



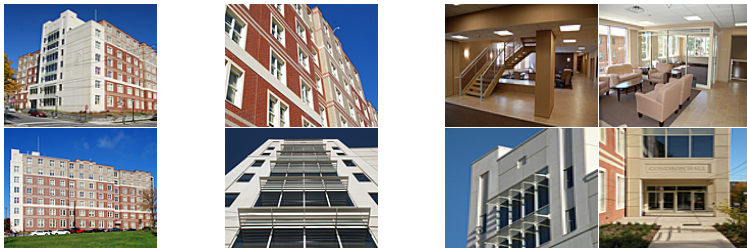
Condron Hall

Burkavage Design Associates; Equus Design Group
Project of Distinction Winner 2009 Education Design Showcase



Project Fact Sheet

Facility Use: College/University 4-Year Institution
Project Type: New Construction
Category: Residence Halls (College Only)
Location: Scranton, PA
District/Inst.: University of Scranton
James Devers Director of Physical Plant
Completion Date: August 2008
Design Capacity: 386 students
Enrollment: 4,132 students
Gross Area: 108,000 sq.ft.
Space per pupil: 280 sq.ft.
Site size: 1 acres
Cost per student: \$52,830
Cost per sq.ft.: \$189.00
Total project cost: \$20,400,000
Building construction cost: \$6,600,000
Site development cost: \$1,410,000



University of Scranton Condron Hall

Founded in 1888, the University of Scranton is a nationally recognized Catholic and Jesuit university in Pennsylvania's Pocono Mountains region. The University provides housing for over 2,300 students and that fact contributes to the strong sense of community on campus. Studies show that students who live on campus get more out of their college years.

The University of Scranton's current enrollment is more than 4,100 undergraduate students which leaves hundreds of students off-campus in their junior and senior years. In an effort to meet the ever increasing demand of students from near and far to live on campus, the new Condron Hall provides 386 beds in 108,000 square feet in a two-bedroom suite-style arrangement. The structure will replace older less desirable facilities and improve the quality and consistency of under-graduate housing on campus.

DESIGN GOALS

The university wanted to respond to the housing needs of students of different ages and socio-economic backgrounds. The facility needed to withstand the heavy use from high-spirited, temporary residents while retaining its attractive appearance and structural integrity for many years. Ultimately,

the University of Scranton wanted to create a community –minded atmosphere for their new residential housing project, where students can live and learn in the manner best suited to them. In addition to the additional on-campus housing, they administration also wanted to enhance the skyline of the University campus and to be an asset to the neighborhood. The hall is dedicated to long time friends and benefactors of the University, Christopher and Margaret Condon.

In just 10 months the Oldcastle Precast Residential Building System was designed, erected and completed for the 2008 fall semester. The university seal and building name are cast into panels at the entrance. Load bearing, thin brick precast panels clad the remaining sides of the 7-story residence hall. The Oldcastle Precast Residential Building System provided a speedy solution to complete a seven-story residence hall on a tight schedule. Design of the precast concrete system began in October, 2007 and students moved in August, 2008.

The system featured:

- 102,206 square feet of 8-inch thick, 8-foot wide 171 interior precast concrete walls•hollowcore plank, that spans 30 feet,
- 63 exterior sandblasted wall panels,
- 214 thin brick wall panels,
- 36 precast stairs and landings,
- 16 precast columns
- 14 precast beams.

PROJECT CONSTRAINTS

The Oldcastle Precast Residential Building System was constructed within the constraints of an active campus, a congested site and winter erection schedule. It opened right on time, ensuring administrators, students and parents had no concerns about temporary housing.

The plank spans from exterior wall to the corridor wall allowing for interior flexibility. Several brick colors and sizes were specified in the panels– using more than 125,000 thin brick units. The University seal was cast into the precast panels using a form liner. The load bearing wall panels included window mullions that were cast into the panels. A combination of mitered and butt joints was used to create visual continuity across the façade.

Situated on the east side of campus the residence hall is at the corner of Webster and Linden Avenues. Construction issues included the tight site mentioned previously – the campus is located in downtown Scranton. The installation had to take into consideration the many activities taking place on campus.

The move-in deadline for students had to be met – no exceptions. The aggressive schedule required erection during the winter months in upstate Pennsylvania. Only a total precast concrete building system could meet the university's requirements. Exterior wall panels were placed on a-frames on trucks for shipment to job site. All the precast concrete components were manufactured at the Oldcastle facility as the site and foundation were being prepared which expedited the construction schedule.

Like most universities, green principles, conservation and minimization of energy use is top of mind in the design of new construction. In addition to the precast concrete building system, Condon Hall incorporated many environmentally-friendly techniques, such as water- and energy-saving fixtures, the use of products produced within a 500-mile radius of the campus and green floor coverings.

Using a bearing wall system, floor and roof plank span between interior and exterior load bearing panels. Load bearing endwall and stairwell panels are also used to enclose the ends of the structure. Precast stairs and landings are used between levels.

To blend in with the rest of the campus, thin brick of different colors and coursing patterns was embedded into the precast wall panels. Stairwells, dorm rooms and common areas are all clad with precast panels. Precast concrete walls used for both exterior and interior applications. A combination of

formliner finish and embedded thin brick precast panels was used to create architectural interest. Wide, unobstructed clear spans made possible with precast concrete spandrel panels.

Students, parents and the university are pleased with their new home in a space that creates a quiet environment for students to learn and study in an atmosphere conducive to academic success.

Project Description:

1) Control of Institution: Private: For Profit

Locale:

Suburban

Methodology & Standards:

District/Institution Decision; First-Cost

Funding Method(s):

Primary Source: Alternative Source

Alternative Sources: Secondary: Grants and Donations

Project Delivery Method(s):

Design-Build

Sustainable/Green Design:

Principles Followed: LEED

Site Selection and Development: Stormwater Management

Water Conservation: Water Conservation

Energy Efficiency and Conservation: Energy Efficiency

Materials Use: Sustainable Materials Selection

Indoor Environmental Quality: Use of Daylighting

Architects:

Burkavage Design Associates

Donald J. Flynn

200 Abington Executive Park

Clarks Summit, PA 18411

(570) 586-0719

djf@bda-ae.com

<http://www.burkavagedesign.com>

Equus Design Group, Inc.

Michael Smith

40 Warwick Rd

Belmont, MA 02478

(617) 489 -8585

michael@equusdesign.com

<http://www.equusdesign.com>

Associated Firms and Consultants:

Interior Design: Burkavage Design Associates (Amy Worman)

General Contractor: Quandel Enterprises (Michael Hogan)

Structural Engineer: E.D. Pons & Associates (Vince Griffin)

Electrical Engineer: H S A Associates (John Murphy)

Mechanical Engineer: H S A Associates (Bob Huylo)

Civil Engineer: Burkavage Design Associates (Jerry Phillips)