



ROGERS-O'BRIEN CONSTRUCTION SLASHES PROJECT TIME AND COSTS USING COMMAND CENTER

Building contractor Rogers-O'Brien Construction completes challenging projects for clients in a variety of industries throughout Texas. Since 1969, they've grown their business by doing the right thing, no matter what. Integrity, honesty and reliability are as critical to their success as expertise in the details of every phase of construction. Together, these strengths help Rogers-O'Brien build great buildings and enduring relationships with clients.



The Goal: Faster Project Completion

Their focus on client service led Rogers-O'Brien to seek ways to accelerate project schedules while controlling costs. One area that can delay construction is waiting to assess whether concrete pours have reached the desired strength level.

Construction contractors typically rely on compressive strength tests of standard cylinders, performed in a laboratory, to estimate the in-place concrete strength. The first two tests are conducted at intervals of 24 hours and three days. But if the concrete reaches sufficient strength before the first interval, or between those intervals, valuable time is wasted—time that could instead be used to move forward with certain construction activities. And in the construction business, time is money.

Rogers O'Brien understood that they could complete projects faster—and thus save money—if they could more quickly determine when their pours had reached the necessary strength level. This led them to consider the COMMAND Center System from specialty engineering firm The Transtec Group.

The COMMAND Center System

COMMAND Center helps construction firms like Rogers O'Brien build faster. The system employs small sensors placed in poured concrete at the job site that record time and temperature data. The sensors are connected to handheld computers running COMMAND Center software, which calculates and compares sensor data against strength models based on the principle of maturity—a proven scientific method that accurately determines when the concrete has achieved the desired strength.

Rogers O'Brien decided to implement COMMAND Center on The Whitley, a 16-story, 300,000 square foot mixed-use project in Austin. Specifically, the company wanted to determine when the necessary strength had been achieved to stress post-tension cables on each pour.




The Result: Faster Schedule, Lower Costs

Early in the project, Rogers O'Brien used the sensors in tandem with the traditional approach of cylinder breaks to double-check their accuracy. This required them to pour backup cylinders for testing purposes in case a strength test failed at the 24-hour interval. Without extra cylinders on hand for testing, construction would be placed on hold until the three-day test.

But according to Michael Jackson, Assistant Project Manager for Rogers O'Brien in Austin, COMMAND Center proved so consistently reliable that, after the first few pours, they were able to greatly reduce the number of cylinders they poured and tested. "We never had an occurrence where the system failed to provide an accurate reading," Jackson says.

Using fewer cylinders reduced laboratory fees and further accelerated the schedule. As Jackson explains, COMMAND Center "takes the guesswork out of it, and the financial responsibility burden off the contractor to specify how many cylinders to pour or test."

The resulting time savings from relying on COMMAND Center was significant. According to Jackson,

 "We saved one day per floor. With 16 floors, we saved 16 days of schedule."

Jackson also found the COMMAND Center interface easy to learn and use, which is critical for workers on a job site. As he explains, "If you can use a phone, you can use COMMAND Center."

Support from The Transtec Group was instrumental to the project's success. "They were great to work with, professional, and helpful. They did anything they could do to help us along with the project," says Jackson. For instance, The Transtec Group provided on-site training on the maturity method and how to use COMMAND Center, and even hand-delivered replacement sensors when some were accidentally discarded on the site.

Jackson acknowledges that the maturity method is still unfamiliar to many contractors, even though it was established decades ago. Still, "We've proven on this project that it does work."

GET STARTED TODAY

To learn more about how COMMAND Center can accelerate schedules and cut costs on your next construction project, visit www.MaturityCentral.com or call 512-451-6233.