



PENN VALLEY CONSTRUCTORS, INC.

SPECIAL EDITION '07-1

Partners in Excellence



Child Development Center Opens

By Jonathan E. Otto



Thanks to the generous contributions of cash and gifts in kind from Penn Valley Constructors' customers, subcontractors and friends, the Hancock County Child Development Center in Bay St. Louis, Mississippi has become a reality.

If you have been paying attention to the Penn Valley Constructors Newsletters, you may recall that in the issue for the 3rd and 4th Quarter of 2005, I introduced the project under the title of "A Helping Hand". It was at that time that the Bucks-Mont Katrina Relief Project (BMKRP) leaders, Bill Eastburn, Bob Byers Sr., Mike Scobey and director Grover Friend asked me to take charge of the project. Since that time we have collected cash and gift donations worth nearly 1.2 million dollars. In addition, over 140 local men and women traveled to Mississippi to work on the facility.

BMKRP works in partnership with the Salvation Army of Philadelphia and has sent every penny raised to Mississippi. The number of people who contributed so generously to the project is a tribute to the good hearts of Americans and the strength of our religious community.

A list of contributors is in the margin of this article. Each of those individuals and companies has my eternal gratitude. Some I will mention in the following short history of the project, but all are due great praise for being standup people.



In early November of 2005, I was approached by Ed Dardzinski, Principal of ELD Associated. Ed volunteered to provide all of the architectural services. I arranged to meet with Ed immediately, because without plans, we were nowhere. At that meeting I was

introduced to Ed's associate Joe Plummer who became the architect in charge of the project. More importantly, Joe became a dedicated friend of the project giving hundreds of hours of his time.

With architectural plans underway, we were ready to order a pre-engineered steel building by mid-November. United Structures of America, an old Penn Valley Constructors vendor and friend, provided us with a discounted price on a steel structure. In order to obtain the money required to purchase the steel, I called on three of Penn Valley Constructors' premier customers, Jack



The finished main hallway, ready to receive lots of little fingerprints.

Thompson of the Thompson Organization and Team Toyota, Paul Muller, Jack's Partner at Team and owner of Lawrence Toyota and Max Paul, owner of Ardmore Toyota. I asked them each to join me in the endeavor. They all said yes, without a moment's hesitation.

Other design firms and contractors quickly responded to my requests for help. Geoff Zeh, President of the Southeast Pennsylvania Chapter of the Associated Builders and Contractors along with then co-chairs Jim Horn of Tri-M Electric and Gus Perea of Adams/Bickel, pledged their immediate support, which continued throughout the project. When Jim and Gus finished their term at the end of 2005, their successor, Dave Thompson of Thompson Masonry continued to support the project. Dave even brought along his father, Bob Thompson, to take charge of the extensive masonry work.

The project received one of its' greatest gifts when I called on my friend Tom Smith of Cavan Construction. I had sent Tom a set of the plans in hopes that he would install the piers or footings if we supplied the concrete or poured the slabs. On March 17 of last year, I met with Tom in his office and watched while he fielded numerous phone calls from his many foremen. When he finally found time to pause, he asked, "Jonny, what can I do for you?" I took what I hope was an inconspicuous deep breath and calmly said, "Tom, I need your help, how much of this can you do?" Tom paused and looked briefly at the plans before he leaned towards me, looked me in the eye and said, "Jonny, I'm going to do it all!" This was a HUGE gift; with it I knew we were hard on the path to success.

Oleg Ageyev called me shortly thereafter to say that he and his brothers Roman, Greg and Alex would erect the steel; another big, big piece of the puzzle. I. T. Landes and Steve Worth volunteered to undertake the very substantial plumbing job. Dave Thompson's father, Bob, stepped up to provide all of the masonry materials and to organize 16 masons from 6 companies to lay over 6000 block. Paul Fetch of Wargo Interiors gave a repeat of Tom Smith's generosity; when I visited Paul at his office in Sellersville, he said, "Jonny, we'll do it all, all the partitions, drywall and the ceilings". He took charge of all of that work, even enlisted competitor Benner and White to install the acoustical ceilings.

On May 13, Tom Smith sent his crew to Mississippi. With a backhoe provided by Greg Peak and some coordination provided by Mike McCormick of Penn Valley Constructors, the footings were installed. The following week, I met Greg Peak, I.T. Landes' crew and Joe D'Onofrio from Thompson Masonry to install the below grade plumbing and the one course of masonry to take us to slab elevation. In four days they were complete. By May 27, Steve Pfau of Penn Valley Constructors joined us to meet with a slab crew from Cavan led by Tom's brother, John. After four days of prep, 9400 square feet of concrete slabs were poured.



