



A Chapter of the
Precast/Prestressed Concrete Institute



Project Profile

Shannondell at Valley Forge Senior Community

As the boomer generation ages, the demand for senior living facilities continues to grow. While maintaining their reputation for construction excellence, the owners at Shannondell at Valley Forge selected precast concrete as the construction material of choice, and Nitterhouse Concrete Products, Inc., Chambersburg, PA, provided hollow core plank to fulfill that requirement.

Over the past 16 years, Shannondell at Valley Forge has partnered with Paul Risk Construction, Quarryville, PA, to develop and expand their community. To date, 16 projects

AT-A-GLANCE

General Contractor: Paul Risk Construction, Quarryville, PA

Architect: Douglas E. Milliken, Inc., Perkasie, PA

Precaster: Nitterhouse Concrete Products, Chambersburg, PA





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totaling over 2,000,000 SF have been completed on Shannondell's 144-acre campus. The construction team also includes the architectural firm of Douglas E. Milliken, Inc. The first 1,500,000 SF of construction was completed during Phases I and II from 2001 through 2007. These first two phases consisted of ten buildings over thirty acres.

Shannondell began Phase III in 2014. The Rehab at Shannondell facility was the first building to be completed in Phase III. This facility offers in-patient orthopedic rehab, and cardiac rehab, as well as out-patient services for physical, occupational and speech therapies. Utilizing structural steel framing and NiCore hollow core precast concrete plank, this 172,700 SF structure is comprised of four stories plus basement, featuring 190 private patient rooms each with a private bathroom. The state-of-the-art facility includes 3 patient activity rooms, 4 physical therapy rooms, 4 dining rooms, and numerous offices and lounge areas to accommodate a staff of up to 350.

Nitterhouse Concrete Products is Precast Prestressed Concrete Institute (PCI) certified, and a member of the Mid-Atlantic Chapter. The nearly 100-year-old family-owned company designs, produces, and erects PCI-Certified precast concrete products, including NiCore hollow core plank, building systems, parking structures, office buildings, warehouses, distribution centers and multi-housing facilities for the mid-Atlantic states.

SUMMARY:

- 16 building continuing care retirement center
- 6 residential buildings
- Began in 2005 and completed in 2015

STATS:

- 1,045,284 SF total of precast for all of the buildings
- 46,792 SF Precast Balcony Units

BUILDING FEATURES:

- Balconies have a broom finish and are slightly sloping for drainage
- Precast concrete helped keep the project on track with the tight schedule for completion
- Precast concrete helped with sound attenuation and fire safety