

February/March 2006

# ICF BUILDER

*The Insulating Concrete Forms Magazine*

## 2005 Builder Award Winners

Correct Concrete  
Placement

World of Concrete  
Report

Options for  
Wall Bracing



## Winning Projects Demonstrate Innovation, Efficiency

The winners of the 2005 ICF Builder Awards have been selected. First announced at the International Builders Show in Orlando, Fla., the winning projects represent the best in insulated concrete form construction.

The competition is an annual event designed to showcase the innovation, quality, and energy-efficiency of ICF construction, and promote them as a sustainable, durable and attractive building material.

This year's contest attracted a large number of entries, ranging from a 120,000 sq. ft. development in Nova Scotia to a 3,500 sq. ft. custom home in Texas. "The variety and scale of projects being built with ICFs is truly astounding," said Clark Ricks, organizer of the competition and co-owner of ICF Builder magazine. "It's time these outstanding projects receive industry-wide recognition, and we feel privileged to take a leading role in that."

Winners were chosen in four categories: Light Commercial,

Heavy Commercial, Custom Home, and Residential Development. A "Best Overall" Project of the Year was also selected.

Judging was based on a number of factors, weighted to favor projects whose size, complexity, and design set new standards or advanced the industry. (See sidebar for details.)

Competition was particularly fierce in the custom home category, not surprising, considering that residential construction comprised

70 percent of the industry last year. We asked the experts at Design Basics—one of North America's largest residential design firms—to help judge. With backgrounds in architecture, engineering, and sustainable design, they winnowed through the entrants to select a winner and two runners up.

Commercial construction, by far the fastest growing sector, also attracted a significant number of entries. Projects with a total cost of less than \$5 million competed in the Light Commercial



category. Larger projects competed in the Heavy Commercial division.

The last contest category, Residential Development, represents the newest trend in the industry. All across the U.S. and Canada, investors are building neighborhoods of between 6 and 160 homes, entirely out of ICFs. Such developments are underway in California, Nevada, Arizona, North Carolina, Florida, and Minnesota.

The following pages beautifully illustrate the possibilities of ICF construction. We congratulate the winning teams, and appreciate the support of everyone who entered the competition. Additional photos of all the projects are available at [www.icfmag.com](http://www.icfmag.com).

Preparations are already underway for next year's contest. Look for the entry form published in the June issue, or visit [www.icfmag.com](http://www.icfmag.com) in early summer to enter online. ■

## Projects were rated on the following criteria:

- 1. Architecture (Creative and Aesthetic Appeal) 10%**
- 2. Complexity (sets new standards or advances the industry) 20%**
- 3. Quality of Craftsmanship 10%**
- 4. Size of the project (Project cost and square footage of exterior walls) 20%**
- 5. Percentage of project built with ICFs 10%**
- 6. Maximizing the Advantages of ICF construction. 30%**
  - a. Floor Plan 10%**
  - b. Energy Efficiency 15%**
  - c. Sustainable Design 5%**



## BEST HEAVY COMMERCIAL

**This large, three-story retirement residence not only placed first in the Heavy Commercial category, but also won "Best Overall" project of the year honors.**

The Conservatory Pond Retirement Residence required almost 100,000 sq. ft. of block, which was used on both interior and exterior walls to a height of 30 ft. above grade.

The decision to use ICFs was made in the early design stages by the architect, but it was only after several weeks of bidding that the general contractor chose IntegraSpec.

The final decision was only partially based on price. Insulated Concrete

Solutions, who won the bid, claims that in addition to being price competitive, they could also offer a more complete package, including EPS finished openings for all doors, windows and air-conditioning units. The EPS door bucks allowed them to pre-install all the steel door frames prior to the pour, a major time saver on a project of this size.



**CONSERVATORY POND RETIREMENT RESIDENCE  
KINGSTON, ONTARIO, 84,000 SQ. FT.**

# & BEST OVERALL

Another advantage IntegraSpec offered was the ability to use foam on only one side of the form to create an exposed concrete face (ECF) inside the elevator shafts as required by Canadian code.

Exterior walls used blocks with a 6 inch core, while interior walls used an 8 inch core to support the pre-cast concrete floors.

The contractor estimates the project was completed about two months sooner than traditional construction

methods would allow, and that the owners have already recouped any additional construction costs by opening the building 60 days early.

The quiet, energy-efficient complex is perfect for the lifestyle of the retirees that live there. "As the residents will be paying the heating and cooling costs of each unit, [ICF construction] will give them the maximum return on investment," notes Juan Andres, president of Insulated Concrete Solutions. ■

## Project Fast Facts

**Conservatory Pond Retirement Residence:**  
Kingston, Ontario

**Size:** 84,000 sq. ft. / 96,000 sq. ft. of ICF walls used

**Cost:** \$5 million

**Construction Time:** 180 days

**Date Completed:** January 2005

**Developer:** Succession Development Group

**Architect:** Fabian Architects Ltd.

**Engineer:** SWS Engineering

**General Contractor:** Succession Development Group

**ICF Installer:** Insulated Concrete Solutions

**Additional Team Member:** St. Mary's Cement

## Other Important Information

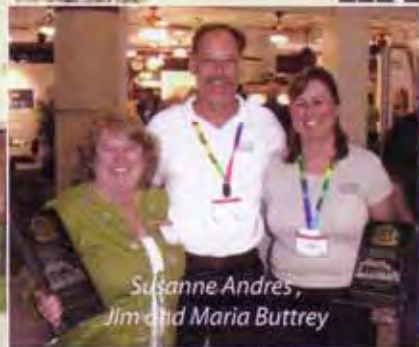
**ICF Block:** IntegraSpec, with 6" and 8" cores

**Wall Bracing:** Insulated Concrete Walls

**Window and Door Bucks:** IntegraSpec

**Ledgers/Joists:** Precast hollow-core concrete

**Exterior Finishes:** DuRock Duroscreen TAFS



Susanne Andres,  
Jim and Maria Buttrey

