



MCR SERVICES, INC.
MANAGEMENT • CONSTRUCTION • RENOVATION

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BACKGROUND

The Community Housing Network develops and manages quality, affordable housing for adults with drug & alcohol dependencies and mental illness in Central Ohio.

Their architect, Urban Order Architecture, introduced CHN to us and we continued working closely with the designers and Owners during the 17-month pre-construction phase. This helped CHN secure final funding from the Robert Wood Johnson Foundation and The Ohio Capital Corporation for Housing (OCCH).



TEAM

Urban Order Architecture
Hill Engineering
WR Bird + Company
Watcon Consulting Engineers
Site Solutions Contractors, LLC
Oxley Concrete Contractor, Inc.
Carlisle Masonry Construction
Buckeye Steel, Inc.
Mill Tech, LLC
Fairfield Insulation & Drywall
Focus Floors, LLC
VFP Fire Systems
Freeland Contracting Company
Ohio Heating & Refrigeration
Efficient Electric Corporation

CHALLENGES

Public Housing; High-Style Finishes

CHN needed to add value to the neighborhood while providing vital services. The facility had to be attractive, but durable:

- ⊙ Carpet Tile for easy replacement
- ⊙ High-Impact Ceramic Floors
- ⊙ Removable Window Systems for ease of cleaning & maintenance
- ⊙ Large-flush capacity toilets to reduce clogging
- ⊙ High insulation values through-out to reduce operating costs
- ⊙ Specialty HVAC systems to help keep heating bills manageable

FEATURES

Recreating the Look & Feel of the Original Briggs Dairy Farm

- ⊙ 20,500 square feet with 2 main buildings on 2 levels
- ⊙ A 1,000 square foot Common Area & Kitchen bridges the 2 main buildings
- ⊙ Exterior sheltered Patio
- ⊙ Stock metal sidings and trim were combined to give the look of board & batten vertical wood siding and barn doors
- ⊙ Limestone on exterior walls of ground level spaces
- ⊙ Separate Laundry & Kitchenette in each apartment
- ⊙ Fully ADA-compliant development

RESULT

Foresight & Cooperation Pay Off

Using Value Engineering—and in close collaboration with the Owners, the architect and the funding sources, we were able to create a truly aesthetic solution to a community problem.

The finished facility adds value to the neighborhood, recreates a lost landmark, provides affordable housing for the people most in need, connecting them with a wider network of support services.

This facility was a rewarding, successful project for all the parties involved.



BRIGGSDALE APARTMENTS
— COMMUNITY HOUSING —
1622 HARRISBURG PIKE
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**PROJECT
PROFILE**

2003.184