



LandMark Center Phase 3

Commercial Steel Detailing Case Study

	LOCATION	Boston, MA
	TYPE	Commercial
	TONNAGE	6,745
	SCHEDULE	36 Weeks

EXECUTIVE SUMMARY

