



## Time Spent Listening ... Is Time Well Spent

*"He listened to us, heard what our needs were and came back with a floor plan that was just what we were looking for."* That was just one of many enthusiastic comments about Bob Hoffman expressed by Lebanon Family Health Services Executive Director, Kimberly Kreider Umble, during a recent visit. After 19 years of cramped and sometimes limited accommodations at three other locations, it's easy to understand Mrs. Kreider Umble's zealous appreciation for their new building at 615 Cumberland Street in Lebanon.

Several years ago when Lebanon Family Health Services (LFHS) was looking for a permanent home for their organization, the research was clear that their clients wanted them to remain in the city of Lebanon. That set into motion a Task Force that was faced with looking at a number of different property options within the city limits. Ultimately the decision was made to start from scratch and that is where partner Bob Hoffman shifted his duties from Task Force member to architect.

One of the biggest hurdles was to accomplish a complicated program on a challenging site for a very challenging budget, due to state funding grants. The site was a vacant lot surrounded by large, older buildings with distinguished architectural styles. In order for the building to be approved by the Pennsylvania Historic Review Commission, the exterior brick and synthetic stucco textures and colors were designed to blend with the adjacent structures as well as offering a fun and inviting building.

The general contractor, Arthur Funk & Sons, broke ground in June of 2002 and LFHS was in their new home by March of 2003. *"When people learned we were undertaking a large building project, they would sigh and tell us about all the problems we were going to encounter. I can honestly say that we never experienced one moment that would have caused us to sigh or to agree with them. This project has been so much fun. Bob Hoffman and Dave Funk will be life-long friends."* recalls Kim Kreider Umble.

LFHS is a service organization that provides reproductive and pre-natal healthcare. Approximately 2000 people are currently enrolled in the WIC (Women, Infant & Children) program that is administered by LFHS. This program offers

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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.



First Floor Reception Area



Children's Play Therapy Room in the SARCC Offices

supplemental coupons that are redeemed at grocery stores for foods that meet particular nutritional guidelines set up by the U. S. government. A portion of the building's second floor is shared by SARCC (Sexual Assault Resource & Counseling Center). These two agencies work hand-in-hand to meet the physical and emotional needs of families throughout Lebanon County.

Lisa Kiscadden a twenty-year client of LFHS declares, "This is a beautiful building that looks and feels like a real medical facility with exam rooms, counseling offices, wide corridors that are easy to pass through and a pharmacy." Mrs. Kreider Umble agrees, "We are so glad to finally have a place that is deserving of the clients we serve."

At Beers & Hoffman, we believe time spent listening is time well spent!

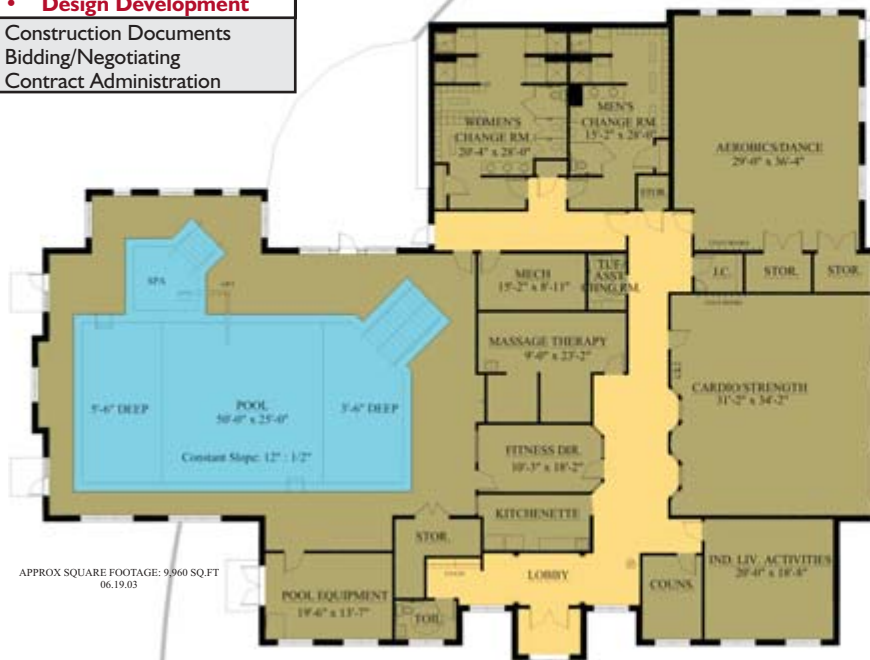


Kimberly Kreider Umble, Executive Director

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Architectural Services SERIES
Master Planning Schematic Design
• <b>Design Development</b>
Construction Documents Bidding/Negotiating Contract Administration

## Design Development — Inside Information



Wellness Center at Luther Acres

The Design Development phase is when we prepare more detailed drawings to illustrate other aspects of the proposed design. The floor plans show all the rooms in the correct size and shape. Outline specifications are prepared listing the major materials and room finishes.

