

ARCHITECT

EYERMAN.CSALA.HAPEMAN & HANDMAN
 69 Public Square, Suite 1000
 Wilkes-Barre, PA 18701-2505

FILE UNDER

CIVIC
 Shavertown, Pennsylvania

CONSTRUCTION TEAM

GENERAL CONTRACTOR: Mit Pro Construction
 P.O. Box 699, Dallas, PA 18612

STRUCTURAL ENGINEER: QProQ Engineering P.C.
 33 Beekman Street, Wilkes-Barre, PA 18702

ELECTRICAL & MECHANICAL ENGINEER:
 Martin/Rogers/Associates
 185 N. Pennsylvania Avenue, Wilkes-Barre, PA 18702

GENERAL DESCRIPTION

SITE: N/A

NUMBER OF BUILDINGS: Addition/Renovation; New entry vestibule pavilion, renovations to existing office areas making them ADA compliant.

BUILDING SIZES: Renovation, 3,300; New construction: first floor, 410; second floor, 260; total, 3,970 square feet.

BUILDING HEIGHT: First floor, 13'; second floor, 10'; penthouse, 4'; total, 27'.

BASIC CONSTRUCTION TYPE: Addition/Renovation.

FOUNDATION: Concrete, CMU.

EXTERIOR WALLS: Masonry, EIFS.

ROOF: EPDM.

FLOORS: Tile.

INTERIOR WALLS: Gypsum.

**DALLAS AREA MUNICIPAL AUTHORITY (DAMA) ADDITION & RENOVATIONS**

Date Bid: Aug 1995 • Construction Period: Oct 1995 to Sep 1996 • Total Square Feet: 3,970

| C.S.I. Divisions (1 through 16) | COST | % OF COST | SQ.FT. COST | SPECIFICATIONS |
|---------------------------------|----------------|-------------|-----------------|---|
| 1. BIDDING REQUIREMENTS | 8,720 | 2.24 | 2.20 | Bonds & certificates, general conditions. |
| 1. GENERAL REQUIREMENTS | 750 | 0.19 | 0.19 | 1 Field engineering, project meetings, construction facilities & temporary controls. |
| 3. CONCRETE | 26,565 | 6.83 | 6.69 | 3 Formwork, reinforcement, accessories, cast-in-place. |
| 4. MASONRY | 41,550 | 10.68 | 10.47 | 4 Masonry & grout, accessories, unit, glass block. |
| 5. METALS | 30,030 | 7.72 | 7.56 | 5 Structural metal framing, joists, decking, cold formed metal framing, fabrications. |
| 6. WOOD & PLASTICS | 5,700 | 1.47 | 1.44 | 6 Rough carpentry, architectural woodwork. |
| 7. THERMAL & MOIST. PROTECT | 12,265 | 3.15 | 3.09 | 7 Waterproofing, insulation, EIFS, membrane roofing, flashing & sheet metal, joint sealers. |
| 8. DOORS & WINDOWS | 44,200 | 11.37 | 11.13 | 8 Metal doors & frames, special doors, entrances & storefronts, special windows, hardware. |
| 9. FINISHES | 39,740 | 10.22 | 10.01 | 9 Gypsum board, tile, acoustical treatment, resilient flooring, painting, wall coverings. |
| 10. SPECIALTIES | 4,400 | 1.13 | 1.11 | 10 Identifying devices, fire protection, toilet & bath accessories. |
| 11. EQUIPMENT | 3,885 | 1.00 | 0.98 | 11 Unit kitchens. |
| 12. FURNISHING | — | — | — | 12 — |
| 13. SPECIAL CONSTRUCTIONS | — | — | — | 13 — |
| 14. CONVEYING SYSTEMS | 34,760 | 8.94 | 8.76 | 14 Elevators. |
| 15. MECHANICAL | 74,140 | 19.06 | 18.67 | 15 Basic materials & methods, plumbing, HVAC, air distribution, controls, testing, adjusting & balancing. |
| 16. ELECTRICAL | 62,200 | 16.00 | 15.66 | 16 Basic materials & methods, service & distribution, lighting, communications, controls. |
| TOTAL BUILDING COST | 388,905 | 100% | \$97.96* | |
| 2. SITE WORK | 32,155 | | | 2 Demolition, preparation, earthwork, sewerage & drainage, improvements. |
| LANDSCAPING & OFFSITE WORK | 1,300 | | | Landscaping. |
| TOTAL PROJECT COST | 422,360 | | | (Excluding architectural and engineering fees) |

UPDATED ESTIMATE TO FEBRUARY 1999: \$106.32 PER SQUARE FOOT

* New Construction, 670 sq.ft./Appr.\$417.91 sq.ft.; Renovation, 3,300 sq.ft./Appr. \$43.03 sq.ft.

Dallas Area Municipal Authority (DAMA) Addition and Renovations

Shavertown, Pennsylvania

Architect: Eyerman.Csala.Hapeman & Handman



Photo Courtesy of M. Thomas Architectural Photography

In 1992 the firm of Eyerman.Csala.Hapeman & Handman was selected to undertake an ADA assessment of the existing DAMA Facility. Originally designed and constructed in the late 1960's, with an addition dating from the early 1980's, the accessibility report identified the various building deficiencies. The most glaring, a first floor approximately 5-feet above grade. Public accessibility was required to the second floor.

Although ramps were considered, the selected option was to create a new 1-1/2 story entry vestibule pavilion at grade with an elevator to the

offices and board room on the second floor. Also included on the second floor was an ADA compliant uni-sex toilet room.

The existing DAMA Building is located in a narrow valley west of Wilkes-Barre, Penn. Situated on the former right-of-way of a state highway, with the widening and relocation of the highway in the 1960's, this site is now a quiet "dead end" area.

The addition faces southwest to the existing parking lot overlooking the former highway and Abraham's Creek beyond.

MANUFACTURERS/SUPPLIERS

Exterior Walls — Masonry: U.S. Brick Company; EIFS: Thoro Systems; Window Wall, Windows: Kawneer.
Roof — EPDM: Versico.
Floors — Tile: Crossville Ceramics.

The option favored by the client (over the more obvious extended ramp solution) was to create a new entry vestibule pavilion. The architect decided on a variation of the "piano nobile" — a 1-1/2 story lower lobby was created at the ground level open to the main floor lobby above. The new 3-level stop elevator has a hospital type cab with doors on both ends.

The new entry vestibule pavilion is "pulled away" from the rather undistinguished original building facade, and connected to it by a 6-foot long glass block lined corridor. The intention was for the new entry pavilion "touch" the existing building as gently as possible, as well as to maintain existing window openings.

The upper floor is the "public" level of the building with a "pay window", offices and board room.

The project also included renovations to the existing office areas, making them ADA compliant as well as complete window replacement. The design for DAMA is a reverse of the usual situation encountered in municipal work — a bland post-war expansion tacked on behind an original inter-war building of some character. The opportunity was given by the client to add an elegant entry pavilion to the front of an existing bland box.

