



**14,813**   
Square Footage

Industry:  
**COMMERCIAL** 

19 Hawthorne  
**LIMA, OH** 

Project Duration  
**6 MONTHS** 

## PROJECT SUMMARY

19 Hawthorne entrusted Ferguson Construction's internal architectural design team to bring the vision for their new event center to life. The original intent was to repurpose an old high school, which was scheduled for demolition, into a new event center. Through a design investigation, however, it was determined that this aspiration was too costly to execute, and the best option was to design a new Purpose Built Facility.



We had an aggressive timeline and Ferguson Construction was quick to respond to changes. They were creative with these challenges and demands as our ideas evolved during the construction. They guided us with their talent and wisdom, shaping what we believe is the premier event facility in Northwest Ohio, and a beautiful asset to the Lima community for decades to come.

- Dana Jones, Owner

## CHALLENGES & SOLUTIONS

During the design phase, the demand for PEMB fabrication exploded and delivery times were drastically delayed. Early estimations forecasted a 30-40 week lead time for delivery of the new building on site, but it was imperative for the completion date to be set before the summer and fall event season. Therefore, the design team had to make unexpected adjustments and design the building using conventional steel. The heavy timber wrap-around porch and porte-cochere with exposed wood ceiling were delayed seven weeks. Additionally the expansive glazed openings for views and indoor/outdoor events were also delayed by 6 weeks. This made it challenging to not only finish the site around the building, but also to control temperature and humidity inside of the building to allow for the high-end finishes to be completed. Throughout this project, our team adapted to numerous challenges beyond our control, but all were handled professionally by our skilled team of site developers, architects, project managers, engineers and craftsmen.