builder at heart and knows exactly how to create an atmosphere "get it done" attitude. In addition to Brian's wealth of knowledge in this market Brian also brings his years of management skills to provide quality construction and customer satisfaction on every project.

### QUALIFICATIONS | EDUCATION

- Industry experience since 1995
- Massaro experience since 2012
- Central Westmoreland Technology/Carpentry Training
- Carpentry Apprenticeship

### CERTIFICATIONS

- OSHA 30-Hour
- ICRA - 24 Hour
- Fall Hazard Awareness

### RELEVANT EXPERIENCE



Multi-Family Housing



Student Housing Experience



Heavy Concrete



Hotel Experience



City Projects



New Construction



Office Buildings



Heavy MEP Infrastructure

### PROJECT EXPERIENCE

#### Park7 Group

*The One on Center & Garage*  
Pittsburgh, Pennsylvania  
\$78,000,000

#### RISE Development

*SkyVue Apartments*  
Pittsburgh, Pennsylvania  
\$74,000,000

#### Indiana University of Pennsylvania

*Student Apartments*  
Indiana, Pennsylvania  
Phase I \$35,399,855  
Phase II \$56,697,342  
Phase III \$51,700,000  
Phase IV \$29,100,000  
Total - \$172,897,197

#### Lot 24 - Strip District

*Cork Factory Apartments*  
Pittsburgh, Pennsylvania  
\$13,206,446

#### Fairmont State University

*University Terrace*  
Apartments  
Fairmont, West Virginia  
\$29,848,035

*UPMC Cumberland Woods*  
Senior Living Apartments  
Pittsburgh, Pennsylvania  
\$37,603,546

*Marriott Residence Inn*  
Oakland - New Construction  
Pittsburgh, Pennsylvania  
\$19,200,000

*Carlow University University Commons - Student Union, Library and Event Space*  
Pittsburgh, Pennsylvania  
\$14,500,000

#### University of Pittsburgh

*Johnstown Campus*  
New Student Housing  
Johnstown, Pennsylvania  
\$20,000,000

*Carlow University*  
Grace Hall Renovations  
Pittsburgh, Pennsylvania  
\$1,500,000

*Point Park University*  
Boulevard Apartments  
Pittsburgh, Pennsylvania  
\$449,000

*Buncher Company*  
Attorney Generals Office  
Renovation and fit out  
Pittsburgh, Pennsylvania  
\$2,600,000

### PROJECT ROLE

As general superintendent, Brian's project responsibilities include the following:

- Managing overall project safety
- Maintaining daily activity log for the project
- Supervising Massaro's on-site staff and their time sheets
- Coordinating subcontractors' activities related to schedule, quality control, and reviewing materials and work-in-place to assure compliance with the contract documents
- Creating and maintaining subcontractor files; submittals and correspondence between the superintendent and the subcontractor
- Managing work to maintain project schedule
- Procuring materials and equipment for Massaro's work
- Maintaining a current set of drawings with posted updates