



2 = 4 100% Labor Production Improvement

200 Man Days or 3,200 Hours Saved
SEE HOW!

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 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 better use of limited man-power and schedule improvement. **Reduced crew from 4 to 2.**
- Better review of future projects and provide value-engineering solutions, allowing us 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?

Take the next step:

Reach out to your local ISS/TSS contact to start improving your construction efficiencies on the job-site.

armstrongceilings.com/expertise

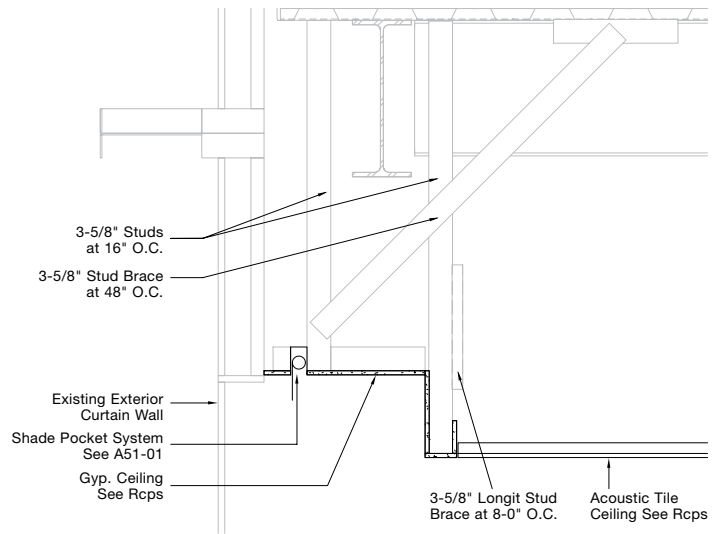


Armstrong[®]
CEILING SOLUTIONS

CONVERTED STUD AND TRACK TO ARMSTRONG® DRYWALL GRID SYSTEM

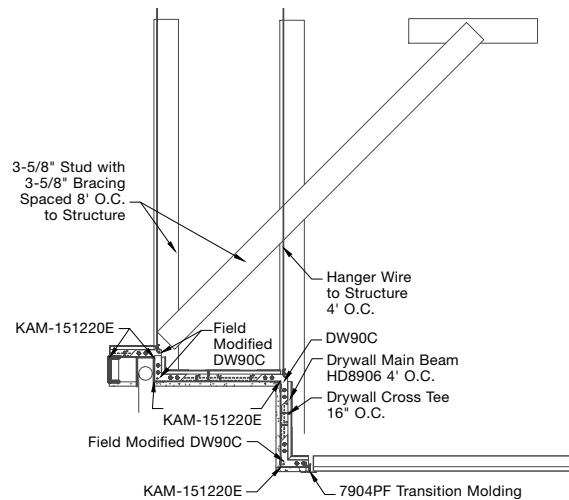
Traditional Soffit Framing

U.O.M. – Studs 24" O.C. Every 8'	LF	Cost
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 (\$.40 / LF)	142,500	\$ 57,000.00
TOTAL MATERIAL COSTS		\$ 57,000.00
4 Man Crew – 100LF/day		
Crew Days to Complete 10,000 LF	100	



Armstrong® Ceiling Solutions

U.O.M. – Drywall Grid 48" O.C. Every 8'	LF	Cost
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 (\$.50 / LF)	45,000	\$ 22,500.00
Total Other Metal Needed for 10,000 LF (\$.40 / LF)	51,250	\$ 20,500.00
TOTAL MATERIAL COSTS		\$ 43,000.00
2 Man Crew – 100LF/day		
Crew Days to Complete 10,000 LF	100	



NOTE: Reduced LF of steel by 64% (less material on-site for contractors to move around & stock)

ARMSTRONG® DRYWALL GRID SYSTEM FOR SOFFITS

- Maintained schedule with smaller crew, allowed additional crew to start other tasks
- Same manpower, twice the work

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

Inspiring Great Spaces®

Armstrong®
 CEILING & WALL SOLUTIONS