



HOLLENBACH

CONSTRUCTION, INC.

Spring 2009 - Issue 2

ONE STEP BEYOND

“GOING ONE STEP BEYOND WHAT OUR CUSTOMERS EXPECT”

Summer Grand Opening Set For New Villa At Morlatton Assisted Living

Having successfully completed the Villa At Morlatton Independent Living Facility, once again Hollenbach was awarded the contract to develop and build the **new assisted living portion of the Villa At Morlatton senior living campus** located along Rt. 422 East in Douglassville. This **new 3 story, 80,000 square foot structure** will be an extension of the original building; the two will be joined by an enclosed walkway bridge.

The \$ 9.5 million dollar facility will **provide 83 individual apartments for residents** requiring assistance with activities for daily living. The entire 28 unit third floor has been designed to provide a secure environment, complete with a wander guard security system for dementia/memory care residents. The apartments offer a studio, one or two bedroom selection with living area, kitchen and ample storage space in each suite.

Located centrally for easy access are various amenities such as a health center, hair salon, library with computer access, two dining rooms, activity area, spacious lounges and laundry facilities. Residents may also enjoy the great outdoors in the center courtyard and patio located adjacent to the first floor dining room or the secured picturesque roof garden deck. All of the landscaped areas will be fully irrigated by utilizing storm water runoff.

The project, designed by J. Randolph Parry Architects, located in Moorestown, NJ, consists

of block and plank construction with interior walls comprised of metal stud and drywall. The building exterior includes a manufactured stone veneer with insulated vinyl siding. The EPDM rubber roof system will provide excellent UV and weather resistance.

With the winds of winter left behind, work continues at a steady pace on an aggressive schedule. **Hollenbach strives to seek and incorporate the most efficient and cost effective measures to complete projects on or ahead of schedule.**

In addition to offering general and construction management services, Hollenbach was responsible for providing all of the pre-construction development services on this project. The Villa staff are busily preparing for their summer grand opening.



Ongoing construction work at the west side entrance-way to the Villa at Morlatton Assisted Living Facility



Artist's rendering depicts the future Villa at Morlatton Assisted Living Facility slated to open this summer

Vision Statement

*To satisfy the best interest of our customers by going **one step beyond** what is expected, to create and construct a top quality product, at a fair price, in a timely manner.*

Robert E. Little, Inc. John Deere Dealership and Little Family Partnership Awards Hollenbach Renovation and New Building Construction Projects

A 1,400 square foot **complete showroom renovation** for the Robert E. Little, Inc. John Deere Dealership in Zieglerville was recently completed by Hollenbach. This renovation has provided an additional 250 square feet to the existing showroom area. The facility was also brought up to date with all current ADA regulations. Design services were provided by Lee Architectural Associates located in Bethlehem, PA.

Associates, are being finalized and awaiting township approvals.



Robert E. Little, Inc. John Deere spacious showroom, recently renovated by Hollenbach

All work was completed while the business was still fully operational, with schedules being completed as to not interfere with any ongoing daily operations. The Zieglerville dealership celebrated its grand Spring opening the weekend of April 10th.

This new 15,000 square foot **John Deere consumer products dealership** will feature a 2,200 square foot mezzanine parts area, along with a modern showroom, service and warehouse area. The construction will consist of a **Varco Pruden pre-engineered metal building** with masonry and dryvit walls, protected by a standing seam metal roof. Work is expected to begin in the near future.

A new building project in **Chester County, PA** is also planned in the near future and will be completed by the Hollenbach team. The plans, completed by Lee Architectural

Future Robert E. Little, Inc. new John Deere Dealership to open in Chester County



Hollenbach To Build Education Center Designed To Achieve LEED Green Building Platinum Certification

In March 2009, Hollenbach Construction was awarded the construction contract for the Growing Hearts Early Childhood Education Center located just off of route 73 in Blandon, PA. The 13,400 square foot facility is designed and will be built to achieve the **United States Green Building Council LEED (Leadership in Energy and Environmental Design) certification highest platinum rating**. A **“Green Building”** is an outcome of a design which focuses on increasing the efficiency of resource use – energy, water and materials – while reducing building impacts on human health and the environment during the buildings lifecycle.

