

*PENN VALLEY CONSTRUCTORS, INC.*

2ND QUARTER 2007

# Partners in Excellence



## Triumph Philadelphia

By Jonathan F. Otto



"Penn Valley's performance exceeded our expectations at every level. Their attention to detail and customer service are of the highest order."

— Triumph Brewing Co.

In Spring of 2007, Penn Valley Constructors completed construction of the new Triumph Brew Pub at 117 Chestnut Street between 2<sup>nd</sup> and Front Streets in the Old City section of Philadelphia. This project was at once challenging, intricate and ultimately rewarding.

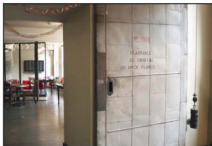
However, before we go too far into this project, there is some background, which we think is important to share. In the Spring of 2002, Triumph Brewing Company selected Penn Valley Constructors as its contractor for a partial renovation of their brew pub in Princeton, New Jersey. John DenBleyker, our Vice President and Project Manager, visited the site and determined that since Triumph is open for lunch, we would have to work off-hours.



The second floor opens above the bar to provide a dramatic view of the brewery.

This project, although not large, was complicated. This is more often than not the case with renovations of older buildings. John selected Jeff Bertoldo as Penn Valley Constructors' site superintendent. This was an excellent choice. Jeff is a perfectionist, finicky about workmanship, intolerant towards any delay and insistent upon a clean jobsite. The job was done well and on time.

So it followed that when Triumph selected the site for their second location in George Michael's Union Square in New Hope, PA., we were chosen once again to be the contractor. In this case we had two separate contracts. The first was with George to complete the demolition and renovations of the shell building and the second was with Triumph to complete the interior of the Brew Pub/Restaurant. It was once again a challenging job, with a contemporary design, exotic finishes and a very complicated mechanical system including a multi-zone VAV climate control system. All of this adapted to the interior of a nineteenth century industrial building. John, with strong encouragement from our customer, once again chose Jeff Bertoldo as our project superintendent. The job was done on time and to the highest standard of quality. In September of 2004, we proudly showed off the new restaurant to customers, friends and design professionals with whom we work.



A fire door salvaged from the construction site at U.S. Steel now serves as a unique divider between dining areas.

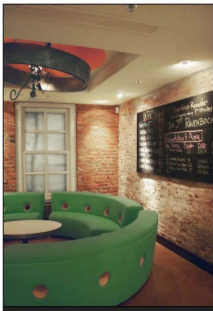
After completion of the New Hope site, our roles changed. Peter, John, myself and other members of Penn Valley Constructors became Triumph's customers, using the comfortable environment for our own enjoyment and as an opportunity to demonstrate our versatility to perspective customers. So it remained until November of 2005, when Triumph reached out to John and asked him to look at a shell space in Philadelphia's Old City; they wanted to get into that hot market as fast as they could.

John visited the site on numerous occasions and studied the plans as they developed to get a firm understanding of the project. In the spring of 2006 we started interior demolition in the ancient, cavernous 4-story space. It wasn't long before we uncovered the unexpected in the 18<sup>th</sup> century basement and subbasement levels that would house the kitchens and mechanical systems. We found brick arches and tunnels leading to "who knows where". We found hued timbers and stone sills of days gone by.

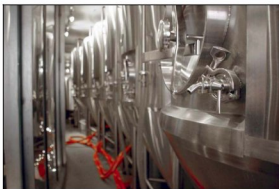


A variety of dining venues are available from the first floor bar area shown above, to quieter areas on the second floor.

We also found that a column line on the second or third level did not necessarily indicate a matching column line at the level below. Many challenges grew out of these peculiarities to which was added the fact that the extensive exterior mechanical equipment had to be located on a small roof area, five floors above our tenants' lease.



Elements of the original building, such as the preserved brick, combined with modern décor in the lounge areas.



Mature beer is pumped to the tanks above, part of a 15 barrel brewing system, and delivered to the bar taps below.

