

PROS & CONS: Side-by-side Structure Type Comparison

STRUCTURE TYPE	CAST-IN-PLACE	PRECAST	BLOCK & PLANK
PROS	<ul style="list-style-type: none"> • Proven system throughout South FL • Fairly flexible in building layout • Floor system is only 8-10" overall • Lots of sub market competition 	<ul style="list-style-type: none"> • Turnkey structural system • Precast walls provided for shafts / shear • Provide precast stairs with system • Provide standard balcony connection details • Provides precast balcony platform. Can also utilize steel balcony connections • Stairs are installed as structure is erected • Exterior finish system provided/installed with system 	<ul style="list-style-type: none"> • Cost effective solution for 'low to mid rise' structures in South Florida • Fairly competitive sub market • Interior trades are able to access the building much sooner than a cast in place scenario due to no shoring requirements.
CONS	<ul style="list-style-type: none"> • Shoring cannot be removed until 4 floors above are poured, which prevents interior trades and mason from starting their work 	<ul style="list-style-type: none"> • Building configuration can be limited • "Open" lower levels must be heavily coordinated • Must engage early in the design process • Site logistics can prohibit erection of system • Limited providers in the market (Metromont, Frinrock) • Soffits must be incorporated for HVAC • Increased level of coordination with MEPs 	<ul style="list-style-type: none"> • All load bearing walls must be built to support the hollow core plank, which results in lower production
STRUCTURE TYPE	TYPE III PODIUM + WOOD		
PROS	<ul style="list-style-type: none"> • Most cost effective option for urban infill sites, under 8 stories • Speed of construction, generally 12,000 SF/week 	<ul style="list-style-type: none"> • Lot's of sub market competition 	
CONS	<ul style="list-style-type: none"> • Limited in height • Deeper floor truss cavity, resulting in more exterior facade 	<ul style="list-style-type: none"> • Not a non-combustible building 	



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STRUCTURE TYPE	ECOSPAN	PRESCIENT	INFINITY
PROS	<ul style="list-style-type: none"> • Many providers will provide a pre-sheathed exterior wall • Open web joist allows for MEP routing without or with limited soffits • Faster production (than Infinity) - up to 15,000 SF per week • Providers typically provide and install all structure steel required for the system • Decking can be installed without shoring • Multiple providers in the industry 	<ul style="list-style-type: none"> • Turnkey structural and infill framing • Does not require concrete/CMU walls for shear • Provide steel stairs with system • Provide standard balcony connection details • Provides precast balcony platform • Stairs are installed as structure is erected • Fastest production - 17,000 to 20,000 SF per week 	<ul style="list-style-type: none"> • Known system & details • Fairly flexible in building layout, but can lead to additional steel infill • Shallow floor to floor can be achieved
CONS	<ul style="list-style-type: none"> • Drywall/framing contractor required for infill framing • Can provide shear within system at a premium / Requires concrete shear walls • Floor joists provided by Vulcraft (increased coordination) • Increased floor to floor height 	<ul style="list-style-type: none"> • Building must conform to 2x2 grid • Must engage early in the design process • Do not currently provide pre-sheathed exterior walls • Increased floor to floor height • Sole-sourced provider 	<ul style="list-style-type: none"> • Multiple trade coordination (Infinity, Infinity Installer, Steel Supplier, Steel Erector, Drywall Contractor (for infill) • Decking must be shored • Soffits must be incorporated for HVAC • Slower schedule (roughly 10,000 SF of framing followed by concrete topping) • Requires concrete shear walls • Balconies are typically formed/poured concrete • Sole sourced provider