



Cornwall Elementary School Photo By Rick Harpel

"School of Thought"

A well thought out *lesson plan* led to the extensive renovations at the Cornwall Elementary School in Lebanon County. The design began with the exterior transformation of the 1957 addition from bright yellow brick to a neutral colored dryvit facade. This change complimented the attached, beautiful stone building originally constructed as a high school in 1927. Inside, improvements were made to every classroom. Three new classrooms were added as well as remodeling a number of existing classrooms into "learning labs" and "small group instruction rooms". A "dingy basement pit" was converted into a state of the art, tiered computer lab where the instructor is now able to observe every student's computer monitor from the teaching station on the highest tier in the back of the room.

This \$7.5 million *renovation* and addition, built by Lobar Construction, scores high grades from the students, parents and staff members. Chuck Kindt the building principal recalls, "Bob Hoffman and Scott Shonk came to our project planning meetings with a unique, open and supportive approach. They were tremendous listeners and 'idea generators' who took the needs of all staff and made them happen in an innovative but educationally sound way. Bob and Scott always put people first and that is what made the project so successful."

"I had always heard, from other principals, the nightmare and horror stories they experienced with their renovation and building projects. But I truly enjoyed the building project experience, and working with Bob and Scott. The success of the project hinged on the tremendous mix of people who came together to work together to solve all the challenges in a positive way." adds Mr. Kindt.

Glenn Achey, Director of Business Affairs for Cornwall-Lebanon School District, can also attest to the success of this project. "Of all the projects I've been involved with over the 34 years I've worked in the district, this was the smoothest for L&I and PlanCon approvals. I would not hesitate to recommend Beers & Hoffman to other school districts. The project was completed on budget and we had a good team to work with."

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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.



Auditorium



Library

School of Thought (Cont'd)

The project was constructed in three phases. These phase changeovers presented the most challenging aspects of construction, especially while school was in session. Back to school for the first month minus a cafeteria added up to all students and teachers packing their lunches! This past hardship is long forgotten though as you walk through the now air-conditioned building and observe carpeted classrooms, new casework, new thermal windows, state of the art technology upgrades, and a beautifully renovated auditorium with a mezzanine and theatre seating.

The transformation of this school into an inviting, functional, and state of the art facility should prove to be quite *thought-provoking* for all Cornwall Elementary students in the years to come!



Lobby

Architectural Services SERIES

- Master Planning
- Schematic Design
- Design Development
- Construction Documents
- **Bidding/Negotiating**
- Contract Administration

Bidding/Negotiating — Look for an A+ Contractor!

There are a number of considerations to look for when choosing a contractor. Whether it is at the outset for a design/build project or after drawings and specifications are complete for a traditional bid method, the guidelines are the same.

- ✔ Choose a contractor who has a "good report card" of similar, successfully completed projects over the past 3 or more years. Ask colleagues for referrals.
- ✔ Ask for references on these projects. Call the client. Visit their project. Were they satisfied with the contractor overall? How was the quality of their work? Were there any problems and were they corrected? Was the work completed on time?
- ✔ Check to see if the contractor is a member of your local building association.
- ✔ Ask for licenses and certificates of insurance in amounts applicable to your project, from both the general contractor and their sub-contractors.
- ✔ Inquire about invoicing and payment methods, contract terms and the contractor's warranty period.

As the architect, we can assist you with these considerations and make a recommendation based on a contractor's experience and reputation; however the final choice is up to you. If bidding the traditional method, you will choose several contractors to submit bids. If a public bid project, notices are advertised and bidders solicited.

We are happy to discuss the pros and cons of these considerations and methods to help you choose an "honor roll" contractor!



Study Hall — "Time for Homework"

Facility and Feasibility Studies



Henry Houck Elementary School - Feasibility Study completed June 2004. Currently in Design Development.

Frequently the term *facility study* and *feasibility study* are used interchangeably. Generally though, a *facility study* comes first and then can be used as a basis for creating a *feasibility study*.

A *facility study* assesses existing buildings and systems. This appraisal includes investigating site conditions, structural systems, mechanical systems, building

Education envelope, interior finishes, building equipment and code compliance. A determination is made regarding the condition of these systems. The appraisal also considers the function of the building and if it is still appropriate for that function. The appraisal is comprised of site visits by experienced architects and consultants in each of the disciplines that are being appraised.

IN Depending on the facility there may be appraisal or assessment forms available to help determine the condition of the building by utilizing a rating system. Often times these formats are supplemented by the architects and engineers own experienced observations.

A *feasibility study* takes that process one step further and looks at the costs to improve any deficiencies that are discovered and compares those costs against the costs to relocate to another facility and/or the costs to build a new facility.

These studies are prepared to assist building owners in determining the best route for them when considering building projects. When unsure about the existing facilities or the direction of your project, doing this homework pays off!

Client IN The Spotlight

Chuck Kindt— Cornwall Elementary Principal



A Sunny Disposition Leads the Way

If you looked up the words eternal optimist, positive attitude and successful leader in a dictionary at Cornwall Elementary School, you'd find a picture of building principal Charles "Chuck" Kindt. His enthusiasm for education and life, in general, is a delight. Scott Shonk, Registered Architect at Beers & Hoffman, sums up his experience working with Chuck on the Cornwall Elementary project as follows...

"Chuck is a great leader and a pleasure to work with. Leadership sets the tone and his time and energy were clearly invested into the process." Bob Hoffman, firm partner, adds "Not only was the working relationship very successful, but we are glad our friendship with Chuck has continued well after the project."

3 Chuck graduated from Cedar Crest High School in 1973. After earning his bachelors degree from Grove City College, he began his educational career as a 5th grade teacher. Later he continued his post-graduate education at Millersville and Temple Universities. Previously he was an administrator in the Ephrata School District and the West Shore School District. For the past 11 years Chuck says he has had "the best job in the world" as principal at Cornwall Elementary.

The most rewarding aspects of his job are "being with the children and helping teachers and parents". If stressful times occur, he "gets re-energized by going into the classrooms with the students". Chuck believes "if a principal can develop a rapport with everyone in the school, then that's the key to success".

One of the biggest changes he's seen in education over the years has been the integration of technology into learning. He also says great strides have been made in accommodating students with special needs.

Chuck and his wife Elizabeth, an elementary teacher in the Cornwall-Lebanon School District, have been married for 26 years and have two children. His favorite pastime is spending time with his family. They love traveling to national and state parks to go hiking and sightseeing. Chuck also enjoys photographing the beauties of nature and, in fact, his office walls feature many of his own professional looking scenic photos.

Beers & Hoffman Teams with Buck Simpers



Computer Rendering

Beers & Hoffman, Ltd. Shonk, Beyer, Schwear Architecture is working in conjunction with lead architectural firm **Buck Simpers Architects + Associates, Inc.** to complete a new 210,000 square foot, 2-story high school building for the Appoquinimink School District in Middletown, Delaware. The building will be a contemporary interpretation of Federal style architecture and will be situated on an 80 acre site. With an estimated construction cost of \$38,500,000, it will accommodate 1,600 students and is scheduled for completion in the summer of 2007.

IN THE WORKS



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4
INOperation



Before

Lancaster-Lebanon Intermediate Unit 13

Lebanon, PA

Converted Existing 33,000 sq. ft.
Historic Bethlehem Steel Building
to Educational Use

Completed in 2002



After



Newly remodeled lobby

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