Once again we had one of our veteran superintendents on the job; this time it was George McCardle, who will celebrate his 20<sup>th</sup> anniversary with Penn Valley Constructors in August 2008. George was faced with all the challenges that go with a tight space in an urban setting. In some ways John and George had almost five separate jobs; four floors plus our part of the brewery area. Every day and weekends too, people were literally on top of one another. George was traffic cop, referee, judge, jury and coach. Through John and George's perseverance the project was completed and ready for business in March 2007.

One of the particular challenges that George had to deal with at the project was the installation of the brewery vats and tanks on the second floor of the building. As seen on the right side of this page, the entire block of Chestnut Street between Front and Second Streets was closed as the massive tanks were marshaled onto the street to be lifted and swung into a second floor window. The 1,200 lb. stainless steel vessels were then jockeyed into the brewery area on the balcony above the bar.

Visiting the site after the completion, the complex millwork and specialty fixtures make a stunning statement. The dramatic open floor over the bar area frames the brewery vats and the "brew area". A variety of dining venues are offered from the bar area to quieter dining areas on both of the serving levels. Of course Triumph's award winning tradition continues; the food is delicious and the beer is great!



## Visit Triumph Brewing Company

### Princeton

138 Nassau Street  
609.924.7855

### New Hope

400 Union Square  
215.862.8300

### Philadelphia

117 Chestnut Street  
215.625.0855



## Recent Completions

By Jonathan E. Otto

In the late spring and early summer of 2007 we delivered three very different projects. Those projects were Peking Pavilion, an upscale Chinese restaurant in Manalapan, New Jersey, Gamesa Wind in the U.S. Steel Industrial Park in Fallsington, PA and the new Faulkner Cadillac dealership in Bensalem, PA.



EFS and poured concrete exterior finishes are offset by a distinctive portal designed to have the look of a Cortain finish.

**Peking Pavilion** has long been a destination for discerning diners in Central New Jersey and beyond. Owners Mike and Corrina Kuo had worked for 19 years to establish a large and loyal clientele. Unfortunately, in December of 2004, the Route 33 landmark was burnt to the ground. After some bad experiences, Mike and Corrina came to Penn Valley Constructors and asked for our help. So it was that in October 2006 we started construction on the new building.



The second floor mezzanine is available for private parties.

Designers Raphael Alvarez, known for his spectacular restaurant designs in Manhattan and beyond, has mixed traditional Oriental simplicity with trendy highlights to create an elegant ambience. The ground floor serving area features glass, steel and ceramic tile highlighted by a unique lighting system and an etched glass bar top. Exterior seating is provided in a garden environment that is at once "on the edge" and comfortable.

A second floor private dining area which can serve more than 30 people overlooks the main dining area and adds a view to the exterior. Throughout the facility, comfort and professional service are your constant companion.

Our work at **Gamesa Wind** included building offices and other renovations for the world's second largest manufacturer of electricity generating windmills. Gamesa Wind intends to supply not only the U.S. from this location, but also the balance of the Western Hemisphere, thus making Pennsylvania a leader in wind production east of the Mississippi.



Gamesa Wind's turbine towers stand at approximately 250' to 300' with three 138' blades.

**Faulkner Cadillac** is a full service dealership built to the specifications of Cadillac's Facility Image Program. These specifications include upscale interior finishes consistent with the name and brand of "Cadillac". The building exterior is a stately



Faulkner Cadillac's "Vehicle Care Center" consists of a fully stocked parts area and 15 service bays.

Indiana Limestone façade laid in large block panels. The interior service bays are designed with the latest technology to make the service customers visits as short and efficient as possible. Customer comfort is emphasized throughout the facility, from the spacious showroom and elegant customer waiting areas to the new car delivery area where the customer can learn about his new Cadillac in a quiet, unhurried environment.

Isn't it time to call us for your next project?  
Phone: 800-523-3746



Fax: 215-295-2980  
sales@penvall.com  
www.penvall.com

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