



# ConstructDesign Corporation

Company Profile

## BACKGROUND AND HISTORY

**ConstructDesign Corporation (CDC)** is a full-service design-build construction firm established in 2004 with a strong focus on student housing in the Temple University area. Their undertaking, since inception, has been in and around the immediate blocks west of the Temple University Campus. It has successfully performed substantial renovation, gut-rehabilitation, and ground up new construction of mid-sized construction projects for its related real estate development company, Maze Development Group. With its design-build approach, CDC has honed its expertise in producing on-budget and on-schedule top-shelf products for the student housing niche market. The strength of its management, construction management and sourcing functions, is evident by the host of high quality sub-contractors and trades people and suppliers who continue to work on its projects. With a keen understanding of its target market, CDC has predictably produced high quality finishes, functional design suited to the target market, and durable product/material selection to minimize undue on-going management/maintenance.

ConstructDesign has currently under construction 44 units in the Temple University area, totaling over 45,000 sq. ft., scheduled to be complete in the spring of 2014, together representing \$9.2 million in development cost. New construction of a 3 million dollar 6 unit office and condo building is also underway. The company's office is set to move into commercial space with (4) 2-3 bedroom units for sale.

Year	Completed Projects	# of Units/Beds	Development Cost	Locations
2005	Full rehabilitation of 5 single-family homes.	30 Beds	\$2,200,000	1545 Page Street, 1904 & 1902 N. 17th, 2007 & 2009 N. 16th
2006	Full rehabilitation of 2 single-family homes.	10 beds	\$800,000	1828 Willington, 2034 Cleveland
2007	Full rehabilitation of 5 single-family homes.	11 Beds	\$850,000	1900 N. 17th, 1522 Fontain
2008	New construction - multi-family in-fill housing.	6 units/24 beds	\$1,500,000	1800 N. 18th, 1711 W. Montgomery, 2005 N. 17th
2009	New construction - multi-family in-fill housing.	12 units/50 beds	\$3,300,000	1922, 24, 28, 30 N. 17th, 1951 N. Gratz
2010	New construction - multi-family in-fill housing.  Full rehabilitation of a 5-unit apartment building.	12 units/37 beds	\$2,650,000	1926 N. 17th, 1713 W. Montgomery, 1700 W. Norris  4436 Chestnut (Rehab)
2012	New construction - multi-family in-fill housing.	6 units/22 beds	\$1,400,000	1934 & 40 N. 17th

## Projects Under Development

2013	6 story, 11,000 sqft mixed-used building.	5 units/9 beds	\$2,575,000	1910 Spring Garden
2013	10 new construction multi-family in-fill housing.	42 units/122 beds	\$9,200,000	1800 N. 16th Street



## BIO – Principals

### Herbert J. Reid III - President

Mr. Reid joined CDC in 2007. As Director of Field Operations he manages the company's construction and property management activities. He is involved in the entire development process, starting with design and includes governmental approvals. Prior to joining CDC he ran a financial services practice. He holds a bachelor degree from the University of Virginia.

### Herbert F. Reid, Jr. - Vice-President

Mr. Reid has been active in construction and real estate developments for over forty years. He has developed, constructed, and/or managed various projects, including a 236 unit complex. He started ConstructDesign Corporation in 2004. CDC's main focus has been the renovation and new construction of residential properties for the student housing market.

As V.P. of CDC he is actively involved in all aspects of the development, including design, governmental approvals, and construction management. Additional, Mr. Reid is also a Certified Public Accountant.

## SUB-CONTRACTORS / TRADES

Europa Carpenters / Carpentry  
Professor's Construction, LLC / Carpentry  
P.H.D. Services / Plumbing  
Polaris Brown Technologies / Electric  
EnergyStar Services, Inc / HVAC

## SUPPLIERS

Tague Lumber  
84 Lumber  
Home Depot

## **PROFESSIONALS**

### **Design/Architects**

Harman Deutsch Architecture

### **Engineers/Structure**

Liebergott Engineering Co.

Burriss Engineers

### **Environmental**

Ambric Technology Corp

### **Real Estate Finance Consultants/loan placement**

JNA Capital

Real Property Capital

## **LENDERS**

Wells Fargo

TD Bank

East River Bank

Sun National Bank

City National Bank

Cornerstone Bank

Republic Bank

## **LEGAL COUNSEL**

Zarwin, Baum, DeVito, Kaplan, Schaer, Toddy P.C.

## MEMBERSHIPS & AFFILIATIONS

Treasurer and Chair of the Finance Committee  
Board of Directors of North City Congress, Philadelphia, PA

Executive board members of Temple Area Property Association.

Presidentially appointed member of Community & Student Issues and Concerns Task Force at Temple University.

## CONTACT

Herbert J. Reid III  
President  
ConstructDesign Corporation, Inc.  
1341 N. Delaware Avenue  
Suite 209  
Philadelphia, PA 19125  
Tel: 215-751-0230 x 205  
Email: [hjreid@mazepg.com](mailto:hjreid@mazepg.com)