

Partners in Excellence



By Jon Otto



Exterior view of office facade

In late winter of 2012 we were approached by Andreas Wurst, President of co-ax valves inc., to make a proposal for the design and construction of a new office and warehouse building. The building was to be constructed on a site co-ax valves inc. was in the process of acquiring on Grundy's Lane in Bristol Township, Pennsylvania.

design-build approach to the project that we proposed. In the late spring of 2012, Andreas took our proposal to parent company müller co-ax ag in Forchtenberg, Germany where it was approved.

müller co-ax ag, the parent company of co-ax valves,

"From initial design to the finishing touches, we have been completely satisfied." - Joseph C. Dunbar, VP of Operations

Our proposal was to include a preliminary design concept and a budget estimate. For the design and presentation we decided to team with our old friend, architect Steven C. Tiberio.

The design that Steve came up with was modern, low maintenance, energy efficient and "clean as a whistle". Andreas liked the design, our budget and the interactive



Entry element



Another exterior view



Shipping and receiving exterior

was founded in southwest Germany in 1960 by engineer Gottfried Müller who developed the co-ax valve as an alternative to the traditional valves used heavily in industry then and now. Mr. Müller's business flourished in Germany and much of western Europe through the 70's & 80's. In the 90's, müller co-ax ag started to build its business in the western hemisphere.

Back to our story ... When Andreas returned from Germany in the late summer of 2012 we entered into a design agreement to complete the design of the building and to guide the land development through Bristol Township. In early spring of 2013 we were able to start construction.

"We greatly appreciate working with us so diligently to keep costs down while accomplishing our goals and vision of our new building." - Joseph C. Dunbar, VP of Operations

Penn Valley's team of Project Manager Angelo Grisolia and Superintendent Rick Lutz brought the 31,000 square foot building to completion in September of the same year, a full month ahead of schedule.

In 1997, Andreas Wurst and Ralf Hinz, Vice President of Sales were sent to the US to run the new US subsidiary, co-ax valves inc. Because of its high standards of quality, co-ax grew steadily with its business tripling in the 15 years after its founding in the US. That growth was what drove co-ax to move out of its rented quarters in Pennel to the new site in Bristol Township, Pennsylvania.

Angelo and Rick did a great job but our success was greatly assisted by Andreas and newly appointed Vice President of Operations, Joe Dunbar. Andreas and Joe reviewed the plans thoroughly before we started construction and made few changes. When decisions were needed, they made them quickly.

The pictures on these pages illustrate many features of the building including aluminum composite panels on the



Conference room



Entry area

office and entrance exteriors. EIFS “outsulation plus” over masonry at the exterior of the warehouse. High efficiency t-5 and t-8 fluorescent fixtures, gas fired tube infrared heat in the warehouse, a 20 year fully warranted welded TPO roof system, an over R=30 Rigid insulation and a 5 ton bridge crane.

Both the office and the warehouse feature generous fenestration with Low “e” glass in thermally broken window frames. This coupled with a brightly painted interior creates a



Grand opening reception

nearly sparkling appearance.

In September of 2013 co-ax valves inc. occupied their new home and graciously feted all of the contractors who worked on the building at a “Grand Opening” reception a few weeks later in October.

For more information, visit:

co-ax valves inc.
1518 Grundy Lane
Bristol, PA 19007
215.757.3725
www.coaxvalves.com

“Penn Valley delivered a first-class product within budget and far exceeded the projected completion requirement” - Joseph C. Dunbar, VP of Operations



Warehouse view and crane

Byers' Choice® Ltd.

By Brian Trabosh



Byers' Choice Ltd. Chalfont, Pennsylvania

Byers' Choice Ltd. is a family owned and operated company specializing in hand crafted Christmas themed figurines, which are sold in thousands of fine gift stores around the world, located in Chalfont, PA. Their production facility consists of 23,300 Square Feet of office space and 70,200 Square Feet for warehouse and production.

In the fall of 2013 Penn Valley Constructors was contracted to replace their aging roof, skylights and inefficient HVAC units.

The biggest challenge to completing this project was the accelerated schedule in order to complete the work prior to their busy season leading up to Christmas.

With proper pre-construction planning and coordination between the trades, we were able to complete the scope of work ahead of schedule while minimizing impact on their operation.

The roofing scope of work consisted of removing the existing ballasted roof system including the removal and disposal of 1500 tons of ballast and 93,500 Square Feet of EPDM roof membrane. An additional 3" of Polyiso insulation was then installed on the warehouse and production roof thereby increasing the insulation value to R-30. Once the insulation board was installed, a new mechanically fastened .060 TPO membrane was installed over the entire 93,500 Square Foot facility.

The existing coping was removed and new aluminum drip edge was installed around the perimeter. The existing twenty-eight skylights were removed and replaced with new skylights that meet OSHA fall protection standards. The entire roofing aspect of the

project was completed in six weeks.

The mechanical scope of work consisted of removing and replacing twenty-four roof top units with higher efficiency units. The units range in size from 4 to 15 tons. The old units were removed and new units were set in two days. The total duration of the mechanical scope of work was two weeks.



Roof and RTU replacement

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your next building project!**
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