

High-Profile: C.E.Floyd Builds Brookhaven

C.E. Floyd Builds Brookhaven at Lexington, Designed by DiMella Shaffer

J. Masterson Construction Corporation Provides Site Work



Rendering of Brookhaven at Lexington, a Life Care Retirement Community

Architect: DiMella Shaffer

Lexington, MA - Brookhaven at Lexington, a Life Care Retirement Community, is shaping up to be one of the most complex and challenging projects with which C.E. Floyd Company has been involved.

DiMella Shaffer of Boston designed the five phases, which are scheduled for completion beginning in August and continuing into next spring.

Geotechnical reports were conducted, but they were not accurate due to an uneasiness of drilling near utility locations. When it came time to drive the piles for the parking garage and ILU units it was

discovered the soil was too soupy and soft to hold the weight of a crane. Adding to the soil complication, a boulder debris field was found.

C.E. Floyd Company decided to excavate the soupy soil and the boulders (some

measuring seven yards long). The boulders were put in a stone crusher and mixed with equal parts soupy soil and dry soil, then the mixture was returned to the site. C.E. Floyd Company also sought advice from the geotechnical engineer but was able to save

over \$350,000 by choosing the utilized method. J. Masterson Corporation provided site work.

Later in the project ledge was discovered where the pool building was to be located, necessitating blasting directly outside of residents' apartment. Instead of temporarily moving these people out of their apartments, blasting was scheduled twice a day for three weeks. During these times Brookhaven and C.E. Floyd Company worked together to ensure the effected residents were out of their units and that all three floors of the hallways looking onto

Project Team

Owner: Brookhaven at Lexington
Architect: DiMella Shaffer
Construction Manager/GC: CE Floyd
Sitework: J.Masterson Construction



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Site, Soil, and Debris Add Challenges in Building this Life Care Retirement Community

the pool site were clear of people.

The site layout also poses a challenge. The space is so tight there is no room for a staging area. This coupled with the fact that C.E. Floyd Company is working simultaneously in three different areas of the occupied campus, complicates deliveries. Parking is so limited workers must park in a lot down the street and walk to the site.

The variety of materials used on the project adds to the degree of difficulty as well. Load-bearing masonry, steel and wood were required in several areas, so proper scheduling of the respective subcontractors was imperative to remain on schedule.

Residents are informed of the progress through presentations given every other month. Progress photos are shown and discussed then residents are given the opportunity to ask questions about the project.



C.E. Floyd Company is adding 48 independent living units with an underground parking garage;

renovating the existing commons; expanding the dining room and auditorium; adding a pool; making improvements to the wellness center; renovating and enlarging

the skilled nursing wing; and adding to the assisted care wing. C.E. Floyd Company was involved during the preconstruction phase as well.

J. Masterson Construction Corp. participation at Brookhaven at Lexington involves:

- 30 acre site
- 100,000 square foot building addition
- 10,000 cubic yards of fill exported
- 350 linear feet of boulder retaining wall
- Enlarged detention pond
- 2,000 linear feet of drain pipe
- 1,000 linear feet of water pipe
- 1,000 linear feet of sewer pipe
- 4,000 linear feet of electrical trenching
- 5,000 square yards of parking lot

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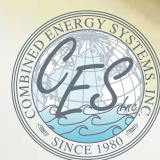
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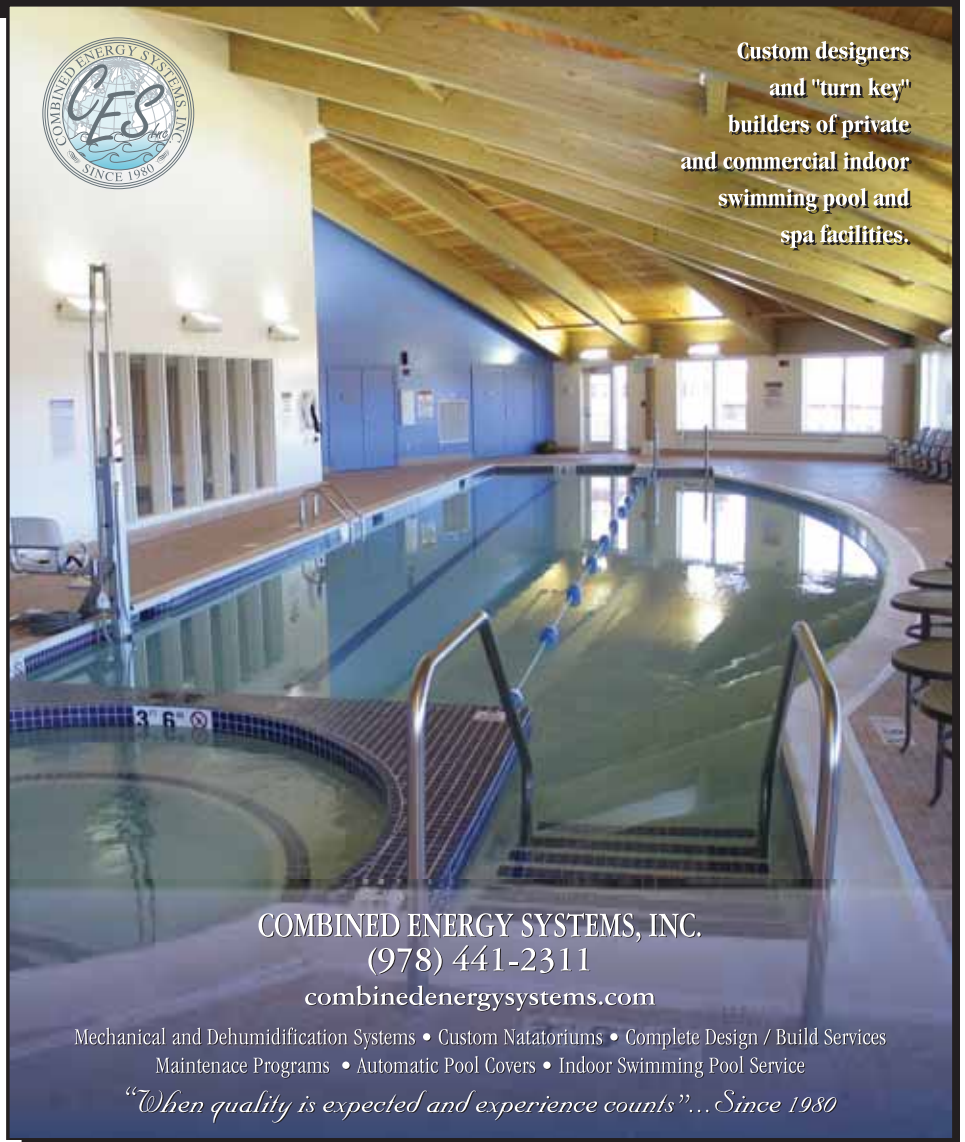
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