



HOLLENBACH

CONSTRUCTION, INC.

Fall 2013—Issue 11

Glenn Ebersole, Editor
Janet Mack, Assistant Editor

ONE STEP BEYOND

“GOING ONE STEP BEYOND WHAT OUR CUSTOMERS EXPECT”

Hollenbach Construction Leads The Design/Build Team For Gateway Ticketing Systems, A Worldwide Ticketing Software Developer

Hollenbach Construction led a Design/Build Team through the design phase and construction has now started for the new global headquarters office building for **Gateway Ticketing Systems** along County Line Road in Colebrookdale Township, Berks County. “A 2-story, 42,000 square foot “state-of-the art” facility is being built on a 25 acre site with great views overlooking Route 100 and the surrounding area. The estimated cost of the new building is \$7 million and is expected to be completed in the **Summer of 2014**” said Tim Little, President of Hollenbach Construction.



Architect's renderings of the new Gateway Ticketing Systems Global Headquarters located in Gilbertsville, PA



The building will have a central core gathering space where employees will have more opportunities to interact and connect during the day. “**The building design involved a great collaboration among Gateway's owners, executive management team and employees; Muhlenberg Greene Architects and Hollenbach Construction**” noted Glenn

Ebersole, Strategic Vice President, Business Development/Marketing. Energy efficiency is designed into the building, bringing in as much natural light as possible. The building was located on the site to use the sloping land on the site to take advantage of the views.

Gateway Ticketing Systems is a world leader in providing access control, admission control and ticketing software for the attraction, amusement and intercity bus transportation industries. They have more than 475 clients located on 6 continents and 40 countries. Gateway has 80 employees in Berks County and the new building can accommodate 120 people.



Attending the Groundbreaking Ceremony (left to right): Stephanie Hollenbach, Tim Little, Peter Grumblatt, Owner, Gateway, Michael Andre', CEO, Gateway, Glenn Ebersole, Nina Bohn, CFO, Gateway

Mission Statement

To develop and deliver strategic client-focused solutions to meet facility needs and to go “One Step Beyond” for our clients

Construction Begins At Keystone Villa At Ephrata

Hollenbach Construction has started construction work on the recently approved Keystone Villa at Ephrata senior living community which is being built on the site of the former Artworks at Doneckers. Demolition of existing buildings is underway, as is selective demolition within the 4-story brick building that once was the home of the Eby Shoe Company, but will now be adaptively reused for senior living apartments.

Glenn Ebersole, Strategic Vice President, Business Development and Marketing, said, “We have worked very closely with the Borough’s elected and appointed officials and staff for more than 20 months and are very pleased to see the actual start of construction of this significant project in downtown Ephrata.” **The overall cost of the project is \$18 million and is expected to take 13 months to complete.**

Keystone Villa at Ephrata will be home to about 160 new residents. The four story residence will consist of 139 apartments: 78 Independent Living; 43 Personal Care and 18 Memory Care. The project is approximately 150,000 square feet and



Attending the Groundbreaking Ceremony, (left to right): Jim Payne, HCI, Kathy Fisher, HCI, Glenn Ebersole, HCI, Stephanie Hollenbach, HCI, Jim Hollenbach, Keystone Villa Ephrata, Managing Partner

includes the adaptive reuse of the existing 4 story building – about 35,000 square feet – and 115,000 square feet of new construction. **Hollenbach Construction is the Leader of the Design/Build Team** which includes Muhlenberg Greene Architects and McCarthy Engineering.

Tim Little, President stated, “**The Keystone Villa at Ephrata project continues a very positive long term successful relationship between Keystone Villa Communities and Hollenbach Construction. This is the 6th and the largest senior living construction project we have worked on with them.**”



Architect rendering of the Keystone Villa At Ephrata

Twelve Essential Characteristics of MVP (Most Valuable Performing) Leaders

By Glenn Ebersole, P.E.

We often hear some people referred to as leaders. And sometimes they are called great leaders. What makes a leader or great leader? What are the essential characteristics of those leaders that are the most valuable performers? I did some research and also did some recalling of my own experiences with some great leaders and developed what I believe to be the 12 essential characteristics of MVP leaders.

