



Small Community of Lititz Gets Big Boost with Health Services

The community of Lititz, in Warwick Township, has experienced a great deal of commercial expansion over the last few years. One of the welcome additions has been the Kissel Hill Health Center on Peters Road behind the Shoppes at Kissel Hill Village.

Kissel Hill Health Center, which opened in the Spring of 2003, is a 34,000 square foot medical center that is owned and operated by the Lancaster General Hospital. This facility offers non-invasive, comprehensive out-patient services such as physical therapy, laboratory and radiology services including MRI, CT scans, mammography, ultra sound exams and general radiology screens.

The two-toned exterior brick design is simple yet elegant. Inside, the diagnostic program areas located on the first floor allow for very few exterior windows. However, a second floor slated for future medical offices and a community service/health education area has expansive views thanks to banks of windows around the perimeter. Tom Swavelly, Manager of the facility noted, *"We have had nothing but positive comments from our patients regarding patient access and traffic flow which is thanks to the design. The excellent planning also allows for the privacy that is necessary in the screening areas, especially for our radiology services."*

As you enter the building, you're greeted by a friendly volunteer who prepares your paperwork for processing and answers any questions you may have. The facility has 30+ staff members, most of whom had previously worked at other Lancaster General Hospital locations. Physical Therapist, Tom Bukoskey relates, *"Many of the staff here at Kissel Hill Health Center reside in Lititz. We take pride in caring for the people of our community. Many of the patients enjoy that their healthcare is provided by people who live in their community, maybe even neighbors or friends. We're a small community facility that's part of a large company."*

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Success in architecture is not the design of one facility built many times, but rather the design of many facilities built one at a time.



Small Community of Lititz Gets Big Boost with Health Services (Cont'd)

The building was designed by partner Bob Hoffman, who also created the design for the Lititz Public Library that has received acclaim for the way it blends so well with the surrounding community. Lynn Godshall, of Godshall Commercial Interiors, worked closely with Jan Bergen, Sr. Vice President of Operations at Lancaster General Hospital, in selecting the interior finishes for this project. Pelger Engineering and Construction headed the construction management team for Kissel Hill Health Center, as well as the Lititz Library. Hoffman and Pelger are currently working together on the 40,000 square-foot Highlands Professional Office Building that is adjacent to the Kissel Hill Health Center.

Schematic Design — "Picture this ..."

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"What will it look like?" is a phrase we've often heard. That means it's time to begin the rough sketches that will become your Schematic Design. These sketches will show the room layout of your project, the way your building will be situated on the site or even what the exterior of the building will look like. Schematic design sketches are not "finished" construction documents. They are only meant to show possible alternatives for you to consider.

Don't worry if these first sketches look different from what you pictured. We will review the designs and how they meet the requirements that were discussed during the Master Planning phase of your project. An open line of communication is very important during the Schematic Design phase of the project. It's much easier to make changes now when your project is on paper, rather than later when construction has begun. After your review and input we will refine the sketches to include any design revisions, and once again submit them for your approval before we move ahead with more detailed drawings.

At this point you will also receive a preliminary figure for the estimated construction cost. This is just a "ballpark" figure since the majority of the details are not yet known.

These Schematic Design sketches are not just pretty pictures. They will give you an opportunity, early in the design process, to visualize what your finished project will look like.

VOLUNTEERING — Beers & Hoffman Hand~in~Hand with the Community



The idea of volunteering and "giving back" to one's community is uniquely American. Our lives, and those of our neighbors, are enriched everyday by countless people who embrace this idea.

Beers & Hoffman, Ltd. understands this and walks *hand~in~hand* with the surrounding communities as we share thousands of volunteer hours. Over the

years we have been able to donate our services to many fine organizations including the Lititz Public Library and Lititz Springs Park, as well as the Evangelical School of Theology in Myerstown.

More recently, partner Bob Hoffman volunteered to design a memorial plaza in Annville to honor military veterans, law enforcement officers, emergency healthcare personnel and firefighters for their selfless dedication to the Annville Community. Lebanon Valley Farmers Bank offered space for the memorial to be displayed. In the photo above Bob Hoffman is shown with Dick Winters, a decorated WWII veteran, and his wife Ethel.

