Expedited Hollowcore Delivery Saves Valuable Time with Shortened Construction Schedule

Solutions: Hollowcore expedites construction schedule; precast provides additional safety

The Reserve at Arbor Lakes opened its doors to the Maple Grove, MN community in 2018, with the completion of its first of four residential community complex buildings. A year later, the community welcomed residents into its second building, as construction on the third complex began. The expansive luxury community’s focal point is its massive 80,000-square-foot amenity center, complete with a 25,000-square-foot clubhouse with putting green, spas for residents and their pets, and a private movie theater. The Reserve at Arbor Lakes caters to the unique needs of each resident.

When Doran Companies purchased the lot in 2015, they envisioned a luxurious gated community that could make home feel like an oasis. The company planned to build 700 units, comprising of various apartment floorplans that accommodate a variety of tenants. With the community’s third complex underway, over 160 units will be added. Doran Companies hired Zachman Precast to erect the building using County Materials’ Hollowcore Roof and Floor Systems. Once complete, the third complex will contain roughly 78,000 sq. ft. of 8-inch and 12-inch depth hollowcore plank and precast columns and beams.

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County Materials’ hollowcore plank and beams aided in the building’s quick installation by arriving onsite in specified lengths unique to the project’s dimensions. Once installed, the precast planks served as a stable work platform, saving crews additional time onsite. Aside from its time-saving advantages, hollowcore was specified for its ability to support heavy loads while maintaining structural integrity and providing additional safety benefits. The precast planks can meet fire ratings for up to three hours and maintain strength through steel reinforcements. Hollowcore is often chosen when constructing large structures, such as parking garages, for multi-family living communities because it is recognized as a leading construction material for its proven durability and safety.

The Reserve at Arbor Lakes will complete its third building by the end of 2020. Plans for the fourth and final building of the gated community are unannounced.