

2019 Contractor Profile

Legal Name: American Pride Builders, Inc.

Primary Contact: Gary L. Grossman, President

Date of Incorporation: December 13, 1999

Mailing Address: 2138 Route 522, Selinsgrove, PA 17870

Office Phone: 570-374-0131

Cell Phone: 570-274-6710

Email: ggrossman@buildingsolutions1977.com

Type of Service: Turnkey framing / Wood framing

Resources: Through our co-located sister company, Building Solutions Since 1977, LLC we own and operate a 138,000 sq. ft. panel/truss plant.

We have an internal engineering/design department

We own and operate a corporate fleet of commercial duty tractor, trailers, cranes and construction equipment in excess of 7 vehicles.

CAD Software: Revit
StruCalc 8.0
MiTek Sapphire Structure
MiTek Shopnet
AutoCAD

Enterprise Management Software: ProCore

Type of Projects: Multi-family / Mixed-use
Student Housing
Federal / Public
Military
Hotels
Office
Light Commercial / Retail

Combined Number of Direct Employees: 51-55

Field Crews: 9 crews / 225 trades personnel

Combined Annual Volume: \$15 to \$25M

Project History

2010 Contracts

Rowan University, Glassboro, New Jersey
106,921 sq. ft. student housing
\$1.5M project value
Kinsley Construction Company
William Noonan, Project Manager

2011 Contracts

323 College Street Apartments, Burlington, Vermont
11,230 sq. ft. multi-family housing
\$160,750 project value
323 College Street Partnership
Gene Richards

Jamestown Community College, Jamestown, New York
90,000 sq. ft. student housing
\$553,400 project value
Picone Construction
Anthony Picone

Lions Gate Commons Community, Bloomsburg, Pennsylvania
319,516 sq. ft. 4 story multi-family housing
\$2.8M project value
Kinsley Construction Company
Nathan Mattocks, Asst. Project Manager

2011 – 2012 Contract

Shippensburg University Phase 1, Shippensburg, Pennsylvania
306,000 sq. ft. 3 buildings of student housing
\$3.4M project value
Fortune-Johnson, Inc.
Dennis Baldwin, Operations Manager

2012 Contracts

Brookside, New Haven, Connecticut
91,945 sq. ft. tax credit townhouse
\$1.7M project value

West Chester University Village Square Extension, West Chester, Pennsylvania
82,000 sq. ft. 5 buildings of student housing
\$1.3M project value
Warfel Construction
Hugh McGettigan, VP/Senior Project Manager

2013 Contracts

Shippensburg University Phase 2, Shippensburg, Pennsylvania
297,000 sq. ft. 3 buildings of student housing
\$4.4M project value
Fortune-Johnson, Inc.
William Sutton, Project Manager

2013 Contracts continued

Homewood at Willow Ponds Cottages, Frederick, Maryland
74,189 sq. ft. 31 high end CCRC cottages
\$1.4M project value
Wagman Construction, Inc.
Sandra Black, Project Manager

Homewood at Spring House Estates, Everett, Pennsylvania
23,374 sq. ft. independent living project and pool house
\$422,734 project value
Wagman Construction, Inc.
Ted Miller, Project Manager

Courtyard by Marriott, Glassboro, New Jersey
133,390 sq. ft. hotel
\$715,795 project value
Kinsley Construction Company
William Noonan, Project Manager

Mansfield University Phase 2, Mansfield, Pennsylvania
46,416 sq. ft. student housing
\$861,465 project value
Wohlsen Construction
Brian Laub, Project Manager

2013 – 2014 Contracts

Norwalk Town Center 'The Waypointe', Norwalk, Connecticut
528,800 sq. ft. urban mixed use multi-family housing
\$6.7M project value
Pointe Builders
Jeff Roybler, President
Dick Steele, Project Manager

2014 Contracts

Homewood at Willow Ponds 'The Lodge' Frederick, Maryland
277,000 sq. ft. independent living building
\$4.2M project value
Wagman Construction, Inc.
Jim Paschke, Project Manager

Homewood at Willow Ponds, Frederick, Maryland
30,632 sq. ft. 12 patio homes
\$518,337 project value
Wagman Construction, Inc.
Sandra Black, Project Manager

Mallory Square, Rockville, Maryland
432,597 sq. ft. multi-family housing
\$5.9M project value
Paradigm Contractors
Rich Grandizio, Project Manager