This state of the art education center will include 12 classrooms, 3 administrative offices, a conference room and kitchen area. Included in the design completed by Watkins Architects, located in Fleetwood, will be **cathedral ceiling and clerestory windows** along the southern exposure, which will provide natural lighting. The roof line also includes **18 skylights for energy efficiency**. The exterior walls are comprised of a manufactured stone veneer with metal vertical siding, R35 insulation with 6 inch Batt fiberglass insulation plus 1 ½ inch polyisocyanurate that will **exceed normal commercial building insulation requirements**. The metal roof panels are certified as **reusable, recycled and renewable under the LEED program**.

Site work will include a 3,000 square foot playground area. The parking area will make use of **geo grid pavers to minimize any storm-water runoff**. This project is currently scheduled to be completed by Hollenbach in the winter of 2010.



Main entrance of Growing Hearts early Childhood Education Center in Blandon, LEED Green Building to be completed by Hollenbach



Commercial pool construction for Camp Fowler – Valley Youth House located in Orefield

Jason Nix Joins Hollenbach Team

Jason Nix was recently named Director of Business Development. In his new position he will be responsible for business and project development. He is a graduate of the Catholic University of America, Washington DC, with a Bachelor of Science degree in Architecture/Construction Management. His experience includes various pre-construction and construction management positions in Pennsylvania, Maryland, and Washington D.C. construction firms. Jason resides in Bridgeport, PA with his wife.



Jason Nix

Hats Off To Hollenbach!

Hollenbach Construction takes pride in our repeat customers. We strive to make the **development, decision and construction process as easy as possible and provide efficient and cost effective solutions along the way.** Reverend Calvin Adams of St. Gabriel's Episcopal Church was kind enough to compose the following letter of recommendation.

"I am happy to take this opportunity to recommend the Hollenbach Construction Company of Boyertown, Pennsylvania. St. Gabriel's has just participated with Hollenbach Construction in three of the largest building/renovation projects ever undertaken on our campus:

1. *The renovation of our worship space, including the complete rearrangement of our chancel and sanctuary, relocating our organ, replacing the entire lighting system, a new sound system, replacing and recarpeting the nave, chancel and sanctuary.*

2. *The Parish Life Center/Good Shepherd Learning Center (a remodeling/building addition project doubling the size of our Christian Education, Day Care, and Administrative Facilities).*

3. *The Villa at Morlatton (a senior housing facility built on our property in cooperation with One Douglassville Properties, a developer).*

The Parish Life Center/Good Shepherd and worship area projects most directly affected the life and function of our church community. While our congregation is almost 300 years old, we are in the middle of a rapidly growing suburban area. More people attending our church, enrolling in our Learning Center, and needing to use our buildings, challenges us to create more space, rework our existing facilities, and do it all with limited funds.

Choosing the right construction group to be our partners in all three of these projects was our first priority. After much consultation within our community, **it became clear to our leaders that Hollenbach Construction enjoyed the finest reputation in the local area. They are known for excellent work and honest administration of their projects.**

We discovered that all is true and more. Hollenbach walked through the entire, complicated process of our projects with a cooperative spirit. **No detail was too small to explain, no question too unimportant answer.** Hollenbach staff were eager to **help in both expected and unexpected decisions with a careful eye toward cost, and quality.** They extended themselves with grace and patience in helping solve technical and procedural problems which were confusing to us.

Anytime we were dissatisfied with a piece of work (a rare occurrence), the company moved quickly and thoroughly to correct it. **And in the end, Hollenbach did it on time and under budget!** And so it is a great pleasure to recommend their services to others, especially to churches. If we were to start another building project tomorrow, **there is no doubt that we would happily work with Hollenbach Construction."**

We are most appreciative of Reverend Adams' gracious referral and welcome new clients to experience our ability to prepare a comprehensive and cost effective plan for your next renovation or new construction project. **Our depth of knowledge, with over 40 years of experience, will deliver a finished project with exceptional value.**



St. Gabriel's Episcopal Church in Douglassville 12,400 square foot addition and worship area renovation completed by Hollenbach

Work Is Underway At New Horsham Township Police Facility

Set for completion by the end of September 2009, the new Horsham Township Police facility is well underway. Work is currently being completed on the concrete slabs along with the interior masonry walls.

