



a team approach to successful precast projects



Top: Te Papa Wellington.

Middle: Some of the 350 panels used in the Chinese Buddhist Temple in Auckland. The larger elements were 300mm thick and between 10-12 metres high with a weight of 15-25 tonnes.

Bottom: Utilising an agreed delivery programme enables the project to run smoothly thus enabling the correct sequence of assembly and generating rapid construction times.

A successful precast project will almost always be the result of a team approach. Communication and planning between project teams are the keys to success. Project teams may include any or all of the following; design engineers and architects, the client's project manager, quantity surveyors, site personnel including the site project manager and the site foreman, crane operators, transport contractors and the precast supplier.

Stresscrete's commitment to ensuring a successful project is to work with your project team, to plan ahead with the right information as early as possible. For this process to happen, we need you to tell us;

WHAT DO WE MAKE?

We need complete specifications and fully dimensioned 'for construction' drawings from both your architect and your structural engineer. These drawings and specifications should show clearly full details of the units to be made including seating, reinforcing and lifting etc.

Precast concrete is not easy to

modify if a design changes during a project. For this reason we cannot proceed until the final design is resolved.

WHEN DO WE NEED TO MAKE IT?

We aim to agree a program that satisfies the project requirements. But to do that, we need an agreed delivery program that we can meet with our resources.

Stresscrete is by far the largest precast concrete manufacturer in New Zealand. Even so, our capacity is limited by our available resources;

- by how busy our draughting and design teams are;
- by how busy our factories are;
- by how much storage we have;
- by how much moulding is necessary and whether suitable moulds are available.

For this reason, all our contracts are subject to a 'mutually agreed program'.

AND ARE WE MAKING THE RIGHT THINGS?

We need confirmation that our interpretation of your designers' drawings is correct. When our



Our people are our company and we are always striving to ensure that the product specified is the product delivered.

shop drawings are complete, we issue them to our client 'for approval'.

We do not proceed past shop drawing preparation to manufacture without client approval. A rapid turnaround of approval drawings by your designer is necessary to avoid delays to the manufacturing schedule.

Without approved drawings we cannot order reinforcing steel, order any cast-in items, build or prepare moulds and program the casts. Delays in approving our shop drawings may result in your job missing its programmed manufacturing time frame.

THE TYPICAL PROCESS

(There may be some local variation from this typical process with either very big or very small jobs, or with some standard products.)

Once we get a firm order, we will

- Designate a project manager to be your principal contact at Stresscrete for your project.

The project manager will then

- Contact you.

- Discuss program and delivery requirements with you to mutually agree the program.
- Seek all documentation necessary for us to produce shop drawings of the products required.
- Get the documentation to the draughting and design teams so that the shop drawings can be prepared.
- Liaise between the client, the site, the design office and the production team to ensure timely production and delivery.

The draughting team will then

- Prepare detailed shop drawings suitable for our factories to manufacture each item;
- Liaise with our design team to ensure that our proprietary products are designed in accordance with our ISO 9001 procedures;
- Send the 'for approval' drawings to the client;
- When the 'for approval' drawings are returned, and any issues are resolved, the 'for construction' drawings will be issued to our production team and the contractor.

To produce shop drawings our draughting team needs

- All relevant design information from your engineer and architect.
- A rapid turnaround with the 'for approval' drawings.

The production team will then

- Manufacture the units to the shop drawings allowing time for curing and;
- Dispatch the units to your site in accordance with the previously agreed program and any specific delivery instructions.

To make the product, our production team needs

- 'for construction' drawings from the shop drawing team to allow it to order steel, order any cast-in items and build or prepare moulds and program the casts.
- Enough time to allow for all the preparation, for the casts and for curing.
- Enough lead time to arrange transport to site once the units are made.

Stresscrete's experienced staff are there to assist and guide you with this process to ensure your precast project is a success.