



Filling in the voids

Volume #9

Are you ready?

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Have you ever thought you were ready for just about anything that might come your way? Usually sometime in our late teen or early twenties we feel like we could conquer the world and can handle just about any situation. Age and experience teaches us all eventually how shortsighted a view that is.

What about in the world of building and construction? We've observed a less than helpful trend in this regard; it seems like nearly every project has set schedules so tight that taking a lunch break wrecks the whole thing. Seriously, things like weather days, any kind of cushion between activities, and some holidays are gone, and Saturdays are fair game as a regular workday.

How does this play out in the world of precast concrete? Usually fine as long as there are heaping quantities of honesty on both sides. The only way aggressive schedules can mesh is for an open dialog with realistic expectations from all parties.

Even though they may not act like it, subcontractors know that GC's are trying to balance other trades, design issues, and owner demands just to name a few. Likewise, precasters must coordinate multiple projects, product manufacture, erection, etc., and when one person gives dates he/she wishes were true versus the reality on the site it has a domino effect. Guess what? That individual is also almost always the least understanding and most demanding to reschedule.

What does 'readiness' mean to your hollow core manufacturer and precast generally.

- Access to the building needs to be in place ([check this out for more](#)).
- All bearing members must be constructed, true, level, and completely filled in the case of CMU. If a minimum amount of cure time is required, then that should be factored into your target dates.
- Structural steel must be erected with all bolted and welded connections complete and inspected, and all base plates grouted.
- Rebar caps should be in place.
- Because of the nature of precast erection, no other trades should be scheduled to work in the area and certainly none rushing to complete preparations needed to allow erection to begin or progress.
- Dimensions should have been checked by the GC several times as the structure came up. Precast is made offsite to an approved set of shop drawings and field fixes (if even possible) are costly and time consuming.

As you can see that's a relatively short list, and while it may not cover all designs and every eventuality, doing these few things can make a huge difference on the first day of what should be a milestone for any project. Help yours go well.

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Jobsite Access

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