

BREAKING GROUND

IDEAS & INFORMATION YOU CAN BUILD ON

WINTER 2016



The renovations for Crown Counseling Services (above) have given an older structure (inset at left) a brand new look.

The Greening of Construction

Hamstra Group Renovations Bring New Life To Older Structures

When the offices of Crown Counseling Services opened in the fall, everything was shiny and new. But though the building may look like brand new construction, it's actually a renovation project that packs a wallop in cost savings, time savings, and the greening of communities.

The Hamstra Group was a natural for the renovation. After all, the company built the original Crown Point, Indiana, structure in the 1980s. One of about 120 former Hooks Drugstores buildings constructed by Hamstra in Indiana and Michigan, the facility had been shuttered for about six years. Many of the Hooks buildings later became Revco stores and then CVS locations, as did this one.

According to Curt Albertson, project manager for the Crown project, "The

Hamstra Group has converted many of these buildings to accommodate a host of new businesses, including medical facilities, Dollar stores, auto parts retailers, and other enterprises."

Renovation of the 10,000-square-foot Crown Point building started with the removal of roofing and metal decking. Inside, new office space was designed. A new façade and upgraded parking lot have created an attractive structure that the locals no longer recognize as "the old CVS store."

"These buildings are a nice size for a lot of different businesses," Albertson said. "Our upgrades allow them to serve

new needs and the updated amenities both inside and out give them a new lease on life."

Importantly for the communities in which The Hamstra Group is rehabbing the structures for new purposes, the projects are actually a "greener solution."

That's because "the greenest building may be the one you already own," according to the National Trust for Historic Preservation. Its study of commercial and residential buildings in the U.S. revealed the potential for large carbon impact reduction by comparing
continued on page 4

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New Life To Older Structures... *from page 1*

the relative environmental impacts of building reuse and renovation versus new construction over an assumed 75-year lifetime.

Roughly 82 billion square feet of existing space will likely be demolished and replaced between 2005 and 2030, representing about 25% of the existing building stock in the United States. Reusing these buildings and renovating them for higher efficiency—especially with renovations requiring fewer material inputs—have the potential to realize the greatest savings.

“We’re happy to do our part,” said Albertson. “We built quality structures to begin with—and now we are happy to do the work it takes to give them additional decades of service and usefulness.”



Many former CVS stores like this one (inset) in Indianapolis have been renovated to serve new businesses (above).



The Greening of Construction

Of the 120 original Hooks Drugstores built by The Hamstra Group, more than 20 have to-date been repurposed for new uses.

According to Curt Albertson, project manager for The Hamstra Group, “The Hamstra Group has converted many of these buildings to accommodate a host of new businesses, including medical facilities, Dollar stores, auto parts retailers, and other enterprises.”



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