

**Location:** Rochester, MN

**Architect:** Horty Elving

**General Contractor:** Alvin E. Benike, Inc.

**Structural Engineer:** Innovative Structural Solutions

**Precast Products:** Structural columns and beams, hollowcore floor/ceiling slabs, precast stairs, insulated architectural wall panels, and cornice panels



## A LOOK AT SAMARITAN BETHANY

As the leadership team at Samaritan Bethany shifted their model of living for their residents many design and construction factors came to light. From a construction standpoint building code requires a fire rated structure, precast provided the ideal solution and solved some associated inherent design issues, and offered considerable energy efficiency with its natural thermal mass.

### Description:

This design-build senior housing project allowed Samaritan Bethany to consolidate their living options in one location with a six story addition. With the usual budget constraints a project can present, a total precast structure quickly became the preferred building system for many reasons. This project presented a very quick construction schedule and a tight site with a tie-in to an existing facility at the top of the list.

To expedite this complex project Wells Concrete teamed with Ericksen Roed &

Associates Structural Engineers for precast engineering services. In the pre-construction phase Wells was heavily involved in considerable preliminary pricing and value engineering requiring various solutions, and extensive sample coordination with varying color and finish options to keep the project on budget. It was in this phase that the Wells team proposed a vertical and horizontal panel orientation to aide in the aesthetics, consistency and window configuration the owner desired while maximizing the budget.