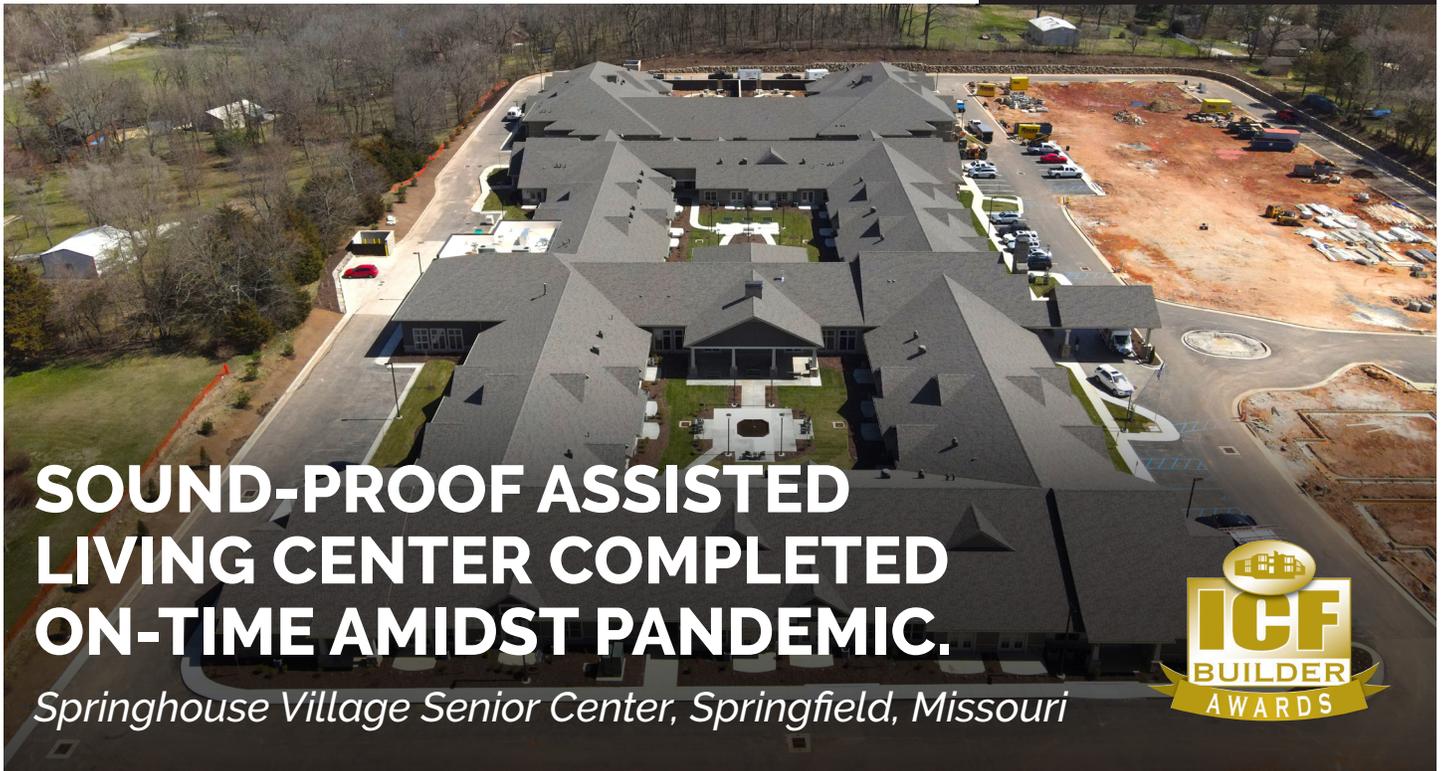


CASE STUDY:  
SPRINGHOUSE VILLAGE SENIOR CENTER



## Challenge

Springhouse Village is a licensed assisted-living healthcare building with stringent fire code and life safety requirements.

The largest difficulties faced during construction were due to extreme weather. A total of 119 weather days impacted the project's construction schedule. The use of ICF walls was crucial, as it allowed for pouring on nearly all scheduled days, even during cold weather, rain, snow, and ice. Fox Blocks' insulation and ease of use made it simple to continue construction on weather days by covering the forms prior to pouring.

The building's size and design also made for planning and completion challenges that most ICF projects may not face. Wall heights varied, with well over 200 window and door openings, a large number of wall insets and corners, and a large chimney at the main entrance. Fox Blocks ICF construction made it possible to execute all factors of the complex architecture in a very efficient manner.

## Project Highlights

**Springhouse Village Senior Center** has received high praise from residents and visitors for its welcoming design, resident safety, and peaceful atmosphere.

## Project Stats

**Location:** Springfield, Missouri  
**Industry:** Multifamily Assisted Living  
**Size:** 96,500 sq. ft.  
**ICF Use:** 55,260 sq. ft.  
**Cost:** \$31,216,000  
**Total Construction:** 73 Weeks  
**ICF Installation Time:** 145 Days  
**Contractor:** Zach Fischer, *Foster Development*  
**ICF Installer:** *Advanced Concrete Technologies (ACT)*  
**Architect:** Eddie Tims  
**Forms Used:** 6-inch core forms



## Sustainability

An important consideration in building the assisted-living development was financial and environmental feasibility. Producing a home that makes the world a better place, reduces energy impact on the community, and provides for a sustainable future was the most important priority when developing Springhouse Village. The use of ICF construction was a significant tool used to combat energy costs, increase structure longevity, enjoyment and protection of life, and provide sustainable construction.

## Budget

Springhouse Village Senior Center was completed within budget.

## Timing

Executing the project on time was extremely difficult during the 2020 to 2021 building year. Because of the versatility of ICF construction, the project was completed on time.



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