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INFORM

TRANSFORMING VISION INTO REALITY

SPRING 2013

Challenges Solved at Mountville Church of the Brethren

FEATURE Projects



- *How do you make your church facility feel more “welcoming”?*
- *How do you update your church, built decades ago, to be more accessible to the elderly and disabled?*
- *How do you add an elevator without a visual “cement block” add-on?*
- *How do you deal with the “front door” and parking for a neighborhood church that was originally planned for a walking distance community?*

Many churches face these questions and more....

Working with Beers & Hoffman Architects, Mountville Church of the Brethren at 60 Clay Street in Mountville, PA solved all of these challenges while promoting their church’s vision for the future through master planning and creative architectural design.

On October 21, 2012, this congregation dedicated a new “inviting” entrance addition that includes an elevator that now allows members of the congregation to attend services and educational programs regardless of the floor in which they are held.

The 1,410 sq. ft. lobby space also includes more room for greeting and fellowship. Renovations of 2,250 sq. ft. were also completed to add new larger ADA accessible restrooms on both floor levels, new secure office space and children’s wing, and air conditioning in the sanctuary.

In addition, the parking lot was re-designed to create better traffic flow around the building and the number of handicapped parking spaces was doubled. A new curbless drop off area was formed along the exterior colonnade with an overhanging canopy. Through precise detailing and design complimenting the existing

(Cont’d page 2)

Before Photos



Proven Success with “Design Team Partnering”

By *Pete Kerekgyarto*,
Partner, Registered
Architect, LEED AP



When beginning a new construction or renovation project there are various approaches to the contractual structure between the owner, architect and contractor. It is no surprise that the relationship between each of these essential roles will have a direct impact on the timing, efficiency and overall success of a project.

The historic approach (often mandatory in the public sector) is commonly referred to as Traditional Bid (or “Design-Bid-Build”). In this structure, an architect is selected by the owner, drawings are produced, contractors bid on the cost of the project, and the contractor with the lowest price is elected for the construction. But, inevitably additional costs seem to surface during the construction process in the form of change orders particularly due to difficulties of ensuring the thoroughness and matching scopes of all the many sub-contractors “low bids.” And, the contractors do not have the benefit of knowing the owners needs and intentions.

An alternative approach, that we have experienced continual success with, is the Design Team Partnering (or a form of “Design-Build”) approach. In this scenario, the owner will select a contractor either after the architect has developed initial schematic plans or at the inception of the project simultaneously with the architect selection. This allows the owner to make their selection based on experience, the contractor’s approach to this specific project, and chemistry between the team members (instead of being forced into an unqualified low bid). The architect, owner and contractor then work together during the rest of the design and construction phases, continually fine-tuning the building’s design and controlling the construction budget thereby eliminating many surprises and conflicts during construction.

For projects in which a full bid is not mandatory, we encourage clients to consider a Design Team Partnering approach for projects of all types and sizes!

INFocus

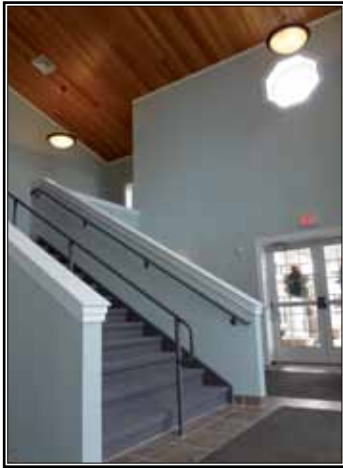
Challenges Solved at Mountville Church of the Brethren (Continued)



Georgian architecture, the completed addition seamlessly joins the existing building, originally built in 1962.

The improved flow to and through the building, combined with the many accessibility and security upgrades will serve this church well for many decades to follow.

In fact, in July of 2012, the church received the Open Roof Award at the Church of the Brethren's annual conference in St. Louis. The award recognizes the congregation for making great strides in becoming more accessible to people with disabilities.



Looking ahead, through the initial master planning phase, future renovations to the kitchen facility and a potential addition for the youth can be accomplished without demolishing or undoing any of these successful improvements.

On this sunny fall day at the dedication and open house, the joy of this warm congregation was evident through heartfelt handshakes and greetings while beautiful string music resonated in the new entrance. When approached and hugged by a church member in a wheelchair who "just wanted to meet and personally thank the architect," one can understand why we truly enjoy what we do and invest the many hours and countless evening meetings in order to impact peoples lives like this!

"The team did an outstanding job of listening to what we wanted and creatively designing an affordable addition that met all of our perceived needs. They were pleasant to work with and truly sought to make it our project, not theirs. I would heartily recommend Beers and Hoffman to any church considering modifications to their facilities."

