

# COMCAST TECHNOLOGY CENTER

PHILADELPHIA, PA



**HALYARD**  
PARTNERS IN PROJECT MANAGEMENT

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



*Mike Hanna, Senior Project Manager*

## 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

### THE BIGGEST CHALLENGES

"We jumped into this project when it already had five years of history – more if you include the many years of planning," said Mike Hanna, Halyard Senior Project Manager. "It's a bit like being the person who arrives to the dance really late in the evening. You better be a really good dancer to make a great impression!"

And the Halyard team was more than happy to show off their "dance" skills on this exciting project.



"Our top focus was building relationships," said Mike. "We helped break through barriers to get contractors, consultants, and the developer to move in tandem. There was constant communication with all parties to share updates. Sometimes the news was good, and other times, we shared challenges – but the clarity helped guide us to the best decisions, so we could focus on what we needed to do to get to the end goal."

### OUR FAVORITE PROJECT WIN

"My favorite moment was learning that we had been asked to help with the Core & Shell work," said Mike. "When we first joined the project to assist with the hotel completion, it was no secret that some high-level leaders were nervous about enlisting the help of yet another team – understandably so. Therefore, when we were enlisted to expand our oversight in a big way, it was truly rewarding to be recognized for the tangible results we were delivering to the project."

"And immediately after the project wrapped up, we were asked to support the hotel team in managing the ongoing capital projects plan – so the work continues!"

### A KEY TAKEAWAY

*"I think most industries are all about relationships, but I find that particularly true in ours," said Mike. "As big as our industry is in this area, it's still a tight-knit space – and word spreads pretty quickly about the quality of work you do. We knew the stakes were high when we jumped into this project, but we tackled it with the approach we use for all of our projects: we dive deep into the details; we build relationships, bring teams together, and share expertise; and we do what's right."*

*"And now, we've got one of the tallest buildings in the country to remind us of what can happen when people come together in the best way possible."*

When the Halyard team joined the project, they were immediately able to help us with a wide range of critical technical issues the project was facing. Their incredible knowledge, agility, responsiveness, and ability to hold the reins steady kept the team moving forward in the right direction ... Halyard serves as an adept liaison between the contractors / consultants and the client; they accurately assess the situation, clearly communicate what needs to happen, and then they help make it happen. Put simply, the Halyard team members are superstars in this industry.

**SERGE NALBANTIAN** VP, Development & Const., Ensemble Real Estate Solutions & Investments  
(Formerly VP, Development, Liberty Property Trust)

