

**Stephen Kettelberger**  
President, CEO

**Blue Rock**

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## BIOGRAPHY

As President and Chief Executive Officer, Steve provides executive oversight for all aspects of the company. A graduate of Brown University and Temple University School of Law, Steve acquired sole ownership of the company, which was founded in 1995, in 2002. Now more than 27 years strong, Blue Rock has become regionally recognized as a leader in the construction of large, technically sophisticated commercial and industrial buildings. Steve's hands-on approach has him regularly visiting job sites and interfacing with clients, architects, consultants, and subcontractors to ensure client satisfaction.

## PROFESSIONAL PROFILE

Steve has over 35 years of construction management experience, highlighted by specialized experience with commercial/industrial projects and ground-up corporate campus projects. Also notable is his 20+ years of preconstruction and development experience, including program management and implementation. When necessary, Steve brings his unique skill set and education to the table during planning, design, contract negotiations, and project closeout.

Through his vast experience, Steve has learned that all projects have unique requirements. Steve takes a hands-on approach to assemble project teams with the necessary skills and experience, resulting in successful projects that exceed client expectations.

## KEY CLIENTS

Anthropologie  
Amazon  
Canpack  
Commercial Development Co  
Crown Cork & Seal USA  
Dermody Properties  
DH Holdings  
Drexel University  
First Industrial  
Hillwood Development  
Kimberly-Clark  
Link Development  
Matrix Development  
McKesson Corp.  
Penn Jersey Paper Co.  
PetSmart  
Princeton University  
Rockefeller Group  
SEI Investments, Inc.  
TDS Synnex  
University of Pennsylvania  
United Parcel Services Inc  
Urban Outfitters, Inc.  
Werner Trucking

### ***Blue Rock Construction, Inc. – Newtown, PA***

President, 2001 – Present  
Senior Vice President 1998 – 2001  
Vice President 1996 - 1998

### ***Trammell Crow Company – Conshohocken, PA***

Senior Project Manager, 1994 – 1996

### ***Gilbane Building Company – Philadelphia, PA***

Project Manager/Project Engineer, 1986 – 1994

### Relevant Experience

- **Urban Outfitters, Inc.** - Adaptive reuse/historical renovations of eight buildings at their main campus at the Philadelphia Naval Yard, as well as more than 40 retail fit-outs in 12 states. Design/Build Construction Management for 1.6 million-square-foot Internet Fulfillment Center in Gap, PA., 1.2 million-square-foot Internet Fulfillment Center in Indiana, PA., and 1.6 million-square-foot Internet Fulfillment Center in Kansas City, KS.
- **Amazon** – Ground-up and retrofit construction for over 8 million square feet of industrial distribution space, including 2.4 million-square-foot A/R Facility in Staten Island, N.Y.
- **SEI Investments** - New construction of corporate headquarters in Oaks, PA consisting of 11 buildings totaling 510,000 square feet.
- **Canpack** – Ground-up construction of first U.S. based facility, 907,000 square-foot state-of-the-art manufacturing plant in Olyphant, Pa and a second similar 862,000 square-foot facility in Muncie, In.

## EDUCATION & CREDENTIALS

Engineering & Economics Degree – Brown University  
Law Degree – Temple University  
Engineering Surveying – Roger Williams University  
Member of Bar in Pennsylvania and New Jersey