

WHY MASONRY?

CASE
STUDY



A GREAT START TO A SUCCESSFUL ENDEAVOR: WINCO-TRACY, CA



For “The Supermarket Low Price Leader” WinCo, every day provides opportunity for important savings for their customers and revenue for their employee-owned company. When General Contractor Eleven Western Builders, based in Escondido, California was awarded the contract for the new 100,000 square foot Tracy, California store, the largest store in the area, they turned to Frazier Masonry and block manufacturer Basalite Concrete Products to save valuable construction time and deliver the completed project ahead of schedule.

Mike Frazier, VP of Frazier, said about the project, “We had an objective to install 50,000, 8-8-16 CMU’s, (concrete masonry units) in 20 calendar days.” Frazier beat even that objective by three days, utilizing 60 workers to complete the project on time and within the demanding schedule while upholding its commitment to safety and quality.

Frazier provided not only the 26’ tall CMU walls, they also excavated, backfilled and installed the foundation, and cast in place walls at the rear of the building and loading dock. WinCo’s decision for CMU in lieu of other systems like tilt-up construction was partially driven by the requirement that Certi-Shine sealer be used to achieve WinCo’s trademark sales floor. Tilt-up applications create more work with respect to this type of finish but more time allotted to achieve the trademark finish was not an option.

Wednesday, May 5th, Frazier received the contract for the project. Thursday, May 6th, Basalite Concrete Products out of Dixon, California, received the CMU order for the 50,000 units. By



Monday May, 10th, 15,000 units had been delivered and ready for the 20 man crew to install. Another 5,000 units came three days later and the bulk of the balance, fully delivered by May 20th. This is a great example of “flexibility” with respect to a building material supplier ready and willing to meet the demands of a fast-track project.

The CMU walls met both grout requirements and energy requirements by utilizing a combination of in-core, pumped in place insulation and high-strength grout. In addition, the exterior of the CMU was covered in an EIFS application. Decorative stone accents were installed at the columns, tying the building into the design of the existing shopping center.

Rich Sommers, PM at Eleven Western Builders commented about the project, “It was a difficult job with an accelerated schedule which turned out very well because the work ethic of all crews involved. Teamwork, the walls being installed at a fast pace, and the quality of the concrete all helped make this project a success.”

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Eleven Western Builders also oversaw a large parking lot as well as offsite improvements such as widening roads, installing traffic signals and landscaping on the 15 acre property. They did this with 4 supervisors working at a time, in two shifts a day, 7 days a week thus beating the 210 day schedule by completing the project in 155 days. This was the third WinCo project Rich Sommers managed, following two WinCo remodel projects in Chico and Yuba City, CA. Currently Rich and his team at Eleven Western Builders are working on an another WinCo remodel project in Elk Grove, CA.

Additional Photos



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