

Lancaster General College of Nursing & Health Sciences – Addition No. II

Lancaster, Pennsylvania

Architect

Cornerstone Design-Architects

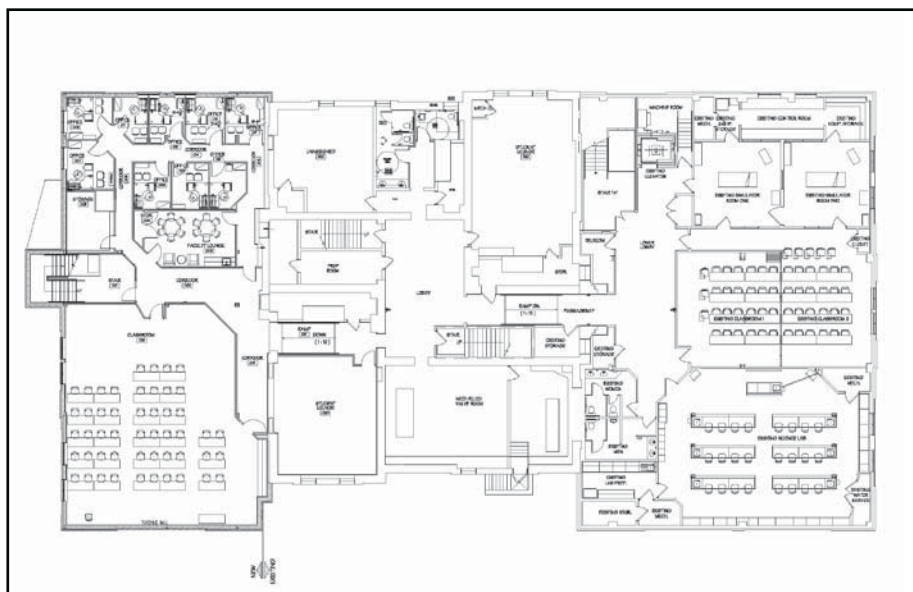
Completed in August of 2008, the Lancaster General College of Nursing & Health Sciences, Addition No. II is the fourth project undertaken by this rapidly growing college during this decade. This addition to the north side of the existing structure, which will be the last expansion on this site, integrates a new lobby and entry point with wheelchair lift, classroom spaces for students, offices for faculty and facility administration and a security office. The three large classroom spaces (one on each floor), two of which can be divided into smaller classrooms for a total of five new classrooms provide much needed general academic instruction space that was in short supply in the existing structure.

The exterior of the building was designed to respond to the existing architectural style of the original building and previous addition. Materials such as red brick, stucco, cast stone, and decorative concrete masonry retain the traditional elements of the campus and the surrounding community. The project is located in the Lancaster City Historical Conservation district and as a result, was required to pass a review by the Lancaster City Historical Review Commission.

Designed by Cornerstone Design-Architects based in Lancaster, Pennsylvania and constructed by Benchmark Construction Company of Brownstown, Pennsylvania, this project was developed under a very short timeframe, dictated by the College's need for the additional classroom space by the beginning of the Fall 2008 term. The design phase was started in the late autumn of 2007, the bidding phase was completed during January and February of 2008, construction began in March of 2008 and was completed in time for classes in late August of 2008. This very aggressive schedule required the entire design and construction team along with the College to coordinate and



Photos Courtesy of
Cornerstone Design-Architects



meet on a regular basis and to expedite decisions and submittal reviews in a very timely manner.

The project has been considered a success by Lancaster General College of Nursing & Health Sciences, their staff, administration, and students. The College now has much needed classroom and office space that will enable it to grow into the future.

Manufacturers

- DIV. 7:** Membrane: Carlisle.
- DIV. 8:** Entrances & Storefronts, Windows: Kawneer.
- DIV. 9:** Flooring: Armstrong.
- DIV. 10:** Operable Partitions: Modernfold.
- DIV. 14:** Wheel Chair Lift: ThyssenKrupp.



