High Safety Ratings and Installation Efficiency Makes Hollowcore Plank Material of Choice in Luxury Apartment Complex

**Application:** Multiunit Living  
**Solutions:** Fire Ratings, Expansive Sections, Installation Efficiency

Hollowcore plank proved itself as an efficient construction material for the 610 West Apartment Development in Brooklyn Park, MN., after the erection process was completed two weeks ahead of schedule. The four-story complex was part of a multiphase construction project building luxury living for its suburban residents. County Materials Corporation supplied phases 1 and 2, which included a 279-unit complex, built with 119,000 sq. ft. of hollowcore plank. The 610 West Apartment Development is owned by Doran Companies, who oversees their own project development, architecture, construction and property management.

The early planning stages called for an underground parking garage as a key feature to the luxury apartment complex. Parking garages demand careful planning because of their many challenges and requirements. Doran Companies needed a building material that would minimize support columns, accommodate ventilation and lighting fixtures, and meet safety regulations. Doran Companies turned to hollowcore plank from County Materials as their product of choice to function as a roof and floor, separating the garage from the upper living areas. Hollowcore was an easy choice for this application because of its high fire ratings, sound reduction, and its ability to span long stretches without the need for additional support columns.

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**Project Details**

**Project Name:**  
610 West Apartment Development

**Location:**  
Brooklyn Park, MN

**Architect & Contractor:**  
Doran Companies

**Product Manufacturer:**  
County Materials Corporation

**Date:**  
2016

**Key Products:**  
Hollowcore
Shortened Construction Schedule:
The project’s general contractor began the construction process by excavating the site, building the foundation and constructing masonry piers for the precast columns. County Materials made 385 deliveries during phases 1 and 2. The subcontractor, Zachman Precast mobilized a single crane, which installed 1,400 ln. ft. of columns, 4,000 ln. ft. of beams and 119,000 sf. ft. of hollowcore plank. Coordination between County Materials and Zachman Precast along with safe and efficient procedures led to the erection process ending two weeks ahead of schedule.

County Materials manufactures hollowcore inside our Roberts, WI production facility, which enhances quality and prevents the extra work of moving forming equipment to the site, which is necessary in cast in place projects. For the 610 West Apartment Development, each plank was custom made and sawed in our climate-controlled building to meet the project’s dimensions. By delivering every plank to the site ready for erection, the construction schedule was dramatically shortened compared to alternative construction materials. Additionally, hollowcore provided Doran Companies an immediate working platform, allowing for work to begin the moment they arrived back on site.

After the erection process was completed, Zachman Precast grouted the seams between each plank and closed the hollow ends.

Unprecedented Strength:
Hollowcore offered this project an inherently strong product that met design needs and safety regulations. With a parking garage located below living spaces, construction materials with high fire ratings were required. Hollowcore is manufactured with high-strength, steel-reinforced concrete, which maintains its structural integrity through extreme conditions. County Materials’ hollowcore is manufactured to meet fire ratings up to three hours. Additionally, concrete does not burn, eliminating lethal fumes and smoke. Residents and building owners appreciate the sense of security and permanence offered by the solidly built structure.

Residents began moving into the phase 1 building immediately after its August 2016 opening. In April 2017 County Materials was selected as the supplier for the project’s fourth and final phase and delivered an additional 80,000 sq. ft. of hollowcore plank for the last building, which opened in fall 2018.

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