LOOKING FOR AN ARCHITECT, ENGINEER, CONTRACTOR OR LENDER? THE 2019 NAIOP PITTSBURGH BUYER'S GUIDE LISTS DOZENS OF FIRMS FROM AROUND THE REGION THAT CAN FIT THE BILL.

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Design 3 Architecture has been offering architecture, planning, and interior design services to the Pittsburgh region since 1982. We view inherent project constraints as potential opportunities for innovative design solutions. With a philosophy grounded in team collaboration, providing both personal attention and project leadership, Design 3 Architecture does more than solve problems. We provide solutions that are unique, exciting and affordable.

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DLA+ is a full-service architecture and interior design firm providing clients with a collaborative partnership and integrated approach through our Strategic Architecture solutions. Our corporate/commercial, higher education, sports, government, healthcare, and retail/hospitality clients seek out our expertise to solve their unique objectives and support their overall mission, vision, and strategy. We are committed to delivering successful projects that include sound principles of sustainable design intended to serve clients and the community well into the future. Fueled by a creative and talented team, our once two-person firm has grown to 40 people in 11 years, earning us a spot in the top 10 “Largest Pittsburgh-Area Architectural Firms” for the sixth year.

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DRS Architects continues to provide innovative and creative architectural and interior design solutions as we have for over 60 years. We carefully define our clients’ needs and develop customized responses to each design challenge. DRS provides architecture, interior design and master planning services through the varied markets of higher education, laboratories, healthcare, health and wellness, government, hospitality, and corporate offices. Our talented design teams work to develop exemplary projects which enrich daily life, improve communities, advance a sustainable future and promote design excellence.
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HDG is a full-service architectural firm offering pre-design, schematic design, design development, construction document, bidding, and construction administration services. Since 1992, we’ve provided architectural, planning, and interior design for professional offices, commercial buildings, schools, institutional buildings, religious buildings, government buildings, and water treatment plant facilities. HDG is committed to serving the client. We believe that design excellence is achieved through an interactive process with the client, from programming through completion. We seek to understand the needs and the desires that each client has for a project. Then we work to meet a client’s needs as they define them.

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HHSDR helps our clients deliver successful projects, on-time and on-budget, using a 360 degree approach to project planning, design and management. Our approach means detailed, Partner involvement at every phase, from initial studies through the phases of design, construction contract management and post-construction closeout. It means advocacy on our clients’ behalf, through every stage of the project, with the same Partner and team members that started the project with you. It means a facility that is as effective as it is beautiful. It means having the confidence that comes from a firm with more than 66 years of experience. HHSDR looks forward to speaking with you about our 360 degree approach to your project.

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IKM provides architecture, planning, and interior design services to complex clients across the region in healthcare, K-12, workspace, and civic and cultural organizations. IKM champions an immersive client engagement process using printing and AR/VR technologies to meet its vision of recognition for excellence in institutional architecture, design, and advancement of our client’s mission. In continuous practice for 109 years, IKM is an ever-changing organization that seeks to diversify its projects and people in order to make a difference. IKM is a member of the American Institute of Architects and the US Green Building Council.

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PWWG offers architecture and planning with a focus on work in urban, campus, and historic contexts. Our portfolio includes significant work in multi-family housing, education, and cultural buildings, as well as the preservation of adaptive re-use of existing buildings. Our award-winning design work also includes hotels, parking structures, theaters, offices, and technical training facilities. For over 40 years, from our studios in downtown Pittsburgh, we have assisted owners with detail-oriented service. From early conceptual studies through completion of construction, PWWG is adept at coordinating multi-disciplinary teams of engineers, consultants, contractors, and artists. PWWG brings expertise in code compliance, feasibility and space programming, historic tax credits, community outreach, visualization, and architectural design.

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VEBH Architects has been serving the communities of Southwestern Pennsylvania and beyond for 75 years. We are passionate about creating productive working, learning and wellness environments for our clients and those they serve. We are committed to the design of great places that inspire, motivate, and ultimately enrich our region and our communities.
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Gateway Engineers and its predecessors have played an active role in the development of the Ohio Valley since 1954. Our incessant pursuit of project management excellence has created strengths in municipal engineering, consulting work, and all facets of private development, including the burgeoning energy industries. The tradition of providing value-added engineering solutions carries on as the company continues to grow. Gateway Engineers staff of registered professional engineers, surveyors, construction inspectors, and landscape architects, along with qualified technicians, is ready to provide the expertise and personalized service which every project deserves. For more information, please visit the new GatewayEngineers.com.

