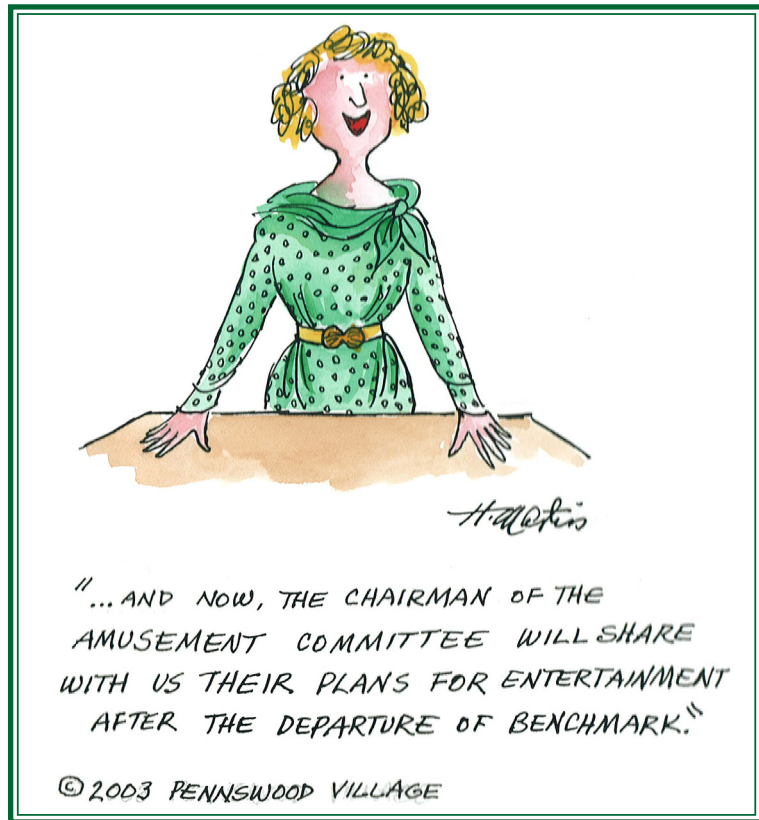


# BENCHMARK ENTERTAINMENT

# GROUND BREAKING CEREMONY



Issue 1



# FOXDALE VILLAGE COMMUNITY

# CONSTRUCTION NEWS

August 2010

## INFORMATIONAL PRESENTATION

On Tuesday, June 29, 2010 representatives of Benchmark Construction Company made a presentation to approximately 60 Foxdale residents. The presentation focused on introducing the team of Benchmark employees and their responsibilities for the upcoming construction project. The overall project and the project schedule was also presented.

After the presentation, a spirited round of questions and answers took place. Those questions and answers are published inside this newsletter. The gathering lasted a little over an hour. Introductions were made by Mr. Bill James, Executive Director, Foxdale Village.

## THREE MONTH SCHEDULE

### AUGUST

- :: Site Electric
- :: Trenching near Cottages
- :: Retaining Wall Foundation Excavation
- :: Foundation Excavation (Independent Living North Wing Only)
- :: Concrete Foundations

### SEPTEMBER

- :: Foundation Excavation at Parking Deck
- :: Slab-On-Grade at Independent Living
- :: Exterior Framing at Independent Living
- :: Interior Masonry Walls at Independent Living

### OCTOBER

- :: Pour Retaining Wall at the Parking Deck
- :: Pour Foundations at the Parking Deck
- :: Interior Wall Layout
- :: Exterior Framed Walls at Independent Living
- :: Floor Framing System at Independent Living

### CONTINUED QUESTIONS & ANSWERS from inside page

- Q:** How many subcontractors are from the Centre County area?
- A:** Approximately 50% of our suppliers and subcontractors invited to bid on the project were from the Centre County area. So far we have issued contracts to the following Centre County Area Contractors & Suppliers: HRI (site work), CMT ( Construction Testing & Inspections), Demolition & Construction (Bulk Building Demo), Robert W. Behrer ( Landscaping), M&M Concrete (Concrete), Nittany Building Specialties (Aluminum/Glass/Glazing), Triangle Building Products (Wood Windows) and Central PA Dock & Door (Loading Dock Equipment). We have made it a priority to utilize as many local (Centre County) suppliers and subcontractors as possible for this project.

- Q:** Are you aware that widening of University Drive will be going on this summer?
- A:** We were aware that PennDot has upcoming work along University Drive; however, at this time we do not feel that it will impact any construction during this year.
- Q:** Will there be landscaping to screen the parking structure from Area D cottages?
- A:** Landscaping will be provided and the grading differential will help to obscure view of the parking deck.
- Q:** Will the parking deck have a roof?
- A:** Options are still being investigated to provide a solar array that will provide cover for the parking garage.

Foxdale Village Community Construction News  
Expansion News and Updates for Friends of Foxdale Village  
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1500 South Atherton Street  
State College, PA 16801

## BENCHMARK PERSONNEL

The Benchmark project team is excited to introduce those employees that will be bringing your project to life.



