



Lombardo's Deli Lancaster, PA

Wagman is partnering with Lombardo's Deli on an 11,321 SF expansion of their restaurant in Lancaster, PA. The scope of this \$7.5 million project, delivered in two phases, includes outdoor dining areas, an expanded kitchen, a new deli, and a private cigar lounge. The expanded kitchen will connect the existing restaurant and the new deli and will feature a chef's table where diners can observe meal preparation.

Phase I of the project has been completed and turned over to the owner. This phase included the construction of the outdoor dining areas, new deli, cigar lounge, and a new dishwashing area.

Phase II has begun with demolition and will include remodeling the old kitchen and dish pit, installing a retractable awning for outdoor dining, adding a private dining area, and completing the bar service flooring.

Wagman is working with RLPS Architects to complete the project, which is scheduled to open in Spring 2025.

A Message from Our President

The beginning of each new year provides a time to reflect on the achievements and milestones of the past year, while also embracing the fresh possibilities that lie ahead. At Wagman Construction, we are humbled and deeply grateful for the trust and partnerships we've built with our clients, design professionals, industry partners, trade contractors, and suppliers. Together, we've achieved remarkable outcomes, and your support, collaboration, and commitment remain the foundation of our shared growth and success.

As we look back on 2024, we celebrate not only the projects we've completed but also the lasting impacts those endeavors have had on the communities we serve. From constructing spaces that foster innovation to renovating facilities that improve quality of life, each project reflects our quest to "make a difference." Building structures is just one part of what we do—it's the lives we touch and the futures we shape that define our purpose.

As we welcome 2025, we are energized by the opportunities to continue collaborating with you on projects that inspire, transform, and deliver meaningful results. Our team remains steadfast in its commitment to safety, quality, and sustainability, ensuring every project meets the highest standards while creating positive outcomes for all stakeholders.

Thank you for your trust, partnership, and shared vision. From all of us at Wagman Construction, we wish you a prosperous year ahead filled with success, growth, and opportunity.

- Jan Wagner, President of Wagman Construction, Inc.



Special Projects Group

Our Special Projects Group is agile, flexible, and client-centered, delivering tailored service on even the smallest project.

PROJECT TYPES

- Apartment and Cottage Turnarounds
- Code Compliance Upgrades
- Consultation
- Exterior Building and Site Modifications
- Facility Maintenance and Modifications
- Interior Building Fit-outs
- Interior Building Modifications
- Renovations

"Since the first day Wagman has been onsite, we all have marveled at the professionalism, friendliness, and humanity they have demonstrated."

Kim Bracey, CEO
YWCA

Quincy Village Cottage Conversions

This cottage conversion at Presbyterian Senior Living's Quincy Village, completed by Wagman's Special Projects Group, involved the full renovation of a 1,550 SF senior living cottage.

Wagman continues to partner with Presbyterian Senior Living on additional cottage renovations as part of their ongoing efforts to enhance the community.

Read more about the project [on our website](#).



YOUR INDUSTRY, OUR EXPERTISE

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COMPANY NEWS

We are Moving!

Wagman is excited to announce the upcoming relocation of our York office to 3265 Farmtrail Road, York, PA after construction and renovations are complete later this year. This will be the new main office in York, PA for Wagman, Inc., Wagman Construction, Inc. and Wagman Heavy Civil, Inc., including Wagman's Geotechnical Operation for the north. The office relocation will allow for long-term expansion plans for Wagman's Field Service Center, which maintains their equipment fleet at their current 3290 North Susquehanna Trail campus.

The building at 3265 Farmtrail Road was originally built by Wagman Construction. In addition to the location, it has a more conducive space to work with. It also features additional parking and green space with a walking path.

Wagman Construction is the contractor and Warehaus is the architect for the renovations.



PROJECT UPDATE

Children's Aid Society - Werner Early Learning Childcare Center

Wagman is building a 15,368 SF facility for the Children's Aid Society Southern PA District in York City, transitioning services from their current location to a newly constructed center at Salem Square. The new facility, located on a lot previously used as the parking lot for Saint Paul's United Methodist Church, will expand the Society's capabilities in one of York City's most economically disadvantaged areas.

The \$5 million project will enhance the Children's Aid Society's services, including a crisis respite nursery (one of only three in Pennsylvania) and third-shift childcare—addressing a critical need in York County, where licensed third-shift childcare is currently unavailable. The facility will also support traditional childcare, family advocacy, and parent education programs.

Currently, drywall is being hung and painting has started. Fiber cement panels are being installed on the exterior of the building and brickwork is complete. Concrete sidewalks are being poured and excavation for final grading will begin shortly.



PROJECT UPDATE

National Lutheran Communities and Services - The Village at Rockville

The Village at Rockville, a senior living community in Rockville, MD, has reached another milestone with the completion of Phase II. Building on the success of Phase I, Wagman transformed additional residences into modern duplex homes, designed to provide the convenience and accessibility of single-story living.

The newly completed homes feature contemporary spaces with natural light and functional layouts. Generous closets and ample storage provide everyday convenience, while private patios offer an outdoor retreat for residents to enjoy their community.

Wagman's work at The Village at Rockville will continue to enhance the community, delivering even more high-quality and functional spaces tailored to the needs of its residents.

This transformation reflects Wagman's commitment to creating spaces that enhance quality of life while meeting the unique needs of every community we serve.



Wagman Wins ABC Keystone Awards

Wagman is a proud ABC Keystone member and was honored to have three projects recognized at this year's Excellence in Construction Awards. The Excellence in Construction Awards are given to local member contractor firms based on the outstanding work they performed on projects.

During the Excellence in Construction Awards Gala on November 7, 2024, Wagman received an Excellence Award for the Dickinson College John M. Paz '78 Alumni & Family Center Renovations, a Merit Award for the York College of Pennsylvania Appell Horticulture Center, and a Merit Award for the York College of Pennsylvania Campus Mall Improvements, all within the Institutional \$2 to \$10 Million category.

For more information, please [visit our website](#).

