

Partners in Excellence



Coleman Buick GMC

By Jon Otto



Exterior view of Coleman Buick GMC renovations. Façade before renovations (inset)

In the fall of 2013, Drew Coleman, owner of Coleman Buick GMC asked us to make a proposal for the construction of a new exterior façade and interior renovations to his existing facility on Renaissance Boulevard in Lawrence Township, New Jersey.

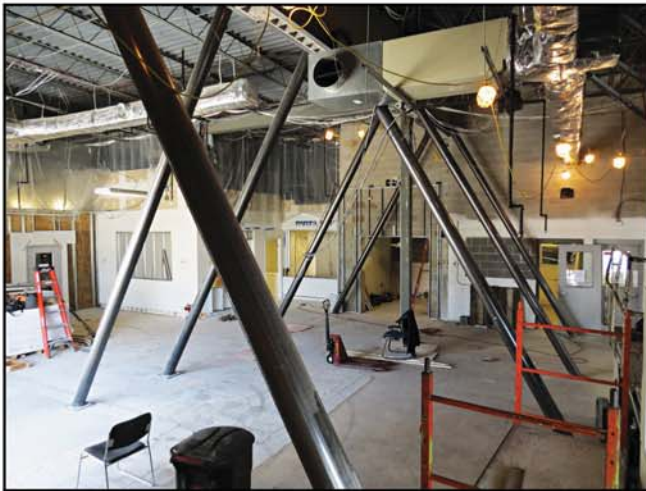
the uneven rock faced block surface that remained. The framing, sheathing and thermal wrap were then clad with metal ACM panels in accordance with General Motors' new image program. This was more challenging than it might seem; if we had been building

Perhaps because Drew is an old friend of Penn Valley Constructors, for whom we constructed another dealership in 2004 (Coleman Suzuki), the negotiations did not take long; we came to an agreement in the winter and waited for the spring to start.

So it was in March of 2014 that we started the project. In many ways this was two projects in one. The first was the exterior façade. This work entailed demolishing some existing features and framing over



Renovated showroom



Shoring up the roof



Newly installed support beam

over a smooth substrate, it would have been a relatively simple task. However, the uneven nature of the decorative rock faced block made it difficult to get framing that was plumb without getting too far off the face of the existing building. Relying on Laser Technology, superintendent Greg Wengiel and project manager Angelo Grisolia devised a means of getting the framing in place accurately and quickly. As a result, the

ACM panels were quickly and easily erected.

The second part of the project, which was to be pursued simultaneously with the exterior façade work, was the complete renovation of all the “customer touch” areas inside the building. That meant the service write-up area, customer waiting, retail parts, showroom, sales offices and restrooms were all to be gutted and rebuilt.



Service write-up area



Exterior side view



Installation of entry element

Basically, anywhere a customer might happen to go within the building was to be completely renovated while Coleman stayed open for business! This was no small challenge as the renovation involved the removal of all the ceramic tile floors in the showroom and other areas, all of the carpet and all of the suspended acoustical ceilings. In the process, the lights in most areas were upgraded to high efficiency LED lights.

In order to keep Drew's staff and his customers comfortable, the job had to be handled in multiple phases. Angelo and Greg did a masterful job of balancing the need to maintain progress with the need to keep our customer and our customer's customers happy.

A particularly difficult part of the renovation involved removing a masonry wall that was a "bearing" wall supporting part of the roof and replacing it with a

support beam in order to open up the building interior.

This was quite an undertaking as illustrated by the pictures on the previous page depicting the shoring up of the roof, the newly installed support beam and the finished service write-up are.

Once we got into the project, Drew realized there were other things that he wanted to accomplish while his building was "opened up". Fortunately Drew and his staff were quick to make decisions so, while the changes extended the project an extra month, we were basically able to stay on schedule.

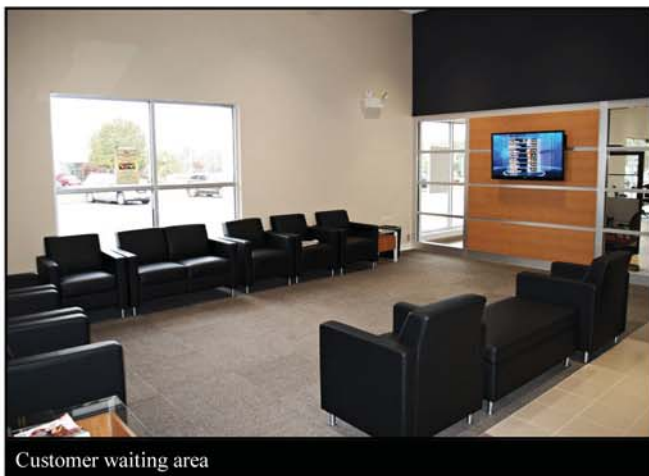
In late October the building was delivered — Quite a metamorphosis!

For further information, visit:

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Cashier area



Customer waiting area

American Bread Crumb

By Jon Otto



Shipping and receiving side of American Bread Crumb Company's new warehouse

Over the course of the last ten years, Rich Decker has hired us to construct a number of additions and alterations to various buildings he owns in Bristol. We were pleasantly surprised when he, and partner Mike McCabe, called us again in the fall of 2013 to help them design a new 32,000 square foot warehouse.



Interior view

We engaged Steve Tiberio, AIA as the architect and very quickly decided that a pre-engineered steel building

would be perfectly suited for what Rich and Mike were looking for.

Their new building required plenty of height, so we designed it to be 30' clear. They also wanted as much free floor area as possible, so we designed the building with one row of interior columns providing two spans of 82'.

We started work in mid-September of 2014. Despite the challenge of a hard winter we turned the new building over to Rich and Mike in mid-February of 2015. Soon the building was filled to the rafters!

For more information:

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A laser screed is used to level concrete

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