The **\$3 million dollar, 14,000 square foot law enforcement facility** is made up of load bearing masonry walls with a structural steel frame roof system. A portion of the **roof is a unique barrel vault design** supported by bowstring metal trusses with standing seam clerestory glass panels. The northern exposure provides optimal natural lighting. The exterior walls include attractive brick and split face block veneer.

The interior design incorporates an advanced security system, with numerous masonry interior walls for holding cells and prisoner central processing areas. Also included in this project, designed by KCBA Architects in Hatfield, are nine administrative offices, a police squad room and a kitchen/lunchroom area. Hollenbach is working closely with the township and police administrators for a smooth transition upon the completion of the building in September this year.



The future depiction of Horsham Township Police Facility currently under construction by Hollenbach

Hollenbach Partners With Valley Youth House For Camp Fowler Improvements Project

In October, Hollenbach began work on a **72,000 gallon, 2,300 square foot commercial outdoor heated swimming pool**, located at Camp Fowler, a 43 acre therapeutic youth adventure camp in Orefield. This camp and pool is owned by Valley Youth House a service organization located in Allentown, which provides help and services for troubled youth and their families in Lehigh, Northampton, Bucks, Philadelphia, Montgomery and Carbon counties. In addition to the general construction of the pool, a 500 lineal foot concrete retaining wall was constructed to provide a flat area for the pool deck. An 87 foot ADA ramp will be constructed to accommodate the elevation change between the bathhouse and pool.

The civil engineer serving on the project is Spotts, Stevens & McCoy located in Reading. A mid May completion is anticipated for a Memorial Day pool opening.

Hollenbach Offers Leadership From Concept To Completion

Hollenbach Construction, Inc. fills a growing need for a **professionally managed leadership approach to design and construction projects**. As your key strategic partner, we'll orchestrate all aspects of your capital building project to **control your risk, reduce your burden and time commitment, and reduce your costs**. Our total development solution produces compounded savings by effectively managing the project **from concept through completion** with single source responsibility.

Our services include:

- ◆ Project Planning/Due Diligence
- ◆ Needs Assessment and Analysis
- ◆ Programming
- ◆ Regulatory Approval Management
- ◆ Site Evaluation, Investigation and Planning
- ◆ Financing
- ◆ Project Feasibility Study/Financial Pro Forma
- ◆ Budgeting and Scheduling
- ◆ Construction Documentation/Services
- ◆ Architectural, Engineering and Consulting Sourcing and Management

Call **Jason Nix, Director of Business Development** at **610-367-4200** to find out more and schedule a **no obligation consultation**. Visit our website at www.hollenbach.com.

Projects in Process

- ◆ Villa At Morlatton Assisted Living, Douglassville, PA
- ◆ Robert E. Little, Inc. New Dealership, Downingtown, PA
- ◆ Valley Youth House – Camp Fowler, Orefield, PA
- ◆ Horsham Township Police, Horsham, PA
- ◆ Growing Hearts Early Education Center, Blandon, PA

Recent Projects Completed

- ◆ St. Gabriel's Episcopal Church, Douglassville, PA
- ◆ Complete Family Eyecare, Gilbertsville, PA
- ◆ Halteman Office Center, Gilbertsville, PA
- ◆ Ursinus College – Paisley Hall Renovations, Collegeville, PA
- ◆ Susquehanna Bank, Collegeville, PA



HOLLENBACH
CONSTRUCTION, INC.

**CONSTRUCTION MANAGER
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- ◆ Manufacturing
- ◆ Commercial
- ◆ Senior Living
- ◆ Professional
- ◆ Retail
- ◆ Educational

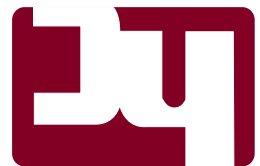


Inside... Grand Summer Opening Set For New Villa At Morlatton Assisted Living

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