When looking at these drawings, try to imagine yourself actually using the spaces. Ask yourself: Do the traffic patterns flow well? Does each space serve the intended purpose? Do I have a good sense of what it will look like? Do I like how it looks? Do I agree with the selection of wall and ceiling finishes, door types, windows, etc?

Based on these drawings, we will prepare an updated estimate, though final costs will actually depend on market conditions. We will review every element with you to make sure you are getting the most out of your construction dollar.

(from A Beginner's Guide to Architectural Services, published by The American Institute of Architects)

## Code Watch

Building code changes are sweeping the construction industry. Previously Pennsylvania Labor & Industry enforced only the Fire & Panic Code and the Americans with Disabilities Act. This is about to change with the adoption of the new International Building Codes. In early April 2004, the state will phase out the old code and start enforcing the following eleven new International Building Codes.

<b>IBC</b>	International Building Code
<b>IRC</b>	International Residential Code
<b>IMC</b>	International Mechanical Code
<b>IPC</b>	International Plumbing Code
<b>ICCEC</b>	ICC Electrical Code
<b>IECC</b>	International Energy Conservation Code
<b>IFC</b>	International Fire Code
<b>IPCBF</b>	Int'l Performance Code for Buildings and Facilities
<b>IFBC</b>	International Fuel Gas Code
<b>IUWIC</b>	International Urban-Wildland Interface Code
<b>IEBC</b>	International Existing Building Code

Proactively, key members of our staff have attended numerous training seminars to prepare and educate us for the transition to these new Codes.

In addition, in February 2004 the state will no longer accept walk-in plan approvals. This means the end of same day approvals. The only way to get plans approved will be by mail with a 30 day turn around time.

IN Education

## IN The Spotlight

### Donald "On Site" for the Big 40!



Donald Fellenbaum and his wife Kathy recently celebrated **40** years of marriage by traveling to several of the Hawaiian Islands. He and Kathy are the parents of three sons who have given them five grandchildren, with the two youngest ones adopted from China.

Donald loves music and is the emcee and bass player for the Central Manor Old Timers. This group, of mostly retirees, attends several different churches and performs at small gatherings around the county and beyond. Donald is a member of the Mount Joy Mennonite Church where he teaches a Senior's Sunday School class and also serves as the church historian.

Hunting is yet another interest of Donald's. **3** He has been an avid hunter for quite a long time. In earlier years he hunted just about any animal that was bold enough to venture across his 8-acre farm in Manor Township. More recently, however, he has focused on deer hunting. This past season was his best ever with a 7-point buck on opening day and a nice-sized doe on closing day!

Donald is an honest, hard working fellow who began his association with Bob Beers as a draftsman in 1986. Currently, Donald assumes the role of construction manager, spec writer, and "third eye" construction document reviewer. You would be hard pressed to find anyone who is more organized, who understands a set of construction documents better or is more prepared for job meetings than Donald.

He is our resident expert for the bidding and construction phase services on many projects. From small boiler replacement or repaving projects to multi-million dollar churches or retirement home projects, *Donald has a keen eye for details.*

So who ya gonna call? Donald would be the person if you're looking for answers to any construction document questions, family gathering entertainment, or would like to get rid of any pesky critters on your property!

## The Fusion of Then and Now



Design an efficient, economical and contemporary building with a traditional heritage. That was the criteria for the Crooked Oak Professional Office Building located just off of Eden Road in Lancaster, Pennsylvania. The brick walls with rusticated masonry base, the quoins, columns, roof lines and imposed symmetry all are inspired by the grand house designs of our early history. Yet the building is unmistakably contemporary and is tailored to the site.

The 46,200 square foot building will have three floors of office space available with an underground parking garage. The floor plans will remain open until the spaces are rented. At that time specific fit-outs will be made to accommodate the needs of each tenant. The project is scheduled to begin construction in April 2004 and be completed by April 2005.

**IN THE WORKS**



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IN The News

## Going to the Head of the Class

Recently all of our designers and CAD operators were back in the classroom for four days of intense training. One day was spent learning the important new features of the latest release of AutoCAD 2004. The remaining three days were spent learning the ins and outs of Architectural Desktop 2004 Essentials. Some of the learning objectives included:



- Using Architectural Desktop's template system
- Create wall, window, door objects and styles
- Create mass elements and mass groups
- Create and annotate column and ceiling grids
- Add furniture, fixtures and equipment
- Add marks, tags and schedules
- Utilize 3D views, layouts and display controls
- Generate perspectives and videos

Most of this may sound like a foreign language to us, but fortunately all of our participants are well versed and their skills are now on the cutting edge as they prepare your renderings, elevations and construction documents.

## Mission Statement



The primary objective of Beers & Hoffman, Ltd. is to provide professional architectural services at the highest ethical standards of responsibility to our clients and communities. By *listening* to our clients we design options and offer solutions to meet their unique and specific needs. We are committed to excellence in design, producing the *finest quality construction documents* for the successful completion of each project, resulting in client relationships that last long into the future.

Visit us at  
[www.beersltd.com](http://www.beersltd.com)