



Hollow-core Aids Masonicare Retirement Facility

MYSTIC, CONNECTICUT

Masonicare is constructing a 179-unit retirement community in Mystic, Conn., to include independent and assisted-living rental apartments. When planning made it apparent the original schedule for construction could not be met, the contractor value-engineered the project's flooring system so hollow-core slabs could be used, in lieu of another system.

The \$35.4-million facility includes apartments of various styles and sizes along with a dining room, social and wellness programs, and a pool. Built on an 18-acre plot next to the Denison Pequotsepos Nature Center, it features a structural system composed of cast-in-place concrete beams and light-gauge metal framing, according to Brendan Clancy, project manager at Strescon Limited in Saint John, N.B., Canada.

Strescon provided 150,000 square feet of precast concrete hollow-core slab and 30 inverted tee beams for the two-story building. Schedule restraints led general contractor C.E. Floyd in Bedford, Mass., to ask to change from cast-in-place beams filigree slabs. Strescon then teamed with American Steel and Precast Erectors to provide fully supply-and-install scope of work for the project.

Fabrication began in January 2016, with erection finished in April, ahead of schedule. The project will open this fall. Bessolo Design Group served as architect of record for the project, which is being co-developed by BROM Builders Inc. and Masonicare.



Precast Concrete Components Help Build Colgate Arena

HAMILTON, NEW YORK

Colgate University's new ice-hockey arena, located on the site of Van Doren Field, is using precast concrete stadium components for its interior walls and seating. The 2,171-seat arena, part of the 97,000-square-foot athletic facility, is scheduled to open in October.

The athletic building includes state-of-the-art locker rooms, training room facilities, equipment room facilities, and offices for Colgate's ice hockey, lacrosse, and soccer teams in addition to the ice hockey rink.

LeChase Construction Services, of Syracuse, N.Y., signed Oldcastle Precast-Selkirk to design, engineer, manufacture, and ship precast concrete L-shaped single stadium risers, cantilevered support vomitory wall panels, wall panels, and stairs. They were used to create seating areas, team and pedestrian walkways, and ice rink perimeter walls.

Precast stairs with integral landings were designed to lead from the concourse level directly to ground level, and L-shaped risers connect to the precast walls for added structural support. Additional precast wall panels surround the ice rink, providing the perimeter wall.

The building envelope was built first, so all precast components were erected inside the envelope. Numerous preconstruction logistics were developed with the client to safely erect the precast components due to the limited clearance space.

The use of precast concrete components for the ice arena provided a consistent, durable solution that allowed for quick assembly of the

infrastructure, provided more construction site workspace for support crew and equipment, and provided a durable surface that can withstand the constant battering.

SASAKI Architects of Watertown, N.Y., is the architect of record, while BuroHappold of New York, N.Y., is the engineer of record.

Tu Named to Head PCI's Florida Regional Association

TAMPA, FLORIDA



Diep Tu has been named the new executive director of the Florida Prestressed Concrete Association (FPCA), a regional arm of the Precast/Prestressed Concrete Institute (PCI).

A registered, licensed professional engineer in Florida, Tu previously was the director of engineering for the Florida Concrete & Products Association (FC&PA) for more than 16 years. Before that, Tu served as the rigid-pavement research engineer for the Florida Department of Transportation's Materials Research Office.

Tu will develop marketing strategies for the building and transportation markets while also promoting precast/prestressed concrete construction to architects, engineers, general contractors, owners, students and professors, city and county agencies, departments of transportation and tollway entities.

Submit your headline news for consideration in a future issue of *Ascent* to Brenda Banks at bbanks@pci.org.



Mixed-Use Rehab Features Insulated Precast Panels

PHILADELPHIA, PENNSYLVANIA

High-performance insulated architectural precast concrete panels were chosen to re clad an aging eight-story building at 34 South 11th St. in Philadelphia, Pa. Formerly a warehouse, the building is being converted into a mixed-use facility with retail and commercial spaces by Clemens Construction Co. of Philadelphia.

The project, representing the first phase in the \$500-million East Market redevelopment, needed to set an appropriate aesthetic tone while remaining within budget. To achieve this, the building's façade was removed to expose the concrete structure and was then re clad with the precast concrete panels, which feature a lightly sandblasted, deep charcoal exterior finish.

Designers at BLT Architects and Morris Adjmi Architects selected the panels to take advantage of the building's 14-foot-high ceilings. The design concept features large windows framed with precast concrete to create a contemporary look with a dramatic visual effect. The 11-inch-thick panels, fabricated by Coreslab Structures, include 4-inch layer of polyisocyanurate insulation by Thermomass. The panels also feature 3-inch finned projections.