2014 Contracts continued

East of Market, Frederick, Maryland
245,301 sq. ft. 5 multi-family buildings and community building
\$3.8M project value
Consolidated Construction Companies
Jeremy Duffie

2015 Contracts

Riverwoods, Lewisburg, Pennsylvania
16,317 sq. ft. senior living addition
\$315,000 project value
Hepco Construction Company
Larry Estein, President

Girl Scout Camp
Camp Mosey Wood Lodge, White Haven, Pennsylvania
Camp Laughing Waters, Gilbertsville, Pennsylvania
14,476 sq. ft. lodge and activity center
\$325,000 project value
Wohlsen Construction

Homewood at Willow Ponds, Frederick, Maryland
54,692 sq. ft. 19 cottages
\$882,373 project value
Wagman Construction, Inc.
Stephanie Lux, Project Manager

Berkley Apartments, Norwalk, Connecticut
159,754 sq. ft. multi-family apartments
\$2M project value
Pointe Builders, LLC
Paxton Kinol, Developer

Quincy Lofts, Norwalk, Connecticut
85,770 sq. ft. multi-family apartments
\$1.5M project value
Pointe Builders, LLC
Paxton Kinol, Developer

2016 Contracts

Baypointe Apartments, Stanford, Connecticut
148,506 sq. ft. multi-family apartments
\$1.8M project value
Pointe Builders, LLC
Paxton Kinol, Developer

Haven at Atwater, Malvern, Pennsylvania
456,062 sq. ft. multi-family apartments
\$6.1M project value
IMC Construction
John Graham, Project Manager

2016 Contracts continued

Lake Manassas Health & Rehab Center, Gainesville, Virginia
65,853 sq. ft. senior living facility
\$1.5M project value
Fralin & Waldron, Inc.
Ben Trice, Project Manager

Flanningan's Landing, Glastonbury, Connecticut
280,138 sq. ft. multi-family apartments
\$4.3M project value
Associated Construction Co.
Kevin Nelson, Senior Project Manager

400 West Side, Phoenixville, Pennsylvania
111,105 sq. ft. multi-family apartments
\$2.5M project value
IMC Construction
Robert Braxton, Project Manager

Whitetail Ski Resort, Mercersburg, Pennsylvania
19,149 sq. ft. restaurant / banquet facilities
\$375,597 project value
Wagman Construction
Steve Davis, Project Manager

Penn Commons, Lewisburg, Pennsylvania
43,751 sq. ft. multi-family housing
\$603,676 project value
Caldwell, Heckles & Egan
Steve Coy, Project Manager

Wyalusing Meadows, Wyalusing, Pennsylvania
8,321 sq. ft. multi-family apartments
\$185,000 (labor only) project value
Caldwell, Heckle & Egan
Ron Stiger, Project Manager

The Reserve at Maybrook, Wynnwood, Pennsylvania
82,129 sq. ft. multi-family Buildings A & B
\$2M project value
IMC Construction
Ed Shields, Project Manager

East Stroudsburg University, East Stroudsburg, Pennsylvania
145,000 sq. ft. student housing
\$2.3M project value
P. Agnes Construction Co.
Stephen Keener, Project Manager

2017 Contracts

Vandenburg, King of Prussia, Pennsylvania
420,619 sq. ft. multi-family apartments
\$6M project value
Bozzuto Construction Company
David Mandes, Project Manager

Hilton Garden Inn-Ellis Preserve, Kennett Square, Pennsylvania
83,815 sq. ft. hotel
\$1.2M project value
IMC Construction
Ed Shields, Project Manager

The Reserve at Maybrook, Wynnewood, Pennsylvania
169,546 sq. ft. multi-family Buildings C & D
\$2M project value
IMC Construction
Ed Shields, Project Manager

Future Care, Landover, Maryland
53,616 sq. ft. roof structure
\$577,874 project value
Chesapeake Construction Group
Kevin Wright, Project Manager

Home2Suites, Silver Springs, Maryland
50,412 sq. ft. hotel
\$917,452 project value
General Construction Services, Inc.
Jeremy Duffie, Developer

Park Square Homes, Baltimore, Maryland
265,818 sq. ft. multi-family housing
\$4.6M project value
Kinsley Construction
Neil Hoffstot and Bill Cox

