

Advantages of MSS Walk-On Ceiling in Pharma Shut-Down Renovation Project

The following is excerpted from a “Lessons Learned” exercise undertaken by an AES customer after completion of a recent pharmaceutical shut-down renovation project. The customer and application are confidential.

Value Added to the Project:

The MSS ceiling saved the project four to six weeks. The final ceiling went up in 2- 3 days verses 2-3 weeks for a conventional drywall ceiling. Secondly the walkable ceiling allowed trades to perform light work activity above ceilings allowing work to be performed above and below the ceiling simultaneously. This is another 2-3 weeks of savings in the project. In some locations walkable ceilings eliminated the need for catwalks and platforms. The MSS system eliminated drywall dust and material scrap that was a quality issue throughout the project. I would estimate that following advantages to the project:

Time: Eight week savings

Steel Cost: Reduced catwalks and platforms saved \$250,000, and four weeks due to eliminating the beefing up of structural steel and the adding of platforms and catwalks

Safety: Workers above ceilings had a safe working platform to work from, basically a free scaffold and a less congested work space.

Maintenance Accessibility: Flexibility to work above the ceilings will be enhanced. Manufacturing operations should not have to be shut down to access above ceiling equipment.

Project Savings: By reducing the project schedule even one week the project saved 3-5 million dollars in construction cost plus we got into production one week early.



Typical Walk-On Ceiling

Lessons Learned:

Crafts will walk and work on drywall ceilings. On the first floor several thousand square feet of existing drywall ceiling was damaged and which had to be replaced. Each time a future shutdown occurs, damage will occur to drywall ceilings where maintenance is performed. MSS is a better option where maintenance is occurring.

The west side of the high-bay ceiling was originally MSS but was specified to remain as existing drywall. This decision forced the high lift work to be performed for several weeks longer and created much congestion in the work space. The installation of the dry wall ceiling took considerable coordination and impacted floor work. The ceiling above this area was inaccessible for work or adjustments. If we had not used MSS over auto claws and other equipment areas we would have delayed work several weeks. It appears that a few vocal critics who had no experience with the MSS system were afraid of trying something new.