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HRG is an employee-owned, full-service consulting engineering firm that provides quality, cost-effective design solutions. Our professional team provides a wide range of services from site design, permitting, and environmental assessments to transportation and survey. We do it all in-house, expediting the land development process and eliminating delays. We get you down to business – fast. Since its inception in 1962, HRG has grown to eight office locations throughout Pennsylvania and West Virginia. We have over 200 dedicated professional engineers, geologists, environmental scientists, surveyors, landscape architects, and related support personnel that provide a full-service approach to every project. Service offerings include land development, water resources, water & wastewater, transportation, survey, GIS, environmental, and financial consulting.

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Since 1971, our firm has been a highly regarded and respected leader in the traffic engineering industry. We are most proud of our uncompromising integrity. Our goal is to guide our clients through the rigorous process of real estate development and assist them by correctly identifying on-site and off-site traffic impacts, develop cost effective and efficient mitigation strategies, and seek and receive municipal and State DOT approvals and/or permits. Our skills include Traffic Engineering Studies, Highway Occupancy Permits, Traffic Signal System Design, Roadway Design, Intersection Design, and Parking Studies.

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Pennoni is a multidisciplinary consulting engineering firm founded more than five decades ago. Our firm helps communities and private sector clients alike navigate the ever-changing technological advancements available and learn how best to integrate “smart” solutions into the current landscape and make them a part of resilient and sustainable planning. Pennoni has 35 offices throughout the Mid-Atlantic, Ohio, North Carolina, Florida and New England. Locally, Pennoni has offices in Pittsburgh, State College and Uniontown that serve the developer, industrial, transportation, education and the Marcellus Shale industry in Western Pennsylvania, Ohio and West Virginia. We put all our passion, our knowledge and our skill into doing whatever it takes, every day, every time, for every project.
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JENDOCO Construction, founded in 1957, is located in Pittsburgh’s East End and provides building construction services to the Western Pennsylvania region. Jendoco believes that the built environment should have a Net-Positive impact on people, nature, and communities and that designing and constructing the places in which we live, work, worship, learn, heal and play should be collaborative, creative, and fun. Through proactive solution development, sustainable building practices, community engagement, and charitable support, Jendoco continues to demonstrate our commitment to the Greater Pittsburgh Region.

Mascaro Construction
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Mascaro is one of the region’s largest construction firms specializing in design-build, construction management, and general contracting. Founded in 1988 on the simple premise to deliver excellence in construction services, we bring to your project the ‘Mascaro Advantage’. We are humble, hungry, and smart – not shying away from hard work and complex projects, but tackling each one proactively. We do what we say we are going to do, right, the first time. We will provide a family atmosphere, concentrating on the health and welfare of not only our employees, but also that of our clients and community. Our success is based on our market diversity, superior planning, building relationships, and, most importantly, delivering great experiences.

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The Armstrong County Industrial Development Council (ACIDC), established in 1968 is a private 501(c)(5) industrial development corporation. Identified as the lead economic development group within the County, the ACIDC, along with its sister organization the Armstrong County Industrial Development Authority, provides single-point-of-contact service for emerging or expanding business and industry. Owners and operators of four industrial parks, single use and multi-tenant facilities, the ACIDC works closely with existing or prospective businesses to identify the right location. They also provide financing assistance to companies through government loan/grant programs and private sector financial institutions.

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Chapman Properties is a leading provider of quality business facilities in Southwestern Pennsylvania. An award-winning commercial property development and management company based in Pittsburgh, Chapman designs, builds, and operates state-of-the-art business parks with a concentration on regional distribution and industrial projects. They are best known for their redevelopment of the two-plus million square foot Leetsdale Industrial Park and are currently developing Chapman Westport, a 2.6 million square foot master-planned mixed use business park located 3 miles from Pittsburgh International Airport on PA Tumpkine S76 with tenants including General Electric’s Center for Additive Technology Advancement and a new one million square foot Amazon fulfillment center (under construction). For more information, visit www.chapmanprop.com.

