



A COLLABORATIVE EFFORT  
Three Projects Highlighting AGI Member Teamwork

# CASE STUDY

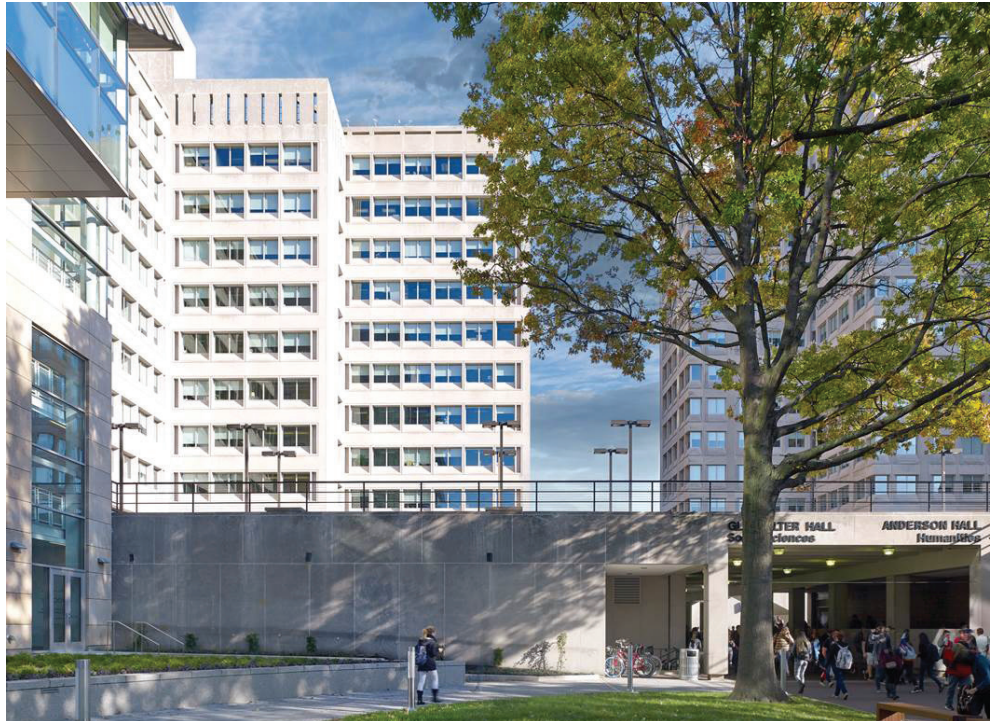
## Project Overview

AGI members collaborated on three recent projects to capitalize on each teammate's strengths and deliver the best quality, price, and schedule:

- Three-Building Facelift  
Temple University | Philadelphia, PA
- Riverview Towers | Camden, NJ
- Musselman Learning Center  
Norristown, PA

## AGI Glaziers

Graboyes Commercial Window Co.  
Eureka Metal & Glass  
Greenwich Glass  
Synergy Glass & Door Service



## THREE-BUILDING FACELIFT

Three buildings surrounding Temple University's new Science Education and Research Center underwent fast-track facelifts over the summer of 2014. Anderson Hall, Gladfelter Hall, and Engineering gained a total of 2,509 new windows in just 71 days. This was followed by new storefront, entrances, and curtainwall glazing. Gilbane Building Company managed construction.

While some competitive glazing contractors bid the entire project, two AGI members took a collaborative approach. Graboyes Commercial Window Co. and Eureka Metal and Glass Services, Inc., both of Philadelphia, Pa., teamed to match strengths and provide the best overall value.

A scheduled replacement from April 15 to July 31 meant careful advance planning and coordination. Graboyes field-measured each window over the preceding winter break. Eureka mitigated a lack of as-built information by running engineering parallel to product release. Materials were sequenced to the job site on a

*pictured above: Gladfelter Hall, Temple University*

daily basis and Eureka coordinated with Gilbane on safety and weather protection. The team monitored the weather forecasts and continually evaluated and sequenced tasks to keep the building safe and weather protected, even when 1,000 square feet or more of windows were removed.

Graboyes used dual crews to install nearly 40 windows per day to complete the work on July 25 - a week ahead of schedule. The collaborative effort leveraged the value and experience of each partner and their ability to evaluate field conditions, help value-engineer, and overcome unforeseen conditions to complete a quality window replacement.

Replacement windows were provided by Graham Architectural Products, selected for the ability to create a narrow profile without inhibiting sight lines. Storefront and curtainwall were manufactured by YKK AP. Glass for all windows was fabricated by J.E. Berkowitz.

## RIVERVIEW TOWERS

An affordable apartment community in Camden, NJ, Riverview Towers includes 224 rent-assisted one-bedroom and efficiency units. The complex is home to over 300 residents. The 15-story towers underwent a facade update to provide a refreshed, modern exterior. An upgraded window system offers residents and building maintenance staff improved ease of use.

Graboyes partnered with Greenwich Glass of Mickleton, N.J., on the project to replace 658 windows, four entrances, and the storefront systems of ground floor retail spaces. The building remained fully occupied during construction.

Replacement windows were manufactured by Wojan. The project marked the third window replacement Graboyes has completed for building owner, Leon N. Weiner & Associates (LNWA).

## MUSSELMAN LEARNING CENTER

A former armory in Norristown underwent a \$3.5 million adaptive reuse into an early learning center for 300 kindergarten students. The renovation saw the teaming of Graboyes with Synergy Glass and Door Service of Collingdale, Pa.

Windows were manufactured by Graham Architectural Products. Graboyes completed window replacement in three buildings under energy savings contracts with Norristown Area School District.

## CERTIFICATION

Both Graboyes and Eureka have earned the North American Contractor Certification (NACC) for Architectural Glass & Metal contractors. The certification is awarded to those contractors who demonstrate consistency, quality, and safety excellence.

"Achieving the NACC certification was a great way to confirm and recognize the outstanding efforts and teamwork of our organization. Being certified by an independent party reinforces the quality and safety commitment we make to our customers," said John Scott, Owner and Chief Operating Officer at Graboyes.

*top to bottom: Riverview Towers, Musselman Learning Center overall and detail (all photos © Don Pearse Photographers, Inc.)*