Hoffman and the Firm also recently donated services for a new flag plaza for the PA Dutch Council of the Boy Scouts of America at Camp Mack, along with services for projects at the Boy Scout's Camp Bashore.

Founding partner Bob Beers has volunteered his time and talents for many years through the Rotary Club of Lancaster, serving on various committees that provide financial support for numerous programs in Lancaster. Beers also serves on the board of the Gerontology Department of Penn State University and on the Evangelical School of Theology President's Advisory Board in Myerstown.

Are you thinking of taking the plunge?



With swimming pools becoming more and more popular in retirement communities and the demand for competition swimming in schools increasing, one must be very careful with the heating, ventilation and materials used for these enclosed pools. If the facility is not designed properly, mildew could accumulate within the highly concentrated, humid surroundings. Proper dehumidification in the mechanical system is very important. Humidity is not necessarily confined within the swimming pool area. It can travel from room to room and roof to roof. To prevent the humidity from passing from wall to wall, a vapor retarder is the most common material used to eliminate this penetration of humidity. We have had great success using a fabric duct system to surround pool areas and concentrating this ductwork in any glass area where condensation could accumulate. The interior wall materials could be wood or even waterproof drywall. It is not necessarily the material that causes the problem, it is the control of the humidification that causes trouble with condensation build up.

IN The Spotlight

Our Very Own "Tim the Tool Man"



Yes, it's true! Unlike Tim on the Home Improvement television show who destroys most everything he touches, Tim Schwear, our "Tool Man", is quite accomplished with the tools of his trade — computers with CAD operating systems, management skills, as well as wrenches, screwdrivers and hammers.

During a typical work week, Tim oversees the production work of our CAD staff, as well as personally producing construction documents for a variety of projects at the same time. He and his toolbox are also called upon to make emergency repairs to testy filing cabinets, contrary hole punches and any other office fixture that has a temperamental streak.

Earlier this year Tim went back into the classroom for a comprehensive leadership course. Tim was already a gifted communicator, which is key to success, but he felt some guidance in the supervisory role would benefit our staff as well as our clients. He gained a wealth of insight into developing listening skills, creating positive teamwork, conflict resolution, developing opportunities from problems, and many other effective management tools.

As much as Tim enjoys his work, we suspect his real joy comes on the weekends when, during the last four years, he has completely restored a 1937 Ford into a street rod extraordinaire. He and his father, along with practically every tool known to man, took an old, battered shell of a car and totally transformed it into the showpiece you see here.

When Tim isn't at the office or polishing his street rod, he and his wife Heather are often working out at a local gym. Both of them are very dedicated to keeping physically fit. The dedication that is evidenced in Tim's life flows into everything he does. You can count on Tim to use the "sharpest tool in the shed" to do the very best job possible for you!



Beers & Hoffman, Ltd.
Shonk, Beyer, 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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IN THE WORKS

Sound Design Lights the Way



Acoustics of the human voice speaking and singing enhanced by the curved ceiling surfaces in the naturally lit sanctuary. This is just one of the many features of the proposed addition to Saint John Chrysostom Antiochian Orthodox Church on Sherman Street in York, Pennsylvania. The congregation is gearing up for an expansion project that will triple the size of their current facility. The original 5,000 square foot building was constructed in 1997. The proposed addition will add another 10,000 square feet and is scheduled for completion by the summer of 2004.

Besides a classically designed sanctuary space, the addition features more classrooms and larger restrooms. The original sanctuary will eventually be transformed into a fellowship hall. A 35 foot diameter dome will cover the Nave and traditional barrel-vault apses will link the four parts of the cross plan together.

in good company...

Two local construction companies, at the annual Associated Builders & Contractors Dinner in July, were honored with Excellence in Construction Awards for projects designed by Beers & Hoffman.

David Beyer, Project Architect, designed the new addition to the 1948 South Wing at the Ephrata Community Hospital.

Benchmark Construction won the *Award of Excellence* for outstanding work on this three-story addition.



The design team of Beers & Hoffman and Garden Spot Village's CEO Steve Lindsey created the "Main Street Concept" corridor project (featured in the summer 2003 edition of our newsletter) connecting resident living

quarters to the dining hall. **Horst Construction** received the *Award of Excellence* for an exceptional job on this fast-track project.

Beers & Hoffman, Ltd. congratulates them on their recent awards!

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