



# HOLLENBACH

CONSTRUCTION, INC.

## ONE STEP BEYOND

“GOING ONE STEP BEYOND WHAT OUR CUSTOMERS EXPECT”

Spring 2014—Issue 12

Glenn Ebersole, Editor  
Janet Mack, Assistant Editor

### *Hollenbach Construction Team Members Praised For Meeting Major Challenges Of 2013-2014 Winter*

Owners Tim Little and Stephanie Hollenbach have high praise for the Hollenbach Construction Team members working in the field this past winter. They said, “We appreciate and applaud the commitment and dedication our team members demonstrated throughout this past winter. They kept major projects moving forward in the face of severe weather conditions.”

**Severe weather conditions** including below freezing temperatures, acres of snow to be removed from job site work areas, freezing rain, sleet and Polar Vortexes which **made this past winter the worst and most challenging one in the last 20 years**. Two major projects underway that were especially impacted were Keystone Villa at Ephrata senior living project and the Gateway Ticketing global headquarters building. These projects required major commitments from our employees in the field to keep these projects moving forward.

“A major obstacle encountered this past winter was snow, snow and more snow and then ice. Our field personnel and subcontractors cleared tons and tons of snow from the Ephrata site with 150,000 SF of building on a 4+ acre site and from the Gateway site with 42,000 SF of building on a 25+ acre site” said Glenn Ebersole, Strategic Vice President of Business Development/Marketing.

The Hollenbach Team exhibited strategic thinking and planning for winter construction for both of these projects. “For the Keystone Villa at Ephrata project, we rented large tents and heaters to allow masonry work to continue on walls, while work outside the tent continued when temperatures allowed. At the Gateway building after the exterior wall framing was completed we enclosed the windows with reinforced polyethylene and placed heaters inside the building so we could keep working,” Tim Little explained.

Everyone at Hollenbach Construction is excited about the arrival of spring, especially this year!



*Keystone Villa At Ephrata continuing the work inside tents*



*Gateway Ticketing Systems work continues*



*Keystone Villa At Ephrata work continues outside*

### *Mission Statement*

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

## *A Strong Finish To 2013 Is Exhibited In Three Projects That Were Completed In The Fourth Quarter*



### *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.



## *Technology Strategically Enhances Design/Build Project Delivery to Meet Owners' Desired Outcomes!*

By Glenn Ebersole, P.E.

**A Design/Build project delivery system is an integrated approach to align interests, objectives and practices through a collaborative team approach. Design/Build projects are a consistently successful form of integrated project delivery to meet the desired outcomes of Owners and their projects.**

More than thirty years of experience with Owners and the Design/Build project delivery system has resulted in my belief that there are several major outcomes Owners are seeking in their projects. Those major outcomes are: improved decision making; improved contract documentation; improved pre-construction estimating; improved procurement & scheduling; improved cost efficiency; and improved closeout documents

In addition to these major outcomes, there also are **strategic advantages that Design/Build offers to an Owner**, including: a proactive vs. reactive approach; focus on team success vs. individual success; goal focus vs. task focus; looking at strategic issues vs. operational issues; qualitative vs. quantitative measures; collaboration vs. confrontation; and value-based vs. cost-based thinking

**Technology plays a strategic role in the effective use of Design/Build in three (3) major areas.** The first area is **collaboration software**: It streamlines flows of documentation, communications, drawings, forms and data; facilitates remote consolidated organized workspaces; and increases consistency & coordination that saves time, increases productivity & strengthens deliverables. The second is **integrated web-based applications**. Internet hosted collaboration tools keep project teams connected and able to access information as needed and provide administrative controls for managing storage & Web infrastructure. The third is **Building Information Modeling (BIM)**. This technology efficiently incorporates and integrates data for project design, component fabrication & building erection instruction and project management logistics.

These technologies provide **strategic enhancements to the Design/Build process**. Examples of those enhancements are: the ability to find exact document version being sought; the ability to find the right person to contact in reference to the document; identifying the best way to contact the person to retrieve the needed information; enhanced access & retrieval of historical data and resources; increased productivity; improved management performance; enhanced end product with collaboration that spans building design, construction & project delivery; open sharing of information; and full utilization of technological capabilities and support.

We are still in the early stages of discovery of the full potential of the power of technology to enhance the Design/Build process. **New technologies are becoming available at an accelerated pace** and will become available and will be deployed in the construction industry in general and in the Design/Build project delivery in particular so that further strategic enhancements can be realized in the future to meet Owners' desired outcomes.