MVP Leaders:

1. **Develop, define and declare** a clear focused vision with a very clear mental image of that vision.
2. **Create and define** a clear mission in their life that becomes their calling and their purpose in life.
3. **Set** measurable goals and objectives and **develop** a strategic action plan to reach those goals and objectives.
4. **Hold** themselves accountable and **set** the example for accountability for others in their organizations.
5. **Adopt** a strong code of ethics and **live by** that code every day.
6. **Show** total commitment to their vision and mission.
7. **Place** duty before self, **always.**
8. **Employ** strategic thinking daily.
9. **Encourage and promote** innovation in their organizations and value new ideas for continuous improvement.
10. **Teach, mentor and create** a learning environment.
11. **Demonstrate** respect and trust for their staff and employees.
12. **Remain** calm and keep their heads when they are in a crisis.



Glenn Ebersole,
Strategic Vice President
Business Development/Marketing

The above twelve (12) essential characteristics define a very high performance leader. The questions to ask of yourself include: Are you a MVP Leader? Do you possess these twelve essential characteristics? Or are you interested and ready to improve your leadership skills to become a MVP Leader? Your answers will identify whether or not you are an MVP Leader.

Construction Projects in Progress



Superior Credit Union

This project is the adaptive reuse of a former gas station into a new Branch Office in Royersford, PA.



Keystone Villa At Douglassville

38,000 square foot, three story addition to the existing Personal Care Facility, giving an added 42 apartments to the facility.



Second Alarmers Rescue Squad

Construction of the new ambulance facility headquarters in Whitpain Township.

Warrington Township Public Works

Supply and erection of 2 Varco Pruden pre-engineered metal buildings. The first is a 14,985 square foot Department of Public Works Facility and the second is a 1,640 square foot salt/brine storage building.

Recent Projects Completed



Drug Plastics & Glass Co.

55' x 100' Varco Pruden pre-engineered metal building addition to house the new Research & Development Center for this long term Boyertown industry, was completed in August, 2013.



Little's John Deere Hatboro

Adaptive reuse of a former car dealership into a John Deere dealership facility, completed in September, 2013.



BK Upholstery, Boyertown, PA

Second floor mezzanine addition to the existing loading dock area of this furniture upholstery company in Boyertown, PA. This project was completed in June, 2013.

Ursinus College, Collegetown, PA

Extensive bathroom and bedroom renovation at Reimert Hall to 12, four bedroom suites was completed in August, 2013 prior to the start of the fall semester.

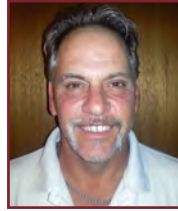


Hollenbach Welcomes Three New Employees To Our Team

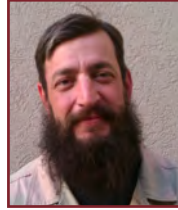
We are pleased to announce the addition of three new employees to the Hollenbach Construction team. The new employees are: **Jim Payne, Project Manager; Chuck Kemmerling, Superintendent; and Michael Smith, Carpenter.**



Jim Payne has more than 18 years experience in the construction industry as a project manager and site superintendent. Jim is responsible for project management of new projects and providing support to other project managers.



Chuck Kemmerling brings more than 15 years construction experience as a site superintendent. Chuck is serving as site superintendent for a new ambulance facility in Whitpain Township for Second Alarmers Rescue Squad.



Michael Smith has more than 18 years experience as a construction rough and finish carpenter. Michael is providing carpentry services to a variety of construction projects.

Visit Us On The Web

Hollenbach invites you to visit our website www.Hollenbach.com for more information about our company. Contact Glenn Ebersole by email at gebersole@hollenbach.com, or by phone 610-367-4200 (office), 484-769-4856 (cell phone) to discuss how Hollenbach Construction can work with you to develop and achieve strategic solutions to meet your building needs.

*Inside...
Hollenbach Construction Leads The Design/Build Team For
Gateway Ticketing Systems, A Worldwide Ticketing Software Developer.*

ONE STEP BEYOND



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