



Fall 2005

Established in 1910

Marble Hill

The Bank of Missouri Moves Into New Facility

In early December 2004, David Crader, president of the Bank of Missouri, presented Phil Penzel with a unique challenge. Mr. Crader was considering the purchase of a piece of real estate in Marble Hill, Missouri, for the relocation of their Bollinger County branch. An existing vinyl sided, wood frame building located on the site was less than a year old. Mr. Crader wanted to expand and renovate the modest ranch-style structure in a manner that would reflect the architecture of other Bank of Missouri facilities, yet still maintain a judicious persona. In addition, he had a particularly tight budget and a short timeline. He needed Penzel Construction to provide design criteria and feasibility recommendations prior to closing on the property.

Without any hesitation, Phil accepted the mission and immediately started gathering ideas. Progressing from concept to design needed to occur promptly. To accommodate the requirements would necessitate the expansion of the building from 2,250 square feet to 3,072 square feet, the addition of a drive-thru teller canopy, a night deposit, ATM facilities, a foyer, and would demand essential interior adaptations. The property would need to be exploited to its limits. In less than a week, site evaluations were prepared and Phil presented CAD drawings of potential building elevations to Mr. Crader for his consideration. Subsequently, the property was purchased, design selected and construction initiated.

As a design/build project, we were able to obtain permits, finish demolition and start construction before the completion of the construction documents. Changes were handled directly, with no



Before (right)...And after (above)!

time lost waiting for decisions to be made. The project completed on schedule and well under budget. While not a large commercial construction project from a fiscal perspective, it was, indeed, one of our more gratifying jobs. The evolution to the new facility created quite a stir in Marble Hill. Drivers stopped their vehicles on the highway to stare and pedestrians frequented the job site to watch the progress. Metamorphosis now complete, without photos it would be hard to remember the building as it was before the project began.



Penzel V.P. Reaches Fourth Furlong

Paul Koeper, vice president of Penzel Construction Company, celebrated his 50th birthday on June 17th. To mark the occasion, a small luncheon, with an equine theme, was organized in his honor. In fact, there have been quite a few allusions to the noble horse since a mid-May incident involving Paul. Those peculiar circumstances were triggered by a frantic phone call from one of his neighbors to Penzel's office. Answering the call, but not sure of the caller's intent, our receptionist, Bev Seyer, jockeyed the call directly to Paul. Almost immediately, Paul galloped to his truck and raced off. Since his foot was still in a cast from a recent surgery, everyone was startled by the pace of his departure.

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Project Updates

- The **Saint Andrew Lutheran Church** in Cape Girardeau renovation and addition is moving forward. Work includes a new 10,995-square-foot building addition, renovation of 8,248 square feet of the existing structure, with extensive site improvements.
- The **New McKendree United Methodist Church** in Jackson, Mo., was completed as scheduled. The new 12,925-square-foot facility includes a Celebration Center, classrooms and a commercial kitchen. Penzel was the design/build contractor for the project, which was dedicated in September.
- **First Baptist Church of Cape Girardeau** is progressing toward a late November completion. The 23,226-square-foot project includes a sanctuary, multi-purpose room, kitchen, nursery, classrooms, offices, choir room and support spaces. Penzel is the design/builder.
- The **First General Baptist Church** project in Jackson, Mo., has been completed. Construction consisted of a new administration building, a gymnasium addition, renovations to the existing facilities and major parking expansion and improvements. Penzel served as construction manager/general contractor, and the architect was St. Louis Design Alliance.
- The **Route 72 Project** in Jackson, Mo., (Project No. JOVO598) involves widening existing Route 72 from the Route 25 intersection to Main Street. Included are staged bridge construction, asphalt work, segmental retaining walls and various related items of work. Completion is scheduled for this winter.



- The **Route K Turn Lane Project** in Cape Girardeau (Project No. JOSO908) involved widening the south area to allow for a turn lane and shoulder to permit turns to the Notre Dame High School off of Route K. The project was completed in August.
- The **Route W St. Francois Co. Project** in Farmington, Mo., (Project No. JOSO881) involves widening Route W (which is right off Highway 67) and installing traffic signals at West Mount Drive with all the associated drainage and paving work. The project is expected to finish later this winter.

Furlong...

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The call, it seems, was to notify Paul that his other neighbor's horses had escaped their fence—and one of them was in Paul's backyard swimming pool. The animal had tried to trot across the cover and had ended up in the deep end. Paul



found the steed, a tad confused, still attired in the new pool cover, exactly where it had splashed down. The fiberglass liner was in peril and Flea Biscuit was in no mood for an outrider.

Just as it appeared to be headed for a dead heat, by utilizing a bit of horse sense, Mr. Ed was finally coaxed from the abyss unscathed and with a pristine sheen on his coat. A video or photo of Paul, with his foot in a cast, liberating the anxious mustang would have been a treasure, but we are told that none exists. However, we were able to capture the sign that appeared in Paul's front yard a couple of days later. Everyone here at Penzel wishes Hopalong Koeper a great next half-century and much success in his new home-based venture.

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Our Website Yet?**



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