

## SUCCESS STORY



# World Class Support for a Class A Project

## SUMMARY

The construction of a six story tilt-up office building on a 4 acre site in The Woodlands, located just outside of Houston, was planned as a Class A tilt-up project. A Class A building requires the highest quality of construction built in a premium location with outstanding accessibility. This type of office building has significant architectural features made from the finest quality systems and materials. To keep Class A tilt-up construction projects within budget, contractors turn to Dayton Superior for tilt-up products and technical support.

Accubrace played a key roll on this project, and Dayton Superior Technical Support provided the exceptional service that helped make it a success.

## CUSTOMER

- Architect: Powers Brown Architecture
- Structural Engineer: LJB Inc.
- Contractor: EE Reed Construction
- Tilt-Up Accessories: Construction Materials, LLC.

## PROJECT

- Sierra Pines II, Phase 2 of The Reserve at Sierra Pines
- The Woodlands, Texas

## CHALLENGE

The biggest challenge of building the Sierra Pines tilt-up office building was the unusually compressed planning time frame. When Dayton Superior experts Dave Fillingner and Don Van Gerve met with Construction Materials' Tony Cook and Jonathan Winkles at the TCA Convention to discuss ways to incorporate more savings in the project, they had only a few days to show him what types of products were available to complete this project. This process typically takes place over a couple of weeks, but Construction Materials was anxious to switch from the existing plans to realize significant savings with Accubrace.

Details of the project added other challenges, including the unusually high percentage of open spaces on the panels for windows which had the potential to restrict brace insert locations, and the stacking of 2-story panels on top of



*The original plans were scrapped and new panel layouts were created in just days in order to allow the contractor to switch to Accubrace braces and reap savings in time, equipment rental, and shipping costs. (Photo courtesy of Aero Photos)*



*Using 42' Accubrace instead of the originally planned 52' other braces meant more room around the tight site for the crane to move, and lower shipping costs.*



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4-story panels to create a 6-story building.

## SOLUTION

Dayton Superior's teamwork and dedication played a huge role in making this fast-paced project successful. At the time of the meetings, Technical Service lead time was normally 2 to 3 weeks for creating tilt-up plans. But for this project, they were able to coordinate with Tilt Werks and the customer to get drawings submitted in just a few days. Included in the support documentation were 3D drawings that were heralded by the tilt-up contractor as invaluable additions to the usual panel book.

Having the right people in the right place at the right time providing the right documentation not only helped the project start on schedule, but also saved significant time and money. Brad Mitchell, Sierra Pines Superintendent remarked, "If it wasn't for the Dayton Superior Helical Ground Anchors, it would have taken twice as long."

## RESULTS

- Dayton Superior's Accubrace made it possible to eliminate 33% of the braces that were originally planned. The use of Accubrace also made it possible for the project to use 33% fewer brace-to-wall connections and 33% fewer ground anchors. This saved inventory and installation time.
- Accubrace required less labor, had a lower rental cost, and reduced crane time which created cost savings.
- Using Accubrace also made it possible to reduce the brace length from 52' to 42', which resulted in additional savings on freight.

**Additional product information is available online at [www.daytonsuperior.com](http://www.daytonsuperior.com). Contact your Dayton Superior representative at 888-977-9600, or send an email to [info@daytonsuperior.com](mailto:info@daytonsuperior.com) if you would like to discuss how these or other innovative systems can make your construction projects more productive.**



*The panel book includes panel designs, insert locations, and other details that helped this project move quickly from the first day.*



*Stacking tilt-up panels is becoming a more common practice as more architects design taller tilt-up structures.*



*The savings realized during tilt-up construction provided the budget required for incorporating high end finishes in the lobby and other building areas. (Rendering courtesy of Powers Brown Architecture)*