Project Spotlight

Slenderwall included in award-winning office park

The Northridge at Westfield Office Park has been awarded the 2007 National Association of Industrial and Office Properties (NAIOP) Award of Merit for the Best Speculative Building R & D for Phase 1 of the project.

Smith-Midland fabricated and installed traditional architectural precast concrete wall panels as well as the Slenderwall panels for the construction for the three Northridge at Westfield office buildings in Fairfax, Va. The Northridge contract was worth more than \$1.7 million.

The Northridge project involved three separate office buildings, each of which was a one-level-high flex office and industrial building.

Finished in late 2007, the project used 386 Slenderwall panels with Second Nature architectural precast concrete brick finish totaling 66,296 ft² (6159 m²). Second Nature is a Class A architectural precast concrete brick finish that features no leaking brick joints.

The buildings were also designed with knock-out panels so that the owner can change the building's configuration in the back of the building. The knock-outs can be removed, providing flexibility for the potential tenants to customize the space to their needs, such as openings for garage doors or additional office storefront windows.

NAIOP awards recognize significant new contributions to northern Virginia by the commercial and industrial real estate community. The owner of the project is Duke Realty Corp., the architect was Architecture Inc., and the general contractor was Trinity Group Construction.

-Source: Smith-Midland Corp. press release



The Northridge at Westfield Office Park in Fairfax, Va., received a National Association of Industrial and Office Properties award. Photo courtesy of Smith-Midland Corp.

Steep grade benefits from precast concrete

The Mount Adams Incline in Cincinnati, Ohio, posed several challenges to anyone who would build on the steep slope overlooking downtown, but precast concrete turned out to be a fit for these luxury townhomes.

Precast concrete benefited the steep site by allowing the structure to be erected from within the footprint. Scott Hadder, sales manager of Hoosier Prestress, says that they "basically needed to build a level platform off a very steep grade for the construction of three-story townhomes."

The site includes other challenges, such as limited site access. The site contractor cut a road just wide enough for the crane to get onto the site. Hoosier Prestress chose precast concrete for the street level and installed the precast concrete bay backing away from the footprint of the structure.

"It was really the only way that the project could have been done really worked out great. Coordination was a major factor," Hadder says.



Hadder says that other benefits of using precast concrete on this project included the solid construction, speed of installation, improved acoustics and fire rating, and reduced maintenance.

The site used 10,000 ft² (930 m²) of 8 in. (200 mm) hollow-core, 26 pieces of 16 in. \times 16 in. (410 mm \times 410 mm) precast concrete columns of varying lengths, and 58 pieces of precast concrete beams.

Hoosier Prestress designed, manufactured, and installed all of the precast concrete that went into the Mount Adams Incline. Visco Engineering (Hoosier Engineers), PDT Architects, Jerry Foote Architects, and Century Construction all worked on the project.

—Source: *PCI Central Region Precaster* and Scott Hadder of Hoosier Prestress

Compiled by Michelle Burgess (mburgess@pci.org)





Upper The Mount Adams Incline townhomes feature a view of downtown Cincinnati, Ohio.

Lower Scott Hadder of Hoosier Prestress says that the Mount Adams Incline's steep slopes made precast concrete the ideal construction material for the project.

Photos courtesy of Assassi.