SITE INSPECTION — SELLS TILT-UP

Jack Arbess, President of Gulfstream Contractors, was confident that Spirax Sarco Canada would select him to build their new Canadian head office. The only uncertainty lay in the choice of construction method.

For some time Arbess has been an active proponent of tilt-up construction - a method whereby wall panels are cast in a horizontal position on a floor slab and then tilted into final vertical position by mobile cranes. He believes it is a superior method of construction for several reasons including speed of construction, cost, design and architectural flexibility.

Arbess suggested the people at Spirax Sarco Canada take a good look at the many benefits of tilt-up construction, explaining this system would provide them with solid, impact-resistant walls which minimize maintenance and enhance security and fire safety. The deciding factor was a first-hand demonstration.

"I took them to see a few buildings we've done using tilt-up. That's what really sold them," explains Arbess.

Construction of this 2-storey office building with a 6 metre rear warehouse section began in late March. Although lengthy rain delays interrupted work in May, the 4 000 sq. m. structure was ready for occupancy in August.

Reinforcing steel was used extensively in all panels, particularly in the more complicated, recessed spandrel panels at the front of the building. The total quantity of rebar amounts to 27 tonnes.

Arbess is unreserved in his praise of tilt-up construction and believes speed of erection is undoubtedly its most attractive feature. Since the walls are load bearing, perimeter steel was not required. "On a building this size, I would have needed a 40-man crew for brick and block. It probably would have taken three months to complete it. Instead I had a six-man crew and had it up in six weeks. You can't beat that."

Owner: Spirax Sarco Canada Ltd.

Design Build Contractor: Gulfstream

Structural Engineer: William Leung & Associates

Architect: Atkins Architect