



The Halyard Team served as Project Manager supporting the development team throughout construction and unveiling of the tallest building in the Philadelphia area.



PROJECT AT A GLANCE

SECTOR

Office & Hospitality

ARCHITECT

Foster + Partners, Kendall Heaton
Associates Inc., Rottet Studio

TIMELINE

Project started in 2014. Halyard joined
team in 2018.

KEY HIGHLIGHTS

The new Comcast Technology Center is
the tallest building in Philadelphia.

- 60 stories and 1121 feet high
- 8th tallest building in the US
- 35 floors for office and 3 floors for NBC10
- Approx. 1.8 million square feet
- 219 Guestrooms for the Four Seasons Hotel
- 2 Restaurants and 1 Café
- Underground concourse connecting Comcast Tower to Comcast Technology Center
- State-of-the-art elevator system called Destination Dispatch

HALYARD'S ROLE

As the project was well underway when Halyard was asked to join, we were able to bring fresh energy and eyes that allowed us to drive the project toward completion by evaluating schedules and removing any obstacles that interfered with the end goal. Liberty Property Trust first engaged Halyard to provide project management services and oversight, initially for the Hotel Schedule. But after a few months, they asked us to support both the Hotel and Core & Shell team in guiding the design and construction teams. Our oversight included:

- Engaging as a full-time partner with the developer's PM team
 - Schedule evaluation to confirm deadline milestones
 - Quality Assurance & Quality Control leadership to ensure developer and hotel expectations were met
 - Reviewing and recommending subcontractor payment
 - Working on behalf of the developer, in conjunction with PIDC and 3rd party state consultant, to review and submit documentation for grant monies
 - Serving as closeout organizer to guarantee smooth transition from development to operations
 - Summarizing key issues and recommending resolutions for leadership
 - Overall project cost analysis and presentation to leadership for final settlement
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