



# HOLLENBACH

## CONSTRUCTION, INC.

Fall 2015—Issue 15

Glenn Ebersole, Editor  
Janet Mack, Assistant Editor

## ONE STEP BEYOND

“GOING ONE STEP BEYOND WHAT OUR CUSTOMERS EXPECT”

### *Hollenbach Construction Plays Major Role In Project At Historic SunnyBrook*

Hollenbach Construction is playing a major role in leading the construction of a multiple phase project at historic SunnyBrook in Pottstown, PA. Hollenbach has begun building an addition to the historic structure that essentially replaces a portion of the building that was demolished several years ago.

Tim Little, President of Hollenbach Construction said, “We got involved in the project to construct a “shell” building addition close to 5 years ago. Financing delayed the project but fortunately we were able to get started this year.”

The SunnyBrook Foundation worked closely with the Gulati family to take over management of the SunnyBrook Ballroom in March of 2015. Major plans were announced for the historic venue and a June 12, 2015 ceremonial ground breaking took place for construction of the 15,000 square foot addition to the complex that will include meeting rooms, kitchen space and bigger restrooms.

Charles Gulati, president of both SunnyBrook LLC and Stokesay Castle said, “We are excited that construction is underway for the addition and now are looking forward to the start of the extensive renovations to the restaurant and lounge in the near future. We are pleased to be working with the



*Structural Steel in place for the addition.*

Hollenbach Construction Team on this very significant project.”

The construction activity has posed some challenges which the Hollenbach project team is focused on overcoming. First, constructing the new 2-story building while existing buildings surround it on 3 sides all while preserving the historical appearance. In addition, maintaining access to the Ballroom which has remained in use for special events throughout construction.

Glenn Ebersole, Strategic Vice President, Business Development/Marketing with Hollenbach noted, “Historic SunnyBrook, is a real gem in the tri county region with real potential as a driver of positive economic development. Hollenbach Construction is very pleased to be playing a lead role in this project and to be working with the SunnyBrook Foundation and the Gulati family.”

SunnyBrook first opened in 1931 and is one of a handful of pre-World War II dance halls still in existence. In its heyday in the 1930s and '40s, SunnyBrook hosted stars such as Frank Sinatra, Glenn Miller and Benny Goodman.



*Project identification signage for Addition to historic SunnyBrook being built by Hollenbach Construction.*

### *Mission Statement*

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

## *Five Major Strategic Reasons Why A Design-Build Project Delivery System Is Chosen*

We hear the term “Integrated Project Delivery” used in the construction world today. And in my opinion, “Design-Build” is the original and stands as the most consistently successful form of integrated project delivery for construction endeavors. History indicates that Design-Build has been used successfully on all types of construction projects. Construction projects have been completed in many different countries, large and small in scope, horizontal and vertical and simple and complex in their design and construction.

Reflecting upon more than 30 years experience with Design-Build, here are five (5) major strategic reasons that I believe are why owners and design and construction professionals choose a Design-Build Project Delivery System:

1. It provides a strategic thinking response to Owner demands for increased quality and a continuous improvement commitment to the delivery system and the actual final project product. There is a greater focus

on quality control and quality assurance through the continuous involvement of the entire design/construction team throughout the project. And project innovations can be uniquely developed by integrating the skills of the designer and contractor.

2. It saves time and money through the use of a strategic thinking process for developing the budget, schedule and constructability of the project from the initiation of the project. Early contractor involvement enables: construction engineering considerations to be incorporated into the design phase and enhances the constructability of the engineered project plans; fast-tracking of the design and construction portions of the project; concurrent design and construction phases for different segments of the project; the ability to get continuous cost updates using construction costs from current projects and communication efficiencies and integration between design, construction engineering, and construction team members throughout the project schedule.

3. It provides a strategic approach to avoiding or certainly minimizing the probability of adversarial relationships and potential legal issues. Fewer change and extra work orders result from more complete field data and earlier identification and elimination of design errors or omissions that might otherwise show up during the construction phase.

4. It provides a strategic thinking response to demands for risk management. It provides a reduced potential for claims and litigation after project completion as issues are resolved by the members of the design-build team.

5. It provides a strategic thinking approach to provide the ultimate level of flexibility through a truly integrated team that is able to take on very challenging and complex building projects.



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



## *Hollenbach Construction Recent Projects Completed*



***Pheobe Richland -Phase II***

New Construction of a 72,500 square foot addition to the skilled nursing facility.



***Good West Industries***

New construction of a 38,00 square foot warehouse in Douglasville, PA.



***Sands Ford, Red Hill***

5,040 square foot Service Building Addition and 5,226 square feet of renovations.

***Drug Plastics & Glass Co.***  
Executive office Suite Remodel





## *Hollenbach Construction Projects In Progress*

*KIA Dealership*



*HYUNDAI Dealership*



### *KIA of Hazleton and HYUNDAI of Hazleton*

New construction totaling 35,000 square feet for 2 separate new car dealerships in Hazleton.



### *Sands Ford, Red Hill*

Renovations to create a 4,970 square foot State Of The Art, Ford Showroom



### *The Goddard School, Collegeville, PA*



*Tom Nikerle, Gary Reeser,  
Brian Clark, Glenn Ebersole  
Goddard School*

## *Hollenbach Construction Wins Excellence In Construction Award For Gateway Ticketing Systems Global Headquarters Building*



*Stephanie Hollenbach, Mike Funari, Board Chairman of ABC Eastern PA Chapter, Tim Little, and Glenn Ebersole.*

Hollenbach Construction won the Merit Excellence in Construction award in the Commercial Office category from ABC, Eastern PA Chapter for the Gateway Ticketing Systems Global Headquarters building in Gilbertsville. Tim Little, Stephanie Hollenbach and Glenn Ebersole accepted the award from Mike Funari, Board Chairman of ABC, Eastern PA Chapter on behalf of Hollenbach Construction at the 25th Anniversary Excellence in Construction Awards Banquet. Congratulations to the entire Hollenbach Team!

## *Hollenbach Welcomes Three New Team Members To Its Growing Team of Professionals.*



Tom Nikerle

Tom Nikerle has joined the Hollenbach Team as Project Superintendent. Tom has more than 20 years of experience as a carpenter, foreman, and site superintendent for general contracting and construction management firms. He also has attained Certified CPR/First Aid and OSHA 30 Hour Construction Safety and Health Certification.



Dee Celia

Dee Celia has joined the Hollenbach Construction team as Administrative Assistant. Dee has 10 years of experience as an administrative professional and more than 8 years of experience in the construction industry as an office administrator. She has worked with a wide range of companies. Dee is responsible for providing administrative office support and contract administration support.



Gary Reeser

Gary Reeser has more than 20 years of experience in the construction industry as a project manager, field construction manager, code enforcement officer and municipal construction department manager. Gary is a Current Code Administrator and a Certified Building Code Official and has worked with engineering, construction management and general contracting firms. Gary is responsible for project management of new projects.

### *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 Plays Major Role In Project At  
Historic Sunnybrook*

**ONE STEP BEYOND**

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