

Cherrywood Pointe Senior Living in association with American Building Contractors



American Building Contractors Push Specification of LP® SmartSide® to Deliver Impact in Harsh Minnesota Climate.

SUMMARY

In 2014, United Properties engaged American Building Contractors (ABC), one of the largest privately-held general contractors in America, to oversee construction of a third location for their Cherrywood Pointe senior living facility in Forest Lake, Minnesota.

This new four-story facility was to be built on a prominent corner lot within an upscale residential area, making strong aesthetics a key consideration for the property owners in addition to durability, workability and bottom-line cost.

Additionally, the summer 2015 completion target meant that crews would have to work through the winter, introducing a host of challenges for the project.

OBJECTIVES

Building a senior living center in the harsh Minnesota environment, which can range from -30° to 90°, and averages 36" of snow annually, requires products with exceptional durability. Additionally, the project owners sought exterior cladding products that:

- Deliver strong street-side aesthetics in order to “blend in” with a nearby residential area and integrate with other exterior claddings
- Include a variety of cladding styles, including lap siding, trim, shakes and panels
- Are sustainability sourced and manufactured

IMPLEMENTATION

The project timeline was tight, but the ABC team maximized the efficiency of installing LP SmartSide siding. Because SmartSide is lighter, cuts and installs like wood (but with none of the warping or knotting), and comes in 16' lengths,

In Brief

LOCATION

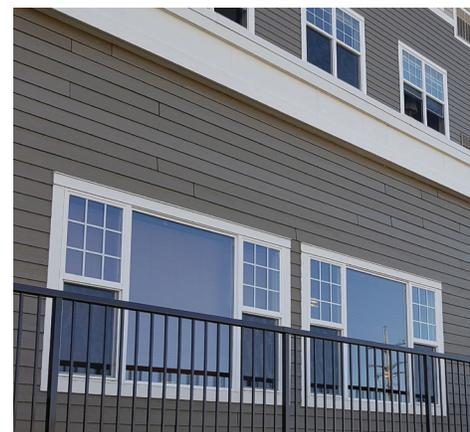
Forest Lake, Minnesota

WEBSITE

www.abc-usa.com

KEYS TO SUCCESS

- Cooperation between contractor, architectural and project owner teams led to smarter specification
- Lighter weight, superior workability and longer lengths shortened installation time
- Multiple complimentary siding and trim styles allowed project architects to achieve their high-end design intent
- On-site support from LP experts and constant project management oversight ensured seamless, worry-free installation



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Gary Marion, Vice President of New Construction, American Building Contractors, Inc.





the Senior Project Manager overseeing the project estimated that it went up almost twice as fast as fiber cement or vinyl. This faster install time allowed crews to work around the weather and have the installation ready for painting as soon as temperatures rose in the spring.



Additionally, on-site support from LP experts, constant oversight from ABC's project managers ensured that the installation was executed to spec, reducing the likelihood of any future challenges or warranty claims—key to protecting the beauty and reputation of the Cherrywood Pointe brand.

SOLUTION

United typically specifies fiber cement for their projects, but ABC sought to swap that specification when they sat down with the project owners and architects during their pre-construction meeting.

“We see so much breakage with fiber cement—even straight off of the truck. It has issues in our harsh winters, and is heavy and difficult to work with, which is a big deal when you’re working on a four-story project like this,” said Gary Marion, Vice President of New Construction at ABC.

ABC had been specifying and installing LP SmartSide since 2002, and felt very confident in its ability to stand up to the elements and provide the aesthetic that ownership wanted.

Luckily, the Cherrywood Pointe ownership was open to alternatives, especially when ABC demonstrated comparable total project cost

for LP SmartSide relative to fiber cement, gave them a chance to see the product in action, and provided assurance that LP stands behind the 5/50 year warranty.

OUTCOME

The project was a success from every point of view. Using multiple styles of LP SmartSide, including lap siding, shakes and panels along with exterior brick and block elements helped to elevate the aesthetic of the facility, align with the look and feel of the surrounding community, and contribute to the strong demand for the facility, which actually had an extensive waiting list prior to opening.

Though the facility is still new, the ABC team and the project owners are confident in the LP SmartSide product's durability and expect the façade to hold up fantastically for years to come.

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Gary Marion, Vice President of New Construction
American Building Contractors, Inc.



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