



1600 MARKET STREET TENANT FIT-OUT PHILADELPHIA, PA.

Interior glass and sleek walnut pair in a high-end renovation.

By: Amanda Gibney Weko

CASE STUDY

AGI Glazier

Advanced Glass & Metal

Colmar, Pa.

Team

Tenant: Cohen Seglias

GC/CM: IMC Construction

Architect: L2 Partridge (L2P)

Interior Glass: Elite Glass Interiors

Scope

32,000-square-foot interior fit-out comprising 88 conference rooms and private offices

Completion

Spring 2021



Lobby view showing electronic conference room glass (all photos © Joe Garvin)

INTRODUCTION

At 1600 Market Street in Philadelphia, law firm Cohen Seglias Pallas Greenhall & Furman, PC (Cohen Seglias) initiated a 32,000-square-foot fit-out of spaces on the 31st and 32nd floors. The project involved installing demountable interior glass partitions for 88 private offices and conference rooms, plus specialty glass accents. AGI member glazing contractor Advanced Glass & Metal, LLC met an aggressive timeline and used a new interior glass product available locally through Elite Glass Interiors.

GLAZING SCOPE

Advanced Glass & Metal provided a turnkey solution, installing a combination of systems purchased as a package from French manufacturer, Hoyez PartitionSystems. Single-glazed office partitions combined with high STC double-glazed walls for acoustic privacy around conference rooms. The design included sophisticated walnut doors for a look not typically seen in interior glass systems. Advanced Glass & Metal also installed a

switchable glass wall in the main conference area. Sourced from Dynamic Glass Products, the glass changes from translucent to opaque in a seconds via a wall switch or remote control.

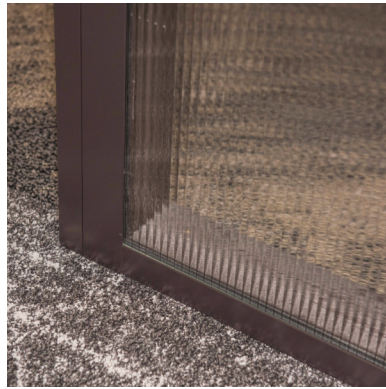
GLAZIER TEAM EFFORT

Engaged in July 2020, the team mobilized for installation in November with completion in mid-January 2021. Advanced Glass & Metal President Ron Kudla and Lead Estimator Josh Paumen were both well-versed in glass partition systems and co-managed the project.

Kudla speaks proudly about his team's ability to execute successfully on such a tight timeline. "It's a benefit to using a glazier rather than a furniture company," he explains. "We can provide a complete project at a very high level. Our LU252 glaziers embraced the system and worked with accuracy and attention to detail to make the product look exceptional."



*Clockwise from left:
entry doors from elevator
lobby, walnut-and-glass office
door with sidelite, dual-glazed
meeting room, slimline door
closer detail, low-profile sill
detail, hallway showing offices
with full walnut doors*



ULTRA-LOW PROFILE

One advantage to the Hoyez system is its extremely low profile. To achieve the sleek look, sills are mounted to the floor, with adjustments made through the glazing pocket. Each system component has a different – incredibly tight – tolerance for how the glass can be manipulated in the track, making consistently level floors critical to successful installation.

Kudla explained that out-of-level floors – even by a fraction of an inch – provided the biggest challenges on site. “Managing the site is our lesson learned,” he described of working with the new system. “We have to be hypersensitive to the general contractor getting the site within the tolerances required.” Advanced Glass & Metal worked with IMC Construction to ensure other trades achieve the floor levelness. By confirming measurements repeatedly, system installation went off without any major issues. “With every new system, there’s a learning curve,” Kudla added. “You can take a class, but once you’re in the field, it’s a different story. We adjusted and really embraced it.”

An additional hurdle came with the electronic conference room glass. The Hoyez system needed to be modified to accommodate wiring and transformers. Modifications allowed for the wiring to run through the system so that glaziers could make the low-voltage, plug-in connections easily as they installed the glass.

COVID IMPACT

The pandemic limited port access for international deliveries, with fewer workers available on docks to ship or receive products. These potential delays added another dimension to an already tight project schedule. Working quickly at the front end – careful estimating and accelerating the order approval process – meant few delays later. Advanced Glass & Metal began installation within one day of its anticipated start date and completed on time.

INDUSTRY PARTNERS

The Cohen Seglias project illustrates the glazing industry partnerships that Kudla said made the project successful. General Glass International (GGI) delivered glass on a very quick turnaround. Elite Glass Interiors not only supplied the Hoyez products but also provided full-service coordination between the European company and Advanced Glass & Metal.

MARKET OPPORTUNITY

Kudla sees the interior glazing market, already strong pre-Covid, accelerating as companies return to the office. Glass partitions offer security while retaining visual connection. Options for demountable glass partitions installed with precision by glazing contractors have also increased. Systems such as Hoyez offer thin walls, integrated hardware, slimline door closers, and a sleek aesthetic. “We’re excited to show general contractors the level of work we can do and how well we can do it.”