

# Peterson Hall, Lancaster Bible College

Lancaster, Pennsylvania

Architect: Cornerstone Design-Architects

It's a great problem for any institution of higher learning to confront...a fast growing student population with not enough housing to accommodate the need! Lancaster Bible College ("LBC"), located in Lancaster County in central Pennsylvania, was experiencing rapid growth this century.

The proposed residence hall is the first of several projects that will expand facilities development on campus. Several other academic and/or resource facilities will eventually define a new quadrangle on campus. LBC decided to move forward with the first of these projects and selected Cornerstone Design-Architects in February 2002.

Also, LBC decided to further develop a construction management concept that they partially implemented on a previous dining facility renovation and expansion. LBC decided that their Director of College Operations & New Construction, John Zeswitz, would function as a construction manager on behalf of the college. Expert counsel was volunteered by James Fetterolf, Senior Vice President at STV, an engineering firm, which does construction management on an international basis.

The basic design began with developing an approach to the style of rooms for the residence hall. What evolved was a suite for eight people, with four double occupancy rooms. Each suite has two restroom/shower areas, which are more hotel style with open lavatories and an enclosed toilet and shower compartment. A small common area for a few soft chairs and small sofa was included as part of the suite entry area. Housing for a total of 196 students was provided, in four wings (two ground floor and two second floor) of the building with two on each side of a central common area of vertical circulation and lounge area.

Common areas, for a lounge and study area, are located on each floor level. A partial basement was included that extends one suite depth under each wing of the building. The ground level and second floor lounge areas are enclosed by floor to ceiling glass walls that will overlook the eventual quadrangle.

Challenges occurred during the course of construction, but the pre-selection of quality subcontractors and Horst Construction for overseeing the general trades, enabled a team atmosphere at construc-



Photos Courtesy of Nathan Cox



tion meetings. It wasn't that this project was without issues, but the team of LBC representatives, Cornerstone and the construction company representatives responded with creative and appropriate solutions to make this project successful.

However, the greatest testimony of the success of this teamwork was evidenced when students began to live in the facility in January 2004. 189 students moved into the facility and LBC President, Dr. Peter W. Teague and his wife, moved into one of the vacant student rooms for a two week period. He was able to gain a first hand experience of the excitement and pleasure of the student residents. Whether in person or via email, many commented that they felt like they had moved into a nice hotel, and expressed much gratitude

to Dr. Teague for the college's part in providing such a wonderful place to live. That kind of feedback makes the work of college administration, design professionals, and construction participants seem like a good thing was accomplished by their collective efforts and greatly appreciated by the end user!

## MANUFACTURERS/SUPPLIERS

**DIV 04:** Brick: Glen-Gery.

**DIV 07:** Shingles: GAF; EIFS: Dryvit; Fascia-Soffits: ATAS.

**DIV 09:** Gypsum: United States Gypsum; Carpet: Lees, Patcraft; Sheet Goods: Armstrong; VCT & Vinyl Tile: Congoleum; Vinyl Stair Treads: Endura, a Division of Burke Industries.

**DIV 14:** Elevators: Otis.

## ARCHITECT

CORNERSTONE DESIGN-ARCHITECTS  
320 Granite Run Drive  
Lancaster, PA 17604  
www.cornerstonedesign.com

## FILE UNDER

RESIDENTIAL  
RS050546  
Lancaster, Pennsylvania

### CONSTRUCTION TEAM

**STRUCTURAL ENGINEER: Providence Engineering**

117 S. West End Avenue, Lancaster, PA 17603

**GENERAL CONTRACTOR: Horst Construction**

320 Granite Run Drive, Lancaster, PA 17604

**ELECTRICAL ENGINEER: Mast Electric Inc.**

16 Holly Drive, Leola, PA 17540

**MECHANICAL DESIGNER: Protech Mechanical Contractors, Inc. formerly Kirchoff, Inc.**

1913 McFarland Drive, Landisville, PA 17538

**LANDSCAPE ARCHITECT: Derck & Edson Associates**

33 South Broad Street, Lititz, PA 17543

### GENERAL DESCRIPTION

**SITE:** —

**NUMBER OF BUILDINGS:** One.

**BUILDING SIZE:** Basement, 7,865; first floor, 21,710; second floor, 21,710; total, 51,285 square feet.

**BUILDING HEIGHT:** Basement, 11'4"; first floor, 10'10"; second floor, 23'6"; total, 34'4".

**BASIC CONSTRUCTION TYPE:** Wood frame/New.

**FOUNDATION:** CMU.

**EXTERIOR WALLS:** Brick, EIFS, cast stone.

**ROOF:** Shingles.

**FLOORS:** Carpet, vinyl, VCT.

**INTERIOR WALLS:** Gypsum, CMU.



## PETERSON HALL, LANCASTER BIBLE COLLEGE

Date Bid: Oct 2002 • Construction Period: Oct 2002 to Dec 2003 • Total Square Feet: 51,285

C.S.I. Divisions (1 through 16)	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
BIDDING REQUIREMENTS	—	—	—	—
1. GENERAL REQUIREMENTS	528,929	11.27	10.31	1 General conditions, fees.
3. CONCRETE	237,644	5.06	4.63	3 Concrete, reinforcing, formwork, topping.
4. MASONRY	439,109	9.36	8.56	4 Block & brick.
5. METALS	112,521	2.40	2.19	5 Structural steel, miscellaneous metal fabrications.
6. WOOD & PLASTICS	536,663	11.44	10.46	6 Rough carpentry, roof trusses, sheathing, miscellaneous, finish carpentry, millwork, cabinetry.
7. THERMAL & MOIST. PROTECT	216,250	4.61	4.22	7 Waterproofing, insulation, EIFS, roofing, caulking & sealants.
8. DOORS & WINDOWS	287,265	6.12	5.60	8 Metal doors & frames, wood doors, access doors & panels, aluminum & glass, windows, finish hardware.
9. FINISHES	723,347	15.41	14.11	9 Gypsum board, acoustical treatment, resilient flooring, painting.
10. SPECIALTIES	24,368	0.52	0.48	10 Louvers & vents, signs & letters, fire extinguishers/cabinets, toilet & bath accessories, metal coat & hat racks.
11. EQUIPMENT	14,933	0.32	0.29	11 —
12. FURNISHING	94,170	2.01	1.84	12 Artwork, furniture & accessories.
13. SPECIAL CONSTRUCTIONS	—	—	—	13 —
14. CONVEYING SYSTEMS	50,750	1.08	0.99	14 Elevators (1).
15. MECHANICAL	773,098	16.47	15.08	15 Fire protection, plumbing, HVAC.
16. ELECTRICAL	653,928	13.93	12.75	16 Basic materials & methods, service & distribution, lighting, communications, controls, testing.
<b>TOTAL BUILDING COST</b>	<b>4,692,975</b>	<b>100%</b>	<b>\$91.51</b>	
2. SITE WORK	705,671			2 Site work, miscellaneous, landscaping, paving & surfacing.
LANDSCAPING & OFFSITE WORK	—			Included in Site Work.
<b>TOTAL PROJECT COST</b>	<b>5,398,646</b>			

(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO JUNE 2005: \$103.28 PER SQUARE FOOT**

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