



CONSTRUCTION SERVICES
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CASE STUDY



Human Services Center

Owner: City of Brecksville

Architect: Blunden, Barclay & Robbie

Completed: 2006

The idea of serving the older residents of Brecksville has long been a priority for the City. First having started out in the Old Town Hall Annex, which began life as a horse barn for the Township, the department soon outgrew its quarters. Planning for the new center began in the late nineties to construct a state of the art facility that Brecksville's seniors could call a place of their own.

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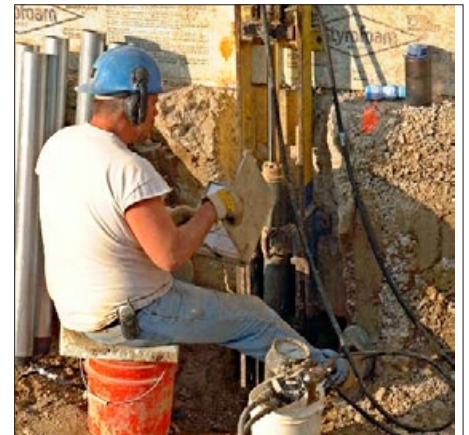
The new building addition, which nearly doubles the size of the Community Center to 94,000 square feet, had its ground breaking in May of 2004 and was formally dedicated on Mother's Day weekend 2006.

The new Human Services Center is a unique project in many ways. The design is reminiscent of an earlier period when attention to detail and hand craftsmanship was the order of the day.

The classic masonry facade is architecturally enhanced with brick arches, numerous cast stone shapes, special brick shapes and a copper-clad cupola prefabricated in C. T. Taylor's shop.



Being an addition, the construction of the Human Services Center necessitated working in close proximity with the public patrons of the existing Community Center. The convenience, and more importantly the safety, of the Community Center members was paramount and accomplished without incident throughout the life of the project.



Prior to excavating next to the existing facility, C. T. Taylor's engineers designed and installed a unique shoring system utilizing hydraulic jacking to support the existing building.

The lower level of the Human Services Center contains the elaborate and complex therapy pool. Had the excavation, piping, forming and gunniting of the pool been done after the cast in place super structure was complete, it would have necessitated doing all the work by hand. The decision was made to complete this work concurrently with building foundations, but prior to forming the supported post



tensioned concrete deck above, thus complicating the design, placement and removal of shoring and formwork.

The North wing, containing the Therapy Pool was for all intents and purposes, at the end of a blind alley and the concrete frame had to be topped out before the West wing work could commence. Because the North wing was virtually inaccessible to wheeled vehicles, all material handling was accomplished using an 80 ton crawler crane.



In order to expeditiously construct the post-tensioned floor slabs, C. T. Taylor invested in a concrete maturity meter system by Concure to determine the actual strength of placed concrete rather than rely upon samples sent to an off site laboratory. The sacrificial sensors

in conjunction with the dedicated microprocessor system provided real time data that allowed the decks to proceed in an expeditious and safe manner, saving countless days in the schedule.



Over the years, project delivery systems such as multiple primes and construction management have become more and more complex, adding layers of management and oversight that never existed in the days of true general contracting.

The Brecksville Human Services Center addition was competitively bid on a hard dollar basis as one contract including all trades. From the first shovel of earth turned to the installation of the last piece of cherry millwork C. T. Taylor craftsmen had their hands on every aspect of the project.



Self performed trades included concrete work, rough carpentry, structural steel erection, wood truss erection, finish carpentry and millwork installation.

Having tradesmen on the ground at all of the critical phases of the project gave C. T. Taylor's management staff a firm knowledge and understanding of how projects are put together. That knowledge

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was put to use in abundant ways on this difficult and intricate project, and resulted in a finished project of which C. T. Taylor and the City of Brecksville are proud.