*Glenn Ebersole,  
Strategic Vice President  
Business Development/Marketing*

## *Hollenbach Construction, Inc. Receives ABC Award Of Excellence Home City Ice Addition & Renovation Wins Industrial Category*

**Hollenbach Construction, Inc. received an Award of Excellence in the Industrial Category** for its work on the Home City Ice addition and renovation project in East Greenville. The Associated Builders and Contractors (ABC) Eastern Pennsylvania Chapter's presented the award to Hollenbach at the 23<sup>rd</sup> Merit Construction Awards of Excellence program on November 14<sup>th</sup> in Norristown. The awards program recognizes outstanding projects throughout eastern Pennsylvania built by ABC contractors.



*Kurt Johnson, Business Development Manager; Klover Contracting, Tim Little, Stephanie Hollenbach, Glenn Ebersole, of Hollenbach Construction, Inc.*

**Home City Ice, a nationally recognized ice manufacturer, partnered with Hollenbach Construction on this project.** Glenn Ebersole, Strategic Vice President, Business Development/Marketing said, “The Home City Ice manufacturing facility is a very unique and innovative total transformation of an early 1900's “ice plant” into a modern “state-of-the-art” ice manufacturing facility.”

**The successful completion of the project was not an easy assignment.** A major challenge was installing large new equipment into some existing space that **presented an opportunity to showcase the innovative nature of Hollenbach Construction.** Tim Little, President shared how the challenge was met. “The entire East end wall of the existing building was removed and a steel rail system was constructed to move a 21,000 pound ice maker into place with only 4” of clearance while being rolled the full length of the building. **All ice manufacturing work was taken off line and work by Hollenbach had to be completed on this phase and ice production started by mid-April, 2012, in time for the owner's peak manufacturing period.** We were fortunate to have a great creative team to work with on this project.”

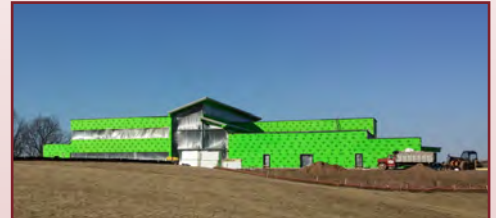
## *AND A Strong Start To 2014 Is Shown With the Following Projects Underway And/Or Just Getting Started*



***Fred Beans Boyertown***  
*Showroom and service department addition and renovations are well underway.*



***Gateway Ticketing Systems***  
*New construction of a 2 story, 42,000 square foot Global Headquarters facility.*



***PA Granite***  
*New 6,160 SF saw plant facility where quarried granite is cut and distributed.*



***Keystone Villa At Ephrata***  
*Continued progress toward a September 2014 completion of the 4-story, 151,000 SF building that includes 139 apartments for senior independent living and personal care—memory support.*



***Pheobe Richland—Phase 1***  
*Renovations to the existing senior health care facility including new dining areas and patient rooms. A temporary office area will be constructed until Phase 2 of this project can be completed.*

## Hollenbach Welcomes Two New Employees To Our Team

We are pleased to announce the addition of two new employees to the Hollenbach Construction team. The new employees are: **John Maresca, Project Manager and Amy Gardner, Administrative Assistant.**



*John Maresca  
Project Manager*

John is a Penn State University alumnus with a Bachelor of Architectural Engineering degree. He has more than twenty-five (25) years of experience in commercial and institutional construction as a project engineer, project manager and construction manager. His prior experience includes work with an architectural firm, construction companies and a manufacturer. John is responsible for project management of new projects.



*Amy Gardner  
Administrative Assistant*

Amy is a Washington State University Magna Cum Laude graduate with a Bachelor of Landscape Architecture degree. In addition she earned an Associate of Arts degree in Liberal Arts from Harcum College. She has more than ten (10) years of experience in the construction industry as a project administrator and landscape designer. Her prior experience includes work with an architectural firm, landscaping companies and construction companies. Amy will be providing project administration support for our project managers.

### Visit Us On The Web

Hollenbach invites you to visit our website [www.Hollenbach.com](http://www.Hollenbach.com) for more information about our company. Contact Glenn Ebersole by email at [gebersole@hollenbach.com](mailto: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 Team Members Praised For Meeting  
Major Challenges Of 2013-2014 Winter

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