2018 Contracts

Brightview, Wayne, Pennsylvania
117,370 sq. ft. multi-family housing
\$1.8M project value
IMC Construction
Jamie Knise, Project Manager

Menno Haven Genesis, Chambersburg, Pennsylvania
57,386 sq. ft. rehabilitation
\$1M project value
Warfel Construction
Robb Beiler, Project Manager

2018 Contracts continued

Menno Haven Life Center, Chambersburg, Pennsylvania
36,026 sq. ft. senior living
\$527,755 project value
Warfel Construction
Robb Beiler, Project Manager

Menno Haven Small Houses, Chambersburg, Pennsylvania
20,734 sq. ft. senior housing
\$378,156 project value
Warfel Construction
Robb Beiler, Project Manager

Mirbeau Inn and Spa, Rhinebeck, New York
56,826 sq. ft. hotel
\$600,000 project value
PC Construction Company
Gabrielle Marcigliano, Project Manager

Southside Commons / Lehigh University, Bethlehem, Pennsylvania
143,078 sq. ft. student housing
\$2.4M project value
Kane Builders, Inc.
c/o P. Agnes
Steve Keener, Project Manager

Delaware State University, Dover, Delaware
83,040 sq. ft. student housing
\$3.2M project value
Wohlsen Construction
Jeff Coopersmith, Project Manager

2019 Contracts

Valley Brook Village, Basking Ridge, New Jersey
470,575 sq. ft. Veterans housing
\$785,000 project value
Windover Construction
Mike Ventura, Project Manager

Pinnacle at Waypointe, Norwalk, Connecticut
450,148 sq. ft. multi-family apartments
\$9.8M project value
Pointe Builders
Umamaheswari Gopalakrishnan, Project Manager

FRIT Bala Cynwyd, Bala Cynwyd, Pennsylvania
82,409 sq. ft. multi-family apartments
\$1.8M project value
Kinsley Construction
Joseph Rybnick, Project Manager

2019 Contracts continued

164 Union Avenue, New Rochelle, New York
58,545 sq. ft. multi-family apartment s
\$1.2M project value
The LJI Management Corp.
Louie Hakimian, President

Station Square Apartments, Paoli, Pennsylvania
189,326 sq. ft. multi-family apartments
\$3.2M project value
IMC Construction
Alan Holeton, Project Manager

Grant Station, Plainsfield, New Jersey
102,485 sq. ft. multi-family apartments
\$2.1M project value
Iron Hill Construction Management
Adam Raker, Project Manager

Residential Product and Project History

Largest Completed Single Contract: \$10,477,765.00

Past Development Projects:

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| 2008 | 750 acre mixed use development project consisting of 3,000,000 square feet retail commercial/industrial/office space, plus 2600 homes known as Moultrie Plantation Exit 21 SC, I-95 Ridgeland, SC |
| 2007 | Bridle Path Phase III – 42 single family lots in East Donegal Township, Lancaster County, PA |
| 2007 | 72 traditional neighborhood design single family lots known as The Grove in Ridgeland, SC |
| 2006 | Kittanning Trails – 61 single family homes in Altoona, PA |
| 2006 | 53 waterfront four story luxury townhomes and marina known as Battery Creek, Port Royal, SC |
| 2006 | Multi use development consisting of 600 moderate income single family homes, convenience store, gas station, car wash, high and dry boat storage, and self-storage project on a 353 acre parcel in Jasper County, SC |
| 2006 | 118 lot townhome development in a gated community known as Forest Heights at Blueberry Hill, Luzerne County, PA |