Rev. Rebecca (Becky) Fuchs, Pastor



Oral Surgery Associates

When Dr. Ken Knipe and Dr. Don Dinello contacted Beers & Hoffman they were out of space in their Lebanon location. Their solution to this challenge found realization in a strikingly handsome new office in Lebanon's Tuck Center. Having seen The Oaks Professional Center designed by Bob Hoffman in Lancaster, the physicians wanted a similar "Contemporary Georgian" appearance. The two tone symmetrical brick building has achieved that! The complex contains Oral Surgery's suite

and a wing leased to the Good Samaritan Hospital Surgical practice. A third office suite is currently available.

Dr. Dinello and Dr. Jeff Rajchel engaged Beers & Hoffman to also design a new oral surgery office building in Linglestown. The 4,450 sq. ft. practice brings a state of the art practice facility to the Linglestown area. The traditional design with 4 operatory/consult rooms was constructed by Arthur Funk & Sons. They were the contractor on the Lebanon Oral Surgery building as well.

Fellowship Villa Senior Living

INTheWorks



In July of 2012, the firm began design work on the Fellowship Villa, an assisted living facility with independent living apartments, for Fellowship Community. This campus, operated by Bible Fellowship Church Homes, began operation in 1909 and continues to add senior living options for healthy living and aging to its beautiful campus in Whitehall, Pennsylvania. This portion of the project is a 64 residence assisted living facility, that will initially operate as a personal care facility, and include an additional 12 apartment units. Features of the facility include two sets of dining and activities rooms with lounges on the upper assisted living floor with links directly into the existing “Main Street” corridor of the Terrace Villa personal care facility. The ground level will have a large multi-purpose community room and dining, game room and lounge spaces for the campus residents. The General Contractor is Arthur Funk & Sons, Inc. of Lebanon. Construction began in January 2013 with estimated completion in the spring of 2014.

Robert L. Beers Honored with the Harry Rutledge Distinguished Service Award

INTheNews



The Central Pennsylvania Chapter of the AIA is proud to honor Robert L. Beers, AIA, with the Harry Rutledge Distinguished Service Award for Lifetime Achievement. Bob was selected in recognition of his passion and devotion to the architectural profession.

As a former AIA Central PA president, Bobs’ interest in architecture started in the early 1950s as a high school junior. At a career day, he met John Haughwout, a well-known architect who designed with the flare of Frank Lloyd Wright. Bob was the first student to be chosen for his school’s work co-op program. He entered a house design in the Ford Motor Co. Industrial Arts Award program, earning him a certificate of merit signed by Henry Ford II.

Upon graduation from Lewistown High School in 1956, Bob began his career as a young draftsman at Haak & Kaufman in Myerstown for \$1 an hour. In 1973, he became a registered architect and partner in the firm then known as Haak, Kaufman, Reese & Beers. In 1982, he founded his own firm, and added a Lebanon branch office in 1996, with architect Bob Hoffman at the helm. The firm continues to design church, senior living, medical, educational, residential and commercial facilities.

Bob Beers is involved with the Lancaster Rotary Club, Teen Challenge and Lebanon Valley Chamber of Commerce, and was a former member of the Urban League of Lancaster County and the PSU Gerontology Center Community Advisory Board. He also served the Myerstown community as chairman of the zoning hearing board and the planning commission. He continues to support the Evangelical Seminary in Myerstown, and received the President’s Distinguished Service Award in 1981. Recently, the Student Center was named in his honor.

Bob resides in Lititz with his wife, Elaine, of 56 years. He has three children and six grandchildren. He treats employees like family, encouraging and mentoring the younger partners to participate and volunteer in community and professional societies such as the AIA. The firm’s door is always open to students, as Bob enjoys sharing his love of architecture with those exploring careers in the field. When asked, “What is the best building you’ve ever designed?” Bobs’ answer was, “The next!” This just goes to show his optimism and good humor!



Beers & Hoffman, Ltd.
Shonk, Kerekgyarto & Schwear

ARCHITECTURE

20A East Roseville Road
Lancaster, Pa 17601
(717)569-4955 FAX(717)560-1952

815 Cumberland Street
3rd Floor Farmers Trust Building
Lebanon, PA 17042
(717)273-7774

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Masonic Temple

Beers & Hoffman designed the new Masonic Temple for Lebanon's Masonic Lodges. Bob Hoffman is a third generation Mason in Lebanon and it was a rewarding experience working with the Masonic Leadership as they embark on the new traditions of a new home. The challenge was to create an economical design embodying the classic traditions of the Masons - elegant, traditional, yet contemporary in the interpretation. The 9,731 sq. ft. facility was completed in 2012.



IN Operation

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