

“We have a proven track record of making our clients happy.”  
 > John Weitort, project manager

# Enveloped in Quality

✚ Pillar Construction is growing by expanding its exterior services and starting to do some interior work, all while maintaining its focus on quality and value. *By Staci Davidson*

**Pillar Construction — Harbor Point**

[www.pillarconstruction.com](http://www.pillarconstruction.com)

Location: Stamford, Conn.

Employees on site: 40-60

Scope: Exterior sheathing and EIFS

➤ **With projects that include high-rise** apartments, banks, churches, hospitals, hotels, office buildings, schools, retail stores and theaters, Pillar Construction has installed millions of square feet of exterior coatings. This experience helped Pillar earn its first project at the Harbor Point Development in Stamford, Conn., and its expertise in exterior finishes and with other trades has kept the company working at Harbor Point on subsequent projects.

“We have a proven track record of making our clients happy,” Project Manager John Weitort says.

Located on the city’s waterfront, Harbor Point is being developed by Stamford-based Building and Land Technology and currently offers 1 million square feet of retail and office space and more than 1,800 residential units, as well as a five-acre park, and there is still much more space to be developed. Pillar began its work on the property in 2009, when it got started on its first Harbor Point project — 101 Park Place.

Offering 330 luxury apartments, 101 Park Place is a 15-story structure. Pillar completed its work in October 2010, after installing the exterior sheathing, applying the air barrier, installing windows and applying the exterior insulation and finish system (EIFS) with high-end specialty finishes such as a brick pattern and granite texture.

“The building envelope is our forte and that has been what we’ve been focus-

Located on the waterfront in Stamford, Conn., Harbor Point features more than 1 million square feet of retail and office space.





With more than 120,000 square feet of skin surface, the Harbor Point building has a brick pattern and terraneo specialty finishes.

ing on for a long time,” Weitort explains.

“We are expanding in the Northeast – our main office in Washington, D.C., has been doing a ton of drywall and metal stud work, and so we in the New England office are starting to do more of that.”

With its success on 101 Park Place, Pillar is now on its third project at the Harbor Point. It completed one seven-story residential project and last fall the company started its work on a 22-story high-rise office structure. Pillar also is bidding on a Harbor Point residential project that will have a parking garage with an eight-story tower on one side and an 18-story tower on the other. Always focusing on EIFS and air barriers, Pillar has a vast experience in metal panel and terracotta rainscreen façade systems.

#### Managing Logistics

Weitort explains none of the Harbor Point projects have been plagued with

major issues, but the work is becoming more difficult as the property becomes more developed.

“Every job has surprises, and when you’re working on projects this large, you know there will be changes,” he says. “The important thing is to have the right people on the ground and to maintain the proper logistics. But now, the property is starting to get crowded, so the logistics are becoming harder and harder. People are living and working here, so the city isn’t shutting down streets anymore like it did at the start, and you have to do your work on a building while people are at home or at work in a building right next to you.”

Typically, Pillar has had from 40 to 60 people on site during its work at Harbor Point, but he notes that sometimes it would have around 70 people on the site, which adds to the logistical difficulties.

“We’re still doing well; it’s just important to have the proper management in

place and good foresight from the builder,” he adds.

#### Offering More

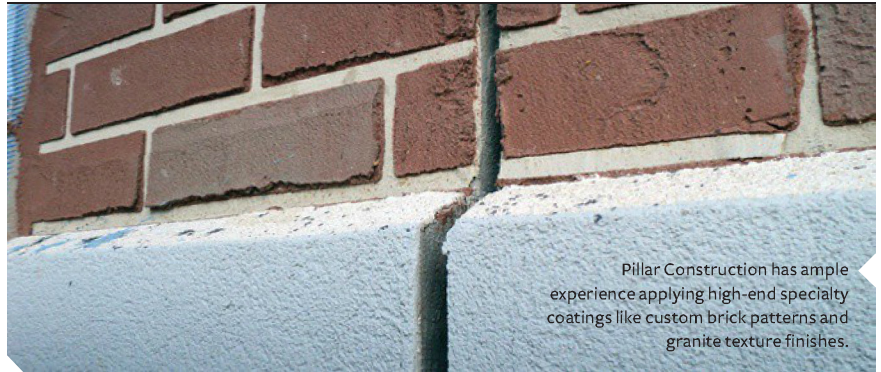
Pillar is headquartered in Alexandria, Va., and in addition to its New England office, the company has offices in Houston and Orlando. As a full-service contractor, the company provides new construction, renovations, material selection, installation and maintenance, and specializes in restoration, drywall, EIFS, rain screen façade system and air- and moisture-barrier work.

Although Pillar’s New England office traditionally has focused on EIFS work, it has started to enhance its offerings – with help from the company’s other offices – to better serve its customers.

“We have a diverse array of project managers, so we’ve been taking on different types of work,” Weitort says. “In the old days, we were an EIFS company.

At the same time, however, there is other work that has to happen while the EIFS is being installed, and so the owners need five other companies to do that work. We've developed a system to install the windows, doors, sheathing and the rest of the exterior work with our own forces. That way, the general contractors can lower their management costs because they're only dealing with one company. By adding drywall and metal stud work, we can offer even more."

Another area where Pillar is performing more work is rehabilitation and restoration, he notes. In a high-rise residential building in Massachusetts, for example, Pillar removed the structure's exterior cladding and installed new sheathing and an EIFS system. Throughout this project, however, the building remained occupied. The building also was surrounded by lakes



Pillar Construction has ample experience applying high-end specialty coatings like custom brick patterns and granite texture finishes.

and mature vegetation, so the company had to carefully contain demolition and construction debris, and preserve adjacent water reservoirs.

The company's experience in this area, Weitort says, allows it to meet owners' needs and add value. "During the construction push, sometimes protocols

weren't followed exactly, and now those buildings have leaks," he says. "We're growing well with rehabilitation work because we can come in and do the work right. You have to really put your brain in this work and work closely with the engineers, but we are able to provide a building that doesn't leak." ❁

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