



EASTERN YORK HIGH SCHOOL

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MASONRY SOLUTION:

A “Whole Wall” Approach

When the masonry contractor lobbied for more project control, everyone benefitted.

AT FIRST, the masonry contract for Eastern York High School’s new building and addition covered just the load-bearing cavity wall. But officials at Caretti, Inc. knew that, with the project’s tight deadline, there was a better way.

Caretti convinced architect Hayes Large and Reynolds Construction Management to let them take a “whole wall” approach, with responsibility for almost everything, including the brick and block, precast plank, all openings, and air barrier installation.

The key, says Caretti project manager Larry Derr, “was that we changed some of the sequencing and changed the plank setting to achieve efficiency.” That sliced three months off the schedule and saved real money.

Caretti had already shown Reynolds that it was up to the task on a similar prison project. That made it easier for Caretti to raise the idea of adding the precast plank to the masonry package early in the project.

Controlling the wall is a firmly held belief at Caretti. “The mason contractor needs to control everything that is in



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WRIGHTSVILLE, PA

Project Details

Masonry Contractor: Caretti, Inc.

BAC Craftworkers: BAC Local 5 PA

Architect: Hayes Large Architects, LLP

Construction Manager: Reynolds Construction Management
202,057 square feet [170,451 s.f. addition
and 31,606 s.f. reconstruction]

the wall system that he is building,” says Derr. “The mason needs to shop, purchase and install.”

That was particularly true with the precast plank. Setting and grouting it in one day means that “the following day, the crew can be on that plank working,” notes Derr. By contrast, a poured deck on a bar joist takes about seven days to cure before the crew can resume work.



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Eastern York High School Case Study, continued



The mason contractor's control of the wall was particularly advantageous with the precast plank. It was set and grouted in one day, while a poured deck would have stopped crews for a week.

Another key to success was having all the trades—mechanical, electrical, plumbing and general—buy into the condensed schedule. They also appreciated being able to work inside in the winter.

Layout became critical to minimize cuts, and for maximum production, window casings were shifted to accommodate the veneer layout. Architect and mason collaborated closely to avoid sacrificing quality for

schedule. “The workmanship and craftsmanship is evident,” says project architect Herm Fisher.

Fisher notes that while some prime contractors might not be thrilled initially to have the mason contractor pushing the schedule, “they all made a substantial profit because of it.” The masonry contract wound up at \$6.4 million.

“It does benefit the project if you have the right contractor and architect when looking at such an aggressive schedule,” says Reynolds Construction foreman Jerry Meyers. He believes that the project would have benefited even more if Caretti handled the miscellaneous steel, which posed a recurring problem.

“The key to a good job,” says Meyers, “is coordination.”



“The mason contractor needs to control everything in the wall system he is building.”

-Larry Derr, Project Manager,
Caretti, Inc.



Productivity jumped when window casings and veneer layout were closely coordinated between architect and mason, with no sacrifice to quality.



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