The weight of the panels (16,000 to 32,000 pounds) and the inconsistency in shape and size of the building's existing bays required customizing the panels on the bays to fit each situation. Approximately 90% of the panels were installed at night so the street could be closed for crane access.

Multiple pieces were delivered on each flatbed to minimize congestion and maneuvering in the tight downtown area. The erection was completed in June.

Holliday Named PCI-IW Executive Director

CHICAGO, ILLINOIS

Amy Holliday has joined PCI of Illinois and Wisconsin as executive director. Previously, Holliday served for 16 years at Fabcon Precast in Savage, Minn., where she began her career as an estimator and moved into sales. While in sales, she worked with contractors, architects, and engineers in the Twin Cities and with retail clients across the nation. She has a degree from Dunwoody College of Technology in Minneapolis, Minn.



Clark Pacific Names Marketing Director

WEST SACRAMENTO, CALIFORNIA

Geene Alhady has joined Clark Pacific as executive director of sales and marketing as well as a member of the firm's business-development team. Previously, Alhady served as general manager of Trimble Buildings' Real Estate and Workplace Solutions Division and president of Meridian Systems, a plan-build-operate technology solutions company. Alhady holds a bachelor of science degree in construction management from California State University.



Eckenrode Heads PCI's New Gulf South Region

GULFPORT, MISSISSIPPI

PCI has restructured and renamed its Gulf South Region office, which serves Alabama, Louisiana, and Mississippi. The region is being headed by Executive Director Dan Eckenrode, who has more than 13 years of experience in the precast concrete industry. Most recently, he served as director of sales for Conewago Precast in Hanover, Pa., as one of the original members of the precast division team.

Eckenrode will focus on increasing market share for members, creating marketing strategies, and coordinating communication between members and the development, architectural, and construction communities. He also will create continuing-education opportunities for design professionals. Contact the office at pcigulfsouth1@att.net or visit www.pcigulfsouth.org.



Ironrock Lights Third Kiln

CANTON, OHIO

Ironrock, makers of Metrobrick Architectural Thin Brick and Royal Thin Brick, has lit a third tunnel kiln at their manufacturing facility. The added output will help meet growing demand for thin brick and quarry-tile products as well as provide capacity to introduce Royal Thin Brick, a tumbled thin-brick product line. It also will build inventory for faster turnaround of products for small to midsize projects.

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Three Finishes Used for Office Park

BURLINGTON, MASSACHUSETTS

The Summit Office Park, named for its prominent location on a hill in Burlington, Mass., needed a strong image to draw tenants to the five-story, 280,000-square-foot facility. To accomplish that, designers chose architectural precast concrete panels in three distinct finishes. The choice proved especially beneficial when 2-foot overhangs were added onto the building as the design was being finalized.

Precast concrete panels were chosen for the project due to the versatility of the design, the economy of the materials, and the speed of erection, says Keith C. Calvin, project manager at Gutierrez Construction, the general contractor. The building features a V-shaped layout, with the two legs forming an interior angle where they meet at the main building's front entrance. Cube 3 Studio LLC in Lawrence, Mass., is the architect on the project, which is planned to open in the third quarter of 2017.

The three precast finishes help to delineate the separate wings and reduce their scale. One wing was finished with a light, almost white concrete mix, while the other features a dark, charcoal mix. A medium-tan color was chosen for accents on both portions. The colors help break up the long, linear design of the building, says Calvin.

The biggest challenge came in creating the 2-foot overhangs that were added as the design was being finished. The steel had to handle additional load, and more connections had to be added to secure the panels. Strescon Limited in Saint John, N.B., Canada, with a New England sales office in Burlington, Mass., fabricated the precast concrete components.

In all, 233 architectural panels and spandrels were erected in approximately 42 days, finishing in August 2016.



2015 PCI Foundation Report Available

CHICAGO, ILLINOIS

The 2015 PCI Foundation Annual Report, the second annual update on the group's work with architectural schools nationwide, can now be downloaded from pcifoundation.org. Overall, the program to date has worked with 13 schools, 24 professors, more than 900 students, and a variety of PCI members and regions.

"We have evidence that the programs have produced graduates who apply their training in projects in their employers' design offices," says Tom D'Arcy, 2015 chairman. To receive a hard copy of the report, email info@pci-foundation.org.

Ebersole Joins High Concrete Group

DENVER, PENNSYLVANIA



J. Glenn Ebersole Jr. has been appointed market development manager for High Concrete Group LLC. He is responsible for increasing brand awareness and social-media visibility, as well as developing markets for the company's architectural precast and other precast products.

Previously serving as strategic vice president of business development/marketing for Hollenbach Construction, he is a registered professional engineer for Pennsylvania, New Jersey, Maryland, Delaware, and Vermont. He holds a Bachelor of Science degree in Civil Engineering and a Master of Engineering in Engineering Science from The Pennsylvania State University.

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