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Founded in 1983 by the Westmoreland County Board of Commissioners, the Westmoreland County Industrial Development Corporation (WCIDC) implements a comprehensive economic development strategy to promote growth in terms of job creation, economic output and a stable tax base for Westmoreland County. Through the development of a county-wide industrial park system, a responsive Business Coaching Program and involvement in public/private partnerships, WCIDC strives to foster business growth, resulting in job opportunities for the citizens of Westmoreland County.

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KU Resources, Inc. provides a full range of environmental management and site development engineering services to industrial, commercial, and community based clients. The firm specializes in brownfield redevelopment, environmental site assessment, economic revitalization assistance, regulatory permitting and compliance, remediation design and implementation, and environmental risk management strategies. The firm’s engineering and environmental consulting capabilities also include the areas of civil and geotechnical engineering, site development engineering, water resources engineering, mining and quarry services, water quality monitoring, and air quality compliance and permitting.

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Established in 1985, LSSE is a civil engineering and surveying firm with offices located in Coraopolis, Allegheny County (headquarters); Greensburg, Westmoreland County (branch) and Aliquippa, Erie County (branch). Pennsylvania. LSSE has provided planning, surveying and design services for sites throughout Pennsylvania and Ohio, including Pittsburgh’s South Side Works and South Shore Riverfront Park; an 833-acre industrial park site in Allegheny County; 50 big-box commercial sites; 20 warehouse/package delivery sites; residential developments comprising over 4,000 housing units; institutional sites; brownfield redevelopment and unique, mixed-use recreational, commercial and residential sites.

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Rose Finance is a commercial real estate mortgage brokerage committed to assuring that its clients maximize capital for their projects and properties. Founder Autumn Harris is a seasoned commercial real estate finance veteran with an extensive institutional banking background combined with placing loans for a commercial real estate owner/developer giving her a very deep network. Rose Finance arranges capital for acquisition, construction, permanent and bridge financing for multi-family, assisted living, retail, office, hospitality and industrial warehouse/flex space. Harris has structured deals ranging from SSM, $150MM with complicated, multi-layer capital stacks, including tax credits for both private developers and REITS.

American Subcontractors Assn. of WPA
565 Callery Rd., Cranberry Twp., PA 16066
T: 724-538-8227 | F: 724-538-8227
www.asawpa.org
Angie Wentz, Executive Director
asawpa@zoominternet.net
ASA Western PA, the American Subcontractors Association of Western PA, is a non-profit organization dedicated to the representation and advocacy for the subcontractor, specialty trade contractor, supplier and service provider business community; promoting an equitable business environment through providing professional education, networking opportunities, government advocacy and influence throughout the construction industry. ASA was founded in 1966, our chapter was established in 1989. ASA of Western PA has been around for 26 years. Learn more about what ASA Western PA can do for your company by visiting our website or contacting the office.

Ironworker Employers Association of Western Pennsylvania
Foster Plaza 9
750 Holiday Dr., Suite 615, Pittsburgh, PA 15220
T: 412-922-6855
www.iwea.org
Danielle Harshman, Executive Director
dharshman@iwea.org
The IWEA is a Trade Association of Union Contractors who work in all aspects of the Ironworking Trade within the Construction Industry. We are a resource for all owners, developers and contractors who are looking for a qualified contractor with a well-trained workforce. Visit our website or call our office for additional information.

Master Builders’ Association Of Western Pennsylvania, Inc.
631 Iron City Dr., Pittsburgh, PA 15205
T: 412-922-3912
www.mbabpwa.org
Leading the Industry, Building the Region! The Master Builders’ Association is the voice for the construction industry in Western Pennsylvania and provides valuable member services, promotes best practices, and helps to grow a highly skilled workforce. MBA will continue to be the premier construction association by setting exceptional standards of quality, safety, and labor relations, providing the best construction experience. Our members will build the Pennsylvania of tomorrow.

CREW Pittsburgh
PO Box 97753
Pittsburgh, PA 15227
www.crewpittsburgh.org
Admin@crewpittsburgh.org
Membership in the Commercial Real Estate for Women (CREW) Network offers unparalleled business development, leadership opportunities, and networking opportunities both in your local market and across 75+ offices in the US, Canada, and Great Britain with 12,000+ members. The Pittsburgh chapter has 20+ years of providing networking opportunities and educational programs to its members and the community. Having a global commercial real estate network at your fingertips and having your contact info in that global network have never been more important in the greater Pittsburgh region than it is now.

