

# New Holland Church Of The Nazarene

New Holland, Pennsylvania

Architect: Cornerstone Design-Architects



Photo Courtesy of Nathan Cox

Back in 1991, New Holland Church of the Nazarene, New Holland, Penn., began a process to evaluate the facility's needs for their growing church and their expanding daycare ministry. They not only identified that they needed additional Christian education and assembly spaces, but they were recognizing the greatest needs were in their expanding daycare facility. Alongside the needs of the church, they recognized that their facility was being used five days a week for the daycare services. Such usage not only increased the amount of hours that the facility was being occupied during the week, but it also provided a nice source of income to the church and a support base to do an expansion. Their multiple uses and limited budget pointed them towards a multi-function facility. They decided to pursue an expansion and selected a design/build delivery system for architectural and construction services.

To participate in turning their planning into reality, they selected the design/build team of Cornerstone Design-Architects and Horst Construction. Since budget was a primary concern, the early involvement of the contractor ensured the congregation of a guaranteed maximum price early in the design process. The congregation knew the guaranteed cost prior to the development of working drawings and could enter into the capital campaign with solid cost data, which was backed up by a commitment from Horst Construction.

As typical in church projects, several years passed between the early planning and the successful raising of funds. Another complication involved their land development approvals. Adjacent farmland was being proposed for a continuing care retirement community which raised a lot of opposition with neighbors and others in the

locality. As a result, the land development approvals in that municipality became much more regulated and scrutinized, thus resulting in a longer drawn out process. Also, the church negotiated a land swap to gain better development space on their property. The storm water systems were also proposed to provide common facilities. Not only were approvals held up in time due to that relationship, but the increased regulation increased costs for the site improvements. Some changes to the initial design did occur, but fortunately cost benefits could be easily tracked because of the estimating services provided by Horst Construction.

The church realized that they needed to wait until a future phase to construct a dedicated worship space, but they had an immediate need for a larger assembly space. They also recognized that the needs for the

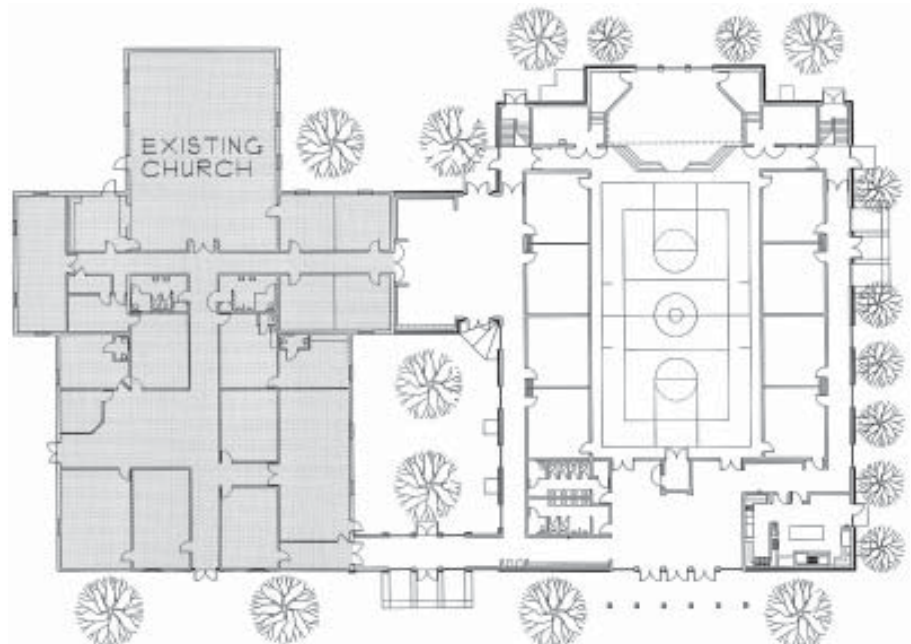
daycare required an indoor recreational area, which could be satisfied by a multi-purpose space that accommodates assembly, recreation (basketball, volleyball and floor games) and fellowship functions. Furthermore, the existing sanctuary would meet the needs for a youth assembly space. Therefore, a multi-function space with a platform at one end was planned and surrounded by other needed spaces for Christian education and daycare usages.

A new commercial kitchen was included that not only serviced the daycare, but was for the church usage for fellowship and reception activities. New classrooms were planned along each side of the multi-function space, with the size determined by the Pennsylvania Department of Welfare requirements that regulates daycare facilities. The generous classroom sizes were more than adequate for the church's Christian education needs.

The project was successful in taking a modest budget, maximizing the functions for several major usages and providing an attractive, yet affordable, facility that has since proven to work well for the client's needs.

