

LOCKHART /INTER MIAMI CF STADIUM FORT LAUDERDALE, FL

PROJECT AMOUNT
\$2,220,000

ARCHITECT
PEREZ & PEREZ ARCHITECTS

GENERAL CONTRACTOR
MOSS & ASSOCIATES



KHS&S Rebuilds Lockhart Stadium & Training Facility Delivering Quality Exterior Metal Paneling



KHS&S was contracted to help rebuild the iconic Lockhart Stadium in time for the home debut of the American professional soccer team, Inter Miami. A \$2.2 million contract for KHS&S, the new 18,000-capacity sports stadium and training facility in Fort Lauderdale is the temporary home of David Beckham's Major League Soccer team.

KHS&S's scope of work included installation of the exterior metal studs support system and various types of metal panels. Variances in the steel framing resulted in the steel subcontractor having to make modifications so KHS&S could proceed. After being delayed several weeks, the KHS&S crew began work in November 2019. KHS&S completed the work in less than four months, despite the delayed start.



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Overcoming Installation Challenges

Installing metal paneling while working outside at heights up to 90 feet had its challenges. Work included sub framing and attaching aluminum channel to the steel structure for the six-story building. The 9 x 4-foot FunderMax panels were engineered and fabricated off site and pre-drilled on the ground to meet the required precision of a 1/8-inch tolerance. Approximately 30 percent of the 40,000 square-feet of panels required customization. Each panel had to fit precisely in the correct location to ensure no rework was required in order to meet the condensed schedule.

Panels were hoisted into place using 150-foot aerial boom lifts. Adhering to KHS&S' commitment to developing Lean construction practices, the team created a holding shelf on the lifts. Industrial grade suction cups were used to move and place the large panels to increase efficiency. This allowed more time for the labor-intensive overhang work that required crews to physically hold and place each panel while installing.

Planning for Unique Corners and Structural Variances Speeds Production

KHS&S framed the walls, installed sheathing and waterproofed 10,000 square feet of Kingspan insulated metal panels prior to installing. The Kingspan panels act like an intricate puzzle, in which every panel is designed to be placed in a specific location. If the structural steel is out of tolerance, the entire puzzle becomes impossible to complete without modification to the prefabricated panels. KHS&S resolved unique corners or structural variances by cutting multiple panels at one time, re-bending and touching up paint so the panels were on hand ready to install. Once these initial challenges were addressed, production rate improved, and the install took only four weeks.

By improving efficiencies and processes, the 5,000 square feet of Morin perforated metal panels were easily installed within six days. The fragile 4-foot wide panels required extreme care when handling. At 25 feet in length, the thin panels were difficult to maneuver and could easily be scratched or bent.

Maintaining Schedules Resulted in 40-Percent Faster Rate

KHS&S utilized a pull planning process to fast track the schedule. Prior to installation, KHS&S determined the number of panels that could be installed per day. Each day the project manager walked the next day's work area and identified any site constraints. During a daily meeting with the general contractor and trades, constraints were resolved so teams could mobilize the required equipment, materials and tools and place at point-of-use prior to crews arriving.

Operations had to periodically be halted due to weather to ensure safety of the crews in the air and on the ground. At all times, barricades created "no walk" safety zones around the work areas and boom lifts. By adhering to this methodology for scheduling and safety, the FunderMax panels were installed at a 40 percent faster rate than originally planned, allowing more time for unforeseen delays.



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