Floor slab poured with a forest of rebar to receive the masonry and roughed-in plumbing drains.

We rested until June 16, when I met the Ageyevs, two truckloads steel arrived and a forklift donated by Bill Ellis' Volvo

Rents. By Thursday of that same week, the steel was shaken out and the columns in the air. The Ageyevs would make 2 return trips to complete the work after other trades took their turns.



The pre-engineered steel structure provides the shape of the future.



6000 blocks including numerous window openings and cast concrete sills complete in 4 days.

On the 8th of July, Bob Thompson arrived in Bay St. Louis to prepare for the masons. Mike McCormick joined him with the crews Sunday night. Bob had already used the forklift to distribute the block, so when the crew got on site Monday, they hit the ground running. By Thursday, Bob informed me I was too late to see the last block laid, because they had just laid it! Over 6000 block with numerous time consuming windows, a cast concrete sill and lots of detail, it was a tremendous feat to accomplish in a short amount of time. Most of the masons working on the job were ABC apprentices provided by Thompson, Corrado, Nester and Building Concepts. Doug Landes and Churchville Masonry supplied some more experienced men. Together, they did a great job! This same week Doug Horn of Advanced Sprinkler hung the sprinkler pipe supplied by Accu-Fire, who also supplied the sprinkler design.

In early August, Wargo's framing crew arrived and in the course of a long week framed the entire interior. They were followed by Worth's plumbers, 15 men over the weekend handled the entire above ground rough in. Wargo's rockers came back after the electricians and plumbers had completed their rough in.

The next big push was to get the many

doors and windows in. Carpenters from E. Allen Reeves and Adams-Bickel completed this work at different stages with assistance from Steve Pfau and Mike Fendler of Penn Valley Constructors. Reeves and Adams-Bickel are fellow ABC Members. Before this project, we viewed them as competition, now they are our friends.

Next we took the tile donated by Stanley Stevens and under Angelo Polisano and Glen Anders' directions we installed the tile in the lavatories, kitchen and selected areas.

By now, it was September. At this point in a job, many trades are in and out of the job site; timing and coordination becomes the key to success. Our cabinetry team of American Millwork, CBR Millwork and Louco Cabinetry fabricated all of the cabinetry. Hatfield Meats, who has made numerous truck trips to Mississippi, hauled them down along with the doors and folding partitions. Lou Valentino, co-owner of Louco Cabinetry, led the team of installers. The plumbers returned, Benner and White arrived to do the ceilings. Glenn Gracey came down over a weekend to do the exterior Dri-vit. Steve Pfau, Mike Fendler, the Reeves and Adams-Bickel carpenters made repeat trips. We started to close in on completion.

CONTRIBUTORS

DESIGN CONTRIBUTIONS

Gilmore and Associates, *Site Plan*
ELD Associated, *Architectural Plans*
Leonard Busch and Assoc., *Foundation Plans*
Mark Hershman and Assoc., *Plumbing Plans*
Good A/C, Heating & Plumbing, *HVAC Plans*
Accu-Fire, *Fire Suppression Plans*
Tri-M Electrical Construction, *Electrical Plans*

CASH DONATIONS

Bob Byers
Robert Manheimer
Jon & Lisa Otto
The Putman Family/ Penn Color, Inc.
George Michael
HBA of Bucks and Montgomery Counties
Johnson, Kendall and Johnson
Dave and Phil Richards
Calvary Church, Souderton
Paul Muller
Max Paul
Jack Thompson
Southeast PA. Chapter of the ABC
Bucks County Bar Association
Tri-M Electrical Construction
Good A/C, Heating & Plumbing
R&S General Contractors, Inc.
Dayspring Electric
K.E. Seifert Plumbing, Inc.
Tri-Steel Fabricators
Penn Valley Constructors, Inc.
Dierolf Bros., Inc.
Stephen E. Dierolf Painting Co., Inc.
Steven Tiberio
Indian Crest Junior H.S.
Jeff and Sally Nicholas
Gazer, Kohn and Maher & Co.
Samuel E. Griffiths, III
Keystone Aluminum & Glass Co.
Larry Keller
Bill and Collette McBratney