**Bob Brandt, Jr.**  
Chairman  
Principal in Charge of Project



**Steve Lee**  
Vice President of Construction Management  
Executive Oversight of Preconstruction and Construction Coordination



**Steve Conway**  
Project Executive  
Executive Construction Oversight, Resource Planning and Owner Coordination



**Devin Learn**  
Preconstruction Manager  
Coordination of Preconstruction Planning and Cost Estimating



**Cary Zamilski**  
Project Manager  
Coordination of Onsite Construction Team and Owner/Resident Communications



**Kyle Conrad**  
Assistant Project Manager  
Daily Onsite Construction Coordination with Contractors, Planning, Safety, Schedule and Quality



**Dave Vanasdalan**  
Project Superintendent  
Daily Onsite Coordination of Construction Activities



**Steve Spade**  
Assistant Project Superintendent  
Daily Onsite Coordination of Construction Activities



**Kina Altemose**  
Administrative Assistant  
Daily Onsite Administrative Support



Answers to your questions . . .

**Q:** How many Benchmark Construction Company, Inc. employees are involved in the project?  
 :: How much work is self-performed vs. subcontracted?

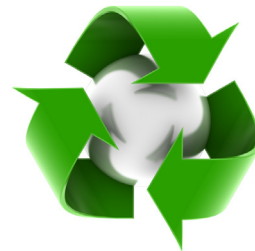
**A:** Benchmark Construction Company will have a complete management team dedicated to this project, all of which will be based in the State College office. This staff will be comprised of a project manager, two assistant project managers, one superintendent, two assistant superintendents and one administrative assistant. Beyond the management team, Benchmark will be providing a complete staff of foremen, carpenters and laborers to perform tasks such as constructing temporary measures to separate the construction from the current occupied spaces, organize and maintain a neat and orderly construction site, maintain overall project quality, install in-wall wood blocking, install running trim and cabinetry, install door frames, doors and hardware and miscellaneous accessories.



**Q:** What green technology is incorporated into the project?

**A:** Benchmark plans to implement the following sustainable practices:

- :: Implementation of construction activity pollution prevention and the utilization of LED site lighting to reduce energy consumption
- :: Design and incorporate water-efficient fixtures for all private and public bathrooms
- :: Design landscaping to minimize potable water use
- :: Provide geothermal water source heat pumps for the Anthony and Darlington Houses. This system does not need a cooling tower or boilers. The earth is used to heat and/or cool the loop water. This system is used in conjunction with the health center where the mechanical systems run 24 hours a day, therefore, maximizing the return on investment.
- :: Target diversion of 75% of construction and land-clearing debris from disposal in landfills and incinerators.
- :: Maximize recycled content in building materials used on the project.
- :: Provide covered and uncovered exterior patios, porches and terraces to increase opportunities for all occupants to enjoy outdoor living.



**Q:** How many female employees or women owned businesses are involved in the project?

**A:** Benchmark has a female Administrative Assistant onsite (Kina Altemose). In addition, we have invited approximately 70 women-owned businesses to bid on the project. We have also invited approximately 20 minority owned businesses to bid on the project. Benchmark's Business Development and Marketing employees are female and have been very involved with this project.

**Q:** Why are the windows being changed in the Darlington and Anthony Houses?

**A:** The design was to incorporate walk-out window bays to maximize daylight in individual resident rooms. The bays were planned for the rooms in the new addition as well as the renovated existing resident rooms.

**Q:** Will there be an observation area for the residents to view the construction progress?

**A:** Benchmark Construction recognizes that the transformation of the Foxdale Campus is exciting and intriguing for most, if not all, residents and staff. We encourage interaction with the construction process by creating safe viewing areas at locations which will be coordinated between the construction management staff and the Foxdale staff. We will also be providing multiple progress photos of the construction process, interior and exterior, which will be included in the newsletters to follow.



**Q:** What will happen to the oak tree located on Marylyn Avenue?

**A:** We all clearly understand how much the Oak Tree means to the residents at Foxdale – we have done everything possible to jump through hoops to keep it in its place. However, this is unfortunately one obstacle which cannot be overcome. According to the Civil Engineer, if revisions were made because of the tree to accommodate the underground storm water layout, additional storm piping in Marylyn Avenue would be required which would compromise at least two of the existing Boulevard trees as well as adding significant cost and delay for borough review and approval. In addition, according to the Engineer, additional issues include: grade around the tree would need to be brought up minimally 18" which therefore runs the risk of root suffocation; close proximity of the tree to building would mean that work would need to occur within the root system and therefore compromising the tree's health; and, finally, the 3-story building would drastically change the tree's environment (water flow to root system, light and shading and other environmental impacts). In addition, Borough Arborist Alan Sam stated that "several of the tree's leafless branches are already infected with chlorosis – an iron deficiency common in oaks planted in limestone soils." With all of this in mind, the Foxdale Village Executive Staff has considered all options and feels that in the best interest of the Community and the project, the tree should be removed. In order that the tree can be remembered in an appropriate fashion, much of the wood will be turned over to the Foxdale woodshop to be used to create furnishings, memoirs and other special items. In addition, more new trees will be planted that will exceed the number of those which must be removed.

**Q:** How will the memorial trees on campus be handled?

**A:** Bill James and Kyle Conrad will schedule a meeting to develop a relocation drawing that we will collectively submit to the landscape committee. Steve Spade and Kyle Conrad have already started the plan and identified all of the memorial trees on the campus.

**PLEASE SEE QUESTIONS & ANSWERS, back page**



**Foxdale Village**

Proposed Bird's Eye View of  
the Foxdale Village Campus