## MANUFACTURERS/SUPPLIERS

**Exterior Walls** — EIFS: Dryvit;  
**Entrances & Storefronts:**  
 YKK APP America.  
**Roof** — Shingles: GAF.  
**Floors** — Tile: Metro, Dal-Tile; Carpet:  
 Cambridge, United; VCT: Armstrong.  
**Interior Walls** — Operable Wall:  
 Kwik-Wall.



## ARCHITECT

CORNERSTONE DESIGN - ARCHITECTS  
320 Granite Run Drive  
Lancaster, PA 17604-3310

## FILE UNDER

RELIGIOUS  
New Holland, Pennsylvania

### CONSTRUCTION TEAM

**GENERAL CONTRACTOR: Horst Construction**  
320 Granite Run Drive, Lancaster, PA 17604-3310

**STRUCTURAL ENGINEER: Cornerstone Design-Architects**  
320 Granite Run Drive, Lancaster, PA 17604-3310

**ELECTRICAL SUBCONTRACTOR: R. S. Martin, Inc.**  
806 Main Street, Akron, PA 17501

**MECHANICAL SUBCONTRACTOR: Kirchoff, Inc.**  
2653 Lititz Pike, Lancaster, PA 17601

**LANDSCAPE ARCHITECT: RGS Associates**  
P.O. Box 388, Brownstown, PA 17508-0388

**COST ESTIMATOR: Horst Construction**  
320 Granite Run Drive, Lancaster, PA 17604-3310



### GENERAL DESCRIPTION

**SITE:** 7.23 acres.

**NUMBER OF BUILDINGS:** One; A one-story addition (with small basement area for storage) to provide a new multi-purpose assembly space.

**BUILDING SIZES:** Basement, 2,360; first floor, 15,806; total, 18,166 square feet.

**BUILDING HEIGHT:** Basement, 11'4"; first floor, 34'6" to roof peak; total, 34'6" front, 45'10" rear.

**BASIC CONSTRUCTION TYPE:** Addition.

**FOUNDATION:** Concrete footing with block.

**EXTERIOR WALLS:** Split face block, EIFS.

**ROOF:** Shingle.

**FLOORS:** Quarry tile, tile, carpet, VCT.

**INTERIOR WALLS:** Drywall, operable.

## NEW HOLLAND CHURCH OF THE NAZARENE

Date Neg.: Oct 1997 • Construction Period: Dec 1997 to July 1998 • Total Square Feet: 18,166

C.S.I. Divisions (1 through 16)	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
BIDDING REQUIREMENTS	—	—	—	—
1. GENERAL REQUIREMENTS	166,081	14.84	9.14	1 —
3. CONCRETE	79,329	7.09	4.37	3 Formwork, reinforcement, cast-in-place, precast.
4. MASONRY	138,080	12.33	7.60	4 Masonry & grout, accessories, unit.
5. METALS	16,906	1.51	0.93	5 Structural framing.
6. WOOD & PLASTICS	116,391	10.40	6.41	6 Fasteners & adhesives, rough carpentry, prefabricated structural wood, finish carpentry, architectural woodwork.
7. THERMAL & MOIST. PROTECT	82,143	7.34	4.52	7 Waterproofing, dampproofing, insulation, EIFS, shingles & roof tiles, flashing & sheet metal, joint sealers.
8. DOORS & WINDOWS	92,094	8.23	5.07	8 Metal doors & frames, wood & plastic doors, entrances & storefronts, wood & plastic windows, hardware, glazing.
9. FINISHES	147,039	13.14	8.09	9 Metal support systems, gypsum board, tile, acoustical treatment, resilient flooring, carpet, painting.
10. SPECIALTIES	29,211	2.61	1.61	10 Operable partitions, toilet & bath accessories.
11. EQUIPMENT	8,159	0.73	0.45	11 Athletic, recreational & therapeutic.
12. FURNISHING	—	—	—	12 —
13. SPECIAL CONSTRUCTIONS	—	—	—	13 —
14. CONVEYING SYSTEMS	—	—	—	14 —
15. MECHANICAL	152,681	13.63	8.40	15 Basic materials & methods, insulation, plumbing, HVAC.
16. ELECTRICAL	91,330	8.15	5.03	16 Basic materials & methods, service & distribution, lighting, testing.
<b>TOTAL BUILDING COST</b>	<b>1,119,444</b>	<b>100%</b>	<b>\$61.62</b>	
2. SITE WORK	—	—	—	2 By owner.
LANDSCAPING & OFFSITE WORK	—	—	—	
<b>TOTAL PROJECT COST</b>	<b>1,119,444</b>			

(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO JUNE 2000: \$65.96 PER SQUARE FOOT**