GIFTS IN KIND

Penn Valley Constructors, Inc., *Project Mgmt/Supervision*
United Structures of America, *Pre-Engineered Steel Bldg.*
G.A. Peak Excavating Co., *Excavation*
Volvo Rents, *Forklift*
Haydon Bolts, *Anchor Bolts*
Re-Steel Supply Co., *Rebar*
Cavan Construction, *Concrete*
Vimco, *Concrete Accessories*
Thompson Masonry, Inc., *Block Work*
Diener Brick, *Masonry Material*
Churchville Masonry, *Masonry Labor*
Corrado & Son Masonry, Inc., *Masonry Labor*
A&D Masonry, *Masonry Labor*
Nester Bros. Masonry, *Masonry Labor*
Building Systems, Inc., *Masonry Labor*
Star Brothers Contractors, Inc., *Steel Erection*
Wargo Interior Systems, Inc., *Carpentry*
Adams-Bickel Associates, Inc., *Carpentry Labor*
E. Allen Reeves, Inc., *Carpentry Labor*
Louco Cabinetry, LLC., *Cabinetry, Labor and Materials*
American Millwork, *Cabinetry*
CBR Woodworking, Inc., *Cabinetry*
Central Restoration, Inc., *Caulking*
Wehrung Supply, *Carpentry Materials*
Tague Lumber, Inc., *Carpentry Materials*
Benner and White Construction, *Ceilings*
Mito Insulation, *Metal Building Insulation*
Construction Hardware, Inc., *Doors & Hardware*
Penn Color, Inc., *Paint*
Zebby Sulecki, *Painting Labor*
Dierolf Bros., Inc.
Stephen Dierolf
Glenn Gracey Plastering, Inc., *EFS, Stucco and Plaster*
Stanley Stevens, *Ceramic Tile*
Angelo's Carpet, *Floor Covering*
Glen Anders, *Floor Covering Labor*
I.T. Landes & Sons, Inc., *Below Grade Plumbing*
Ferguson Industries, *Plumbing Materials*
Worth and Co., Inc., *Above Grade Plumbing*
Accu-Fire, *Sprinkler Pipe*
Advanced Sprinkler Technology, *Sprinkler Installation*
Guy Cooper, Inc., *Sprinkler Installation*
Triad Building Specialties, *Bath Accessories*
Universal Electric Service, *Flag Pole*
Scheler and Shifflett, Inc., *Washer and Dryer*
Enterprise Fleet Services, *Two vans for construction crews*
Val Sigstedt, *Stained Glass*
Hatfield Meats, *Transportation*
Hughes Relocation, *Transportation*
Ram-T Corp., *Fencing*
Fred Beans, *Furniture*
Bucks County Technical School, *Alphabet Letters*



In late October, I joined Zebby Sulecki and his 7 painters on the site. By the time they departed, the job looked finished. Our friends from Calvary Church cleaned the inside and sealed the exterior block. Now, we only had to wait for the county to finish the site work so we could finish the flooring. We had completed our work in six months, basically right on schedule. The landscaping, fencing and playground, all financed by Bob Manheimer were all ordered and waiting to be installed. The furniture, all contributed by Fred Beans and his employees, was in place. We were ready to go!

On March 13 of 2007 we celebrated the grand opening. The following day, the facility welcomed 112 children and 12 staff to the facility. Within a month the staffing was completed and an additional 12 children added to bring the occupancy to 124 as planned.

Not long after the opening, the facility was inspected by the State of Mississippi. Hancock County Director of Human Services, Lora Mederos and Sally West, who is the director of the facility, reported to me that not only did they pass all of the inspections, but the center was awarded the title of Outstanding Child Care Provider for Southern Mississippi. About a month later, Lora called me to tell me that the facility had been named "Best in the State".



Bucks County artist Val Sigstedt volunteered to create this stained glass piece which is now the focal point of the school's entry.

A Company Affair

By Michael McCormick

Penn Valley Constructors' involvement with and commitment to the Hancock County Child Development Center was an entire company affair. When Jon Otto presented to us at a company wide meeting the idea of building a day care center for the devastated Hancock County region, every member of the Penn Valley family, without hesitation, volunteered monetary contributions. Most contributed through weekly payroll deductions, some by donating the equivalent of vacation time pay. In either case it was one hundred percent participation.

In addition to the financial contributions, a number of employees gave of themselves and their time to help make the concept a reality. Rich Traynor and Pietie Grover drove to Mississippi with a van carrying materials and spent a week completing miscellaneous punch list items. Mike Fendler completed two separate weeklong trips working with carpentry crews. Steve Pfau flew down on five separate occasions and also

stayed extra time to help the County crews complete the parking lot. I made the trip four times, beginning with the initial groundbreaking and foundation work, where I performed various tasks, including establishing the project schedule and setting the tone for the committed workers who followed.



Lora Mederos of Hancock County Human Services presents Jon Otto with a drawing of the school signed by each student.

Mississippi, acting in a variety of capacities including that of a superintendent. His leadership by example inspired all of us in the Penn Valley family to feel proud of the fact that each and every family member took part in building hope for those in need.

To join the ongoing relief effort for the Hancock County Region of Mississippi, visit:

www.bucksmontkatrinaproject.org

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