CREW Pittsburgh
Pittsburgh
commercial real estate women
Pittsburgh, Pennsylvania
**AVISON YOUNG**

Avison Young

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Brad Totten, Principal and Managing Director
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Avison Young is the world’s fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 5,000 real estate professionals in 120 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.

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**HANNA LANGHOLZ WILSON ELLIS**

Hanna Langholz Wilson Ellis

One PPG Place, Suite 1640
Pittsburgh, PA 15222

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www.HannaWE.com

A. J. Pantoni – ajpantoni@hannalwe.com

Hanna Langholz Wilson Ellis is rooted in the history of the Pittsburgh region. Our legacy in Pittsburgh real estate spans nearly 90 years through various companies & names, culminating with the merger of Langholz Wilson Ellis, Inc. and Hanna Commercial Real Estate. HannaWE thrives by providing responsive, personalized service. Our disciplines of specialty include Retail, Office, Industrial, and Investment commercial brokerage services. We service all Western Pennsylvania and West Virginia. Our greatest asset is our people, who maintain the integrity of HannaWE. Our unique structure creates an environment in which our agents and staff are often teamed together to extend both competence and energy to each client requirement.

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**Newmark Knight Frank**

210 Sixth Avenue #600, Pittsburgh, PA 15222

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Gerard McLaughlin – gmclaughlin@ngkf.com
Louis Oliva – loiliva@ngkf.com

Newmark Knight Frank is one of the world’s leading commercial real estate advisory firms. Together with London-based partner Knight Frank and independently-owned offices, NKF’s 15,000 professionals operate from more than 400 offices in established and emerging property markets on six continents. With roots dating back to 1929, NKF’s strong foundation makes it one of the most trusted names in commercial real estate. NKF’s full-service platform comprises BGC Partners’ real estate services segment, offering commercial real estate tenants, landlords, investors, and developers a wide range of services including leasing, capital markets services, including investment sales, debt placement, appraisal, and valuation services, commercial mortgage brokerage services, as well as corporate advisory services, consulting, project and development management, and property and corporate facilities management services.

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**LLI ENGINEERING**

LLI Engineering

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LLI Engineering provides mechanical, electrical, architectural, commissioning, and structural engineering services. Since 1910, LLI Engineering has been consistently recognized for providing top-quality engineering design services. We specialize in commercial, critical facilities, education, healthcare, industrial, infrastructure upgrades, green building design, energy conservation modifications, project engineering, and engineering estimates. Located in Pittsburgh, Pennsylvania, LLI Engineering has completed projects in over 20 different states.

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**Tri-State Signs & Reprographics, Inc.**

2934 Smallman Street, Pittsburgh, PA 15201

T: 412-281-3538 | F: 412-281-3344

www.tsrepro.com

DJ McClary, Director of Operations
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Tri-State has the staff, equipment and skills to design, produce and install each of your signage projects. With our background in the building industry, we are able to work directly with our clients from the design phase throughout construction and the branding of a company. We create ADA compliant Interior signs and directories fulfilling the need for building code. Our equipment is able to cut and produce custom acrylic with raised tactile symbols and braille type on a variety of substrates painted to the customer specification. Exterior signage including construction billboards and banners for jobsites are delivered to the construction site.

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**PROFESSIONAL SERVICES**

David E. Wooster and Associates, Inc.

Straightforward & Unwavering

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T: 412-921-3303 | C: 412-491-6132

www.dewooster.com

Chuck Wooster, President
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Since 1971, our firm has been a highly regarded and respected leader in the traffic engineering industry. We are most proud of our uncompromising integrity. Our goal is to guide our clients through the rigorous process of real estate development and assist them by correctly identifying on-site and off-site traffic impacts, develop cost effective and efficient mitigation strategies, and seek and receive municipal and State DOT approvals and/or permits. Our skills include: Traffic Engineering Studies, Highway Occupancy Permits, Traffic Signal System Design, Roadway Design, Intersection Design, and Parking Studies.

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