Architect

Cornerstone Design-Architects
48-50 West Chestnut Street, #400, Lancaster, PA 17603
www.cornerstonedesign.com

Construction Team

Structural Engineer:

Providence Engineering Corporation
117 South West End Avenue, Lancaster, PA 17603

General Contractor & Cost Estimator:

Benchmark Construction Company
4121 Oregon Pike, Brownstown, PA 17508

Electrical & Mechanical Engineer:

Z & F Consulting
57 West Avenue, Wayne, PA 19087

Landscape Architect:

ELA Group, Inc.
743 S. Broad Street, Lititz, PA 17543

Project General Description

Location: Lancaster, Pennsylvania

Date Bid: Feb 2008

Construction Period: Mar 2008 to Aug 2008

Total Square Feet: 14,550 **Site:** .075 acres.

Number of Buildings: One; 5 classrooms with seating capacity of 49 per.

Building Size: Basement, 4,875; first floor, 4,876; second floor, 4,799; total, 14,550 square feet.

Building Height: Basement, 10'; first floor, 15'6"; second floor, 15'; floor to floor, varies; total, 34'.

Basic Construction Type: Addition/Steel Frame Type IIB.

Foundation: Cast-in-place, reinforced CMU walls.

Exterior Walls: CMU, brick, stucco, cast stone.

Roof: Membrane. **Floors:** Concrete, barjoist with metal deck. **Interior Walls:** Metal stud drywall.



Photos Courtesy of Nathan Cox

C.S.I. Divisions

		COST	% OF COST	SQ.FT. COST	
1.	1.	PROCUREMENT & CONT. REQ.	140,103	6.75	9.63
	1.	GENERAL REQUIREMENTS	236,943	11.41	16.28
3.	3.	CONCRETE	111,898	5.39	7.69
4.	4.	MASONRY	147,131	7.09	10.11
5.	5.	METALS	286,804	13.81	19.71
6.	6.	WOOD, PLASTICS & COMPOSITES	60,553	2.92	4.16
7.	7.	THERMAL & MOISTURE PROTECTION	66,332	3.19	4.56
8.	8.	OPENINGS	106,646	5.14	7.33
9.	9.	FINISHES	281,109	13.54	19.32
10.	10.	SPECIALTIES	37,044	1.78	2.55
14.	14.	CONVEYING SYSTEMS	16,895	0.81	1.16
15.	21.	FIRE SUPPRESSON	30,553	1.47	2.10
15.	22.	PLUMBING	41,000	1.97	2.82
15.	23.	HVAC	321,587	15.49	22.10
16.	26.	ELECTRICAL	192,000	9.24	13.20
		TOTAL BUILDING COSTS	2,076,598	100.00	\$142.72
2.	2.	EXISTING CONDITIONS	25,578		
2.	31.	EARTHWORK	105,825		
2.	32.	EXTERIOR IMPROVEMENTS	46,764		
		TOTAL	2,254,765		

SPECIFICATIONS

- Bonds & insurance.
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- Forming & accessories, cast-in-place, reinforcing, cast-in-place, topping.
- Unit.
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- Rough carpentry, architectural woodwork.
- Flashing & sheetmetal, TPO roofing, metal roofing, insulation, firestopping.
- Doors & frames, entrances, storefronts, & curtain walls, hardware, glazing.
- Plaster & gypsum board, ceilings, flooring, wall finishes, painting & coating, acoustic treatment.
- Toilet partitions, operable partitions.
- Wheel chair lift.
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- Piping & pumps, equipment, fixtures.
- Equipment, controls, balance, rough in.
- Medium-voltage distribution, lighting.
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- Sidewalks, pavement.
- (Excluding architectural and engineering fees)

UPDATED ESTIMATE TO OCTOBER 2009: \$150.41 PER SQUARE FOOT

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