Large Labor AND Scheduled Savings for PCI

PROJECT PERSPECTIVE

Potential Savings: 35%
(if entire project done with DGs)

Actual Savings: 9%
(2500 LF done with DGs)

CONDITION:

4 Buildings / 4 Stories Each

A **drywall soffit approximately 3' wide** at the perimeter of each building was requested. In addition, space for **shade pocket with 4" return** where **acoustical molding** can be attached at same plane as drywall.

- Project fast tracked Building A interiors start before building was closed-in
- Approval for change to DGS started with Building B
- MEP work started prior to soffits, causing conflict

TOTAL CONDITION:

10,000 LF between 4 buildings

KEY PROJECT INSIGHT FROM PCI ON-SITE TEAM:

- Building B MEP/ductwork was in prior to soffit build. This caused duct access issues – **DGS allowed for easier work around**.
- Using Transition Molding (#7904PF) allowed for ceiling grid installation to start prior to corner bead, mud, and taping – **taking days off schedule**.
- On-site training for DGS – **production doubled** once crew understood system. This was key and allowed PCI better use of limited man-power and schedule improvement.
- Better review of future projects and provide value-engineering solutions, allowing PCI to be **more competitive and close more work**.
- Armstrong® Ceiling Construction Expertise (shop drawings, engineering, training) was a key component in **converting details and getting approvals**.

SHORT ON MANPOWER? SCHEDULES TIGHT?

Contractor: PCI
Foreman: John Pettibone Branch Manager: David Link Dir. of Purchasing: Rick Meffred
Foreman: Randy Nagy
Project Manager: Josh Ritter
Estimator: Erick Nelle
Armstrong® TSS: Aaron Hayes

PCI PERFORMANCE CONTRACTING INC

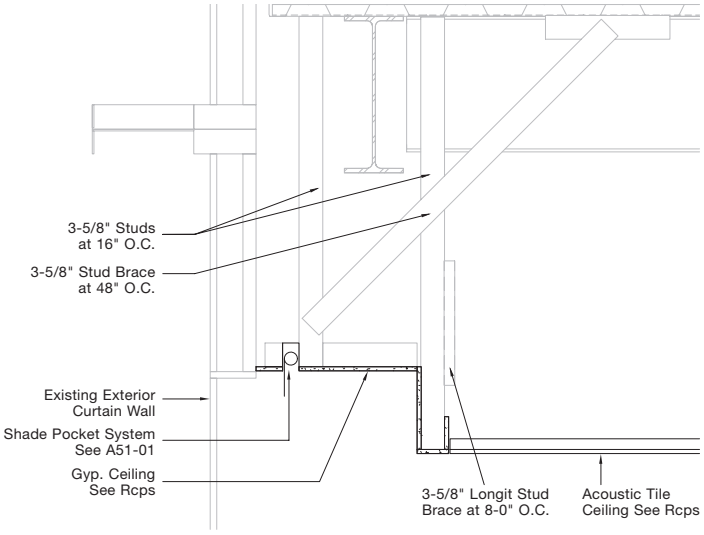
FASTER. EASIER. BETTER.

Armstrong® CEILING SOLUTIONS

CONVERTED STUD AND TRACK TO ARMSTRONG® DRYWALL GRID SYSTEM

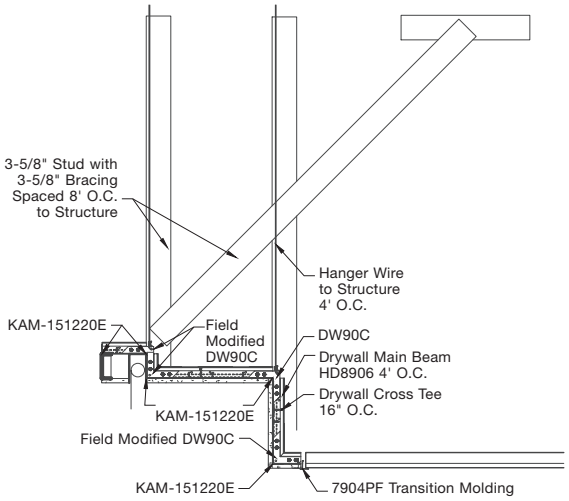
Traditional Soffit Framing

U.O.M. – Studs 24" O.C. Every 8'	LF
Track	16
Cross Studs	20
Two Stud Drops	40
Kickers	14
90 Metal	16
Bottom Track	8
Total LF / 8' Section	114
Total LF Needed for 10,000	142,500
Labor – Based on $680 / Man Day Average	**Days**
Production Rate / Man Day	25
Man Days to complete 10,000 LF	400
TOTAL INSTALLED COST / 10,000 LF	$329,000.00



Armstrong® Ceiling Solutions

U.O.M. – Drywall Grid 48" O.C. Every 8'	LF
HD 8906	12
XL8945P	24
90 Metal	16
Bottom Track	8
Stud Drops @ 8' O.C.	10
Kickers 8' O.C.	7
Drywall Grid LF / 8' Section	36
Other Steel Needed for Same Length	41
Total Drywall Grid Needed for 10,000 LF	45,000
Total Other Metal Needed for 10,000 LF	51,250
Labor – Based on $680 / Man Day Average*	**Days**
Production Rate / Man Day	40
Man Days to complete 10,000 LF	250
TOTAL INSTALLED COST / 10,000 LF	$213,500.00



PROJECT RESULTS

BUILDING A – Stud & Track

Labor production: **25 LF per man/day**
Traditional method labor cost: **$27.20 per LF**

BUILDING B – Drywall Grid system

Labor production: **40 LF per man/day**
Drywall Grid labor costs: **$17.00 per LF**

WHY ARMSTRONG® CEILING SOLUTIONS?

- On-site training
- Man power delegation
- Engineering process
- Answer code questions
- Shop drawings

VIEW OUR SOFFIT INSTRUCTOR VIDEO:
armstrongceilings.com/soffits101

Armstrong®
CEILING & WALL SOLUTIONS