

Reinforced concrete tender saved 10% over the lowest structural steel tender.



Reinforced Concrete Saves 10%

The preliminary estimates for a structural steel frame had been acceptable, however upon calling tenders the costs were significantly higher than expected. The subsequent cast-in-place reinforced concrete tender was *10% below the lowest structural steel tender*. Had the structural steel framing been used, it would have added about 3% to the total cost of the project.

Concrete Eliminates 6-Month Delay

Equally disturbing to the co-developers was that the best structural steel proposal quoted completion of erection 2½ months *behind the deadline for building enclosure*, the end of December, 1985! Because the complex had to open by August 1986 to attract consumers shopping for their fall and winter needs, such a delay could have penalized retailers by as much as 6 months of sales. Deferring the opening until spring would have been prohibitively expensive.



Simultaneous erection of portions of two floors allowed early starts for other trades.

Reinforced Concrete — Money and Schedule Saved

Countering this “double dose” of bad news, the principal sectors of the reinforced concrete industry responded with a workable, affordable structural alternative. On site at the time, expediting a lower portion of the building, they offered lower costs and an assured structural completion date of December 1st, 1985 — adequate to keep this fast-track project “on track”. Other savings were expected from earlier work starts by several trades following directly after the concrete construction.