2005	Oakwood Townhomes – 72 townhomes in State College, PA
2005	64 single family and 96 three story townhomes known as Allenwood on Hilton Head Island, SC
1995	108 single family lots Village Square, East Donegal Township Lender: Bank of Lancaster County NOTE: sold raw but fully approved to Village Square Development
1992	148 townhomes, Village Square, East Donegal Township Lender: Bank of Lancaster County NOTE: sold raw but fully approved to Diversified Developers
1991	78 townhomes “Dominium Forest”, Frederick, Maryland
1990	88 – townhomes – Emerald Valley, Lancaster County Lender: Bank of Lancaster County
1989	85 lot single family subdivision “Spring Meadows”, Wolmelsdorf Borough Lender: Meridian Bank
1989	80 lot single family subdivision “Walker Meadows”, Walker Township Lender: Meridian Bank
1989	28 single family lot subdivision “Quail Hollow”, East Manchester Township, York County Lender: Dauphin Deposit Bank and Trust
1988	205 single family lot subdivision “Sherman Oaks”, East Manchester Township, York County Lender: Dauphin Deposit Bank and Trust
1988	88 single family lot subdivision “Emig Mill Village”, Dover Township, York County Lender: York Bank and Trust, Co.
1988	46 single family lot subdivision “Village Square”, Maytown, Lancaster County Lender: Commonwealth National Bank
1988	18 single family lot subdivision “Woods at St. Thomas”, Lower Paxton Township, Dauphin County Lender: Meridian Bank
1987	1 single family subdivision and 90 townhomes “Breezewood at Blue Rock”, Manor Township, Lancaster County Lender: Fulton Bank

- 1987** 19 single family lot subdivision and 900 townhomes, Arbordayle, North London Derry Township, Lebanon County
- 1986** 19 single family lot subdivision and 100 townhomes “Quail Hollow”, East Manchester Township, York County
Lender: Dauphin Deposit Bank and Trust
- 1986** 28 lot single family subdivision, 8th Street, Lebanon County
Lender: Northwest Savings Bank
- 1984** 35 single family subdivision, Lyndon West, West Lampeter Township, Lancaster County
Lender: Commonwealth National Bank
- 1983** 13 single family subdivision, Jamestown Court, West Lampeter Township, Lancaster County
Lender: Commonwealth National Bank

Commercial Project References:

Shane Pollin
The Duffie Companies
1701 Elton Road
Silver Spring, MD
(301) 434-3040

William Cox, Jr.
Kinsley Construction
1922 Greenspring Drive, Suite 1
Timonium, MD
(410) 453-6689

Joe Jankowski
The Associated Construction Company
1010 Wethersfield Ave., Suite 206
Hartford, CT
(860) 296-4114

Various tract housing and multi-family projects
J. Gary Neff
Frey Hoffer Joint Venture
221 E. Mifflin Street
Lancaster, PA (717) 299-1311

Additional references upon request

Professional Affiliations for Gary L. Grossman, Principle:

- 2018 – 2019** Director of the Home Innovation Laboratories, Upper Marlboro, Maryland
- 2016 – 2017** Corporate Secretary of the Home Innovation Laboratories, Upper Marlboro, Maryland
- 2016 – life** Life Director of the National Association of Home Builders
- 2015 – 2016** Vice Chairman of the Board Home Innovation Laboratories, Upper Marlboro, Maryland
- 2013 – 2014** Chairman of the Board Home Innovation Laboratories, Upper Marlboro, Maryland
- 2011 – 2013** Chairman of the Board National Association of Home Builders Research Center, Inc. Washington DC
- 2010** Executive Committee Member and Advisor to the 2010 Chairman of the Board National Association of Home Builders
- 2010** Director/Treasurer National Association of Home Builders Research Center, Inc.
- 2008 – 2009** One of seven voting members of the National Association of Home Builders National Green Building Appeals Board
- 2004 - 2009** Secretary/Treasurer National Association of Home Builder Research Center, Inc.
- 2005 - 2008** Executive Committee National Association of Home Builder Research Center, Inc. Board of Directors
- 2005 - 2009** Executive Committee National Association of Home Builder Research Center, Inc. Board of Directors
- 2003-2008** Director - National Association of Home Builders Research Center, Inc.
- 2007** Presidential Commission on Gulf Coast Reconstruction
- 2000-2003** National Association Home Builders Budget Committee Member
- 2001** Building Systems Council – Board of Trustee Member
- 1999** Recipient of the Building Systems Council S.A. Walter’s Chairman Award
- 1999** Chairman of the International Affairs Committee, National Association of Home Builders

- 1999** Executive Committee, National Association of Home Builders
Trustee-Building System Council, National Association of Home Builders
- 1998 – 2004 - 2008** Chairman of the Board of Trustee's, Building System Council,
National Association of Home Builders
- 1996-1998** 3 year term Trustee, Building System Council, National Association of Home
Builders
- 1995/1996/1997** 3 consecutive terms President, Panelized Housing Council, National
Association of Home Builders
- 1993/1994/1995** 3 year terms Trustee, Building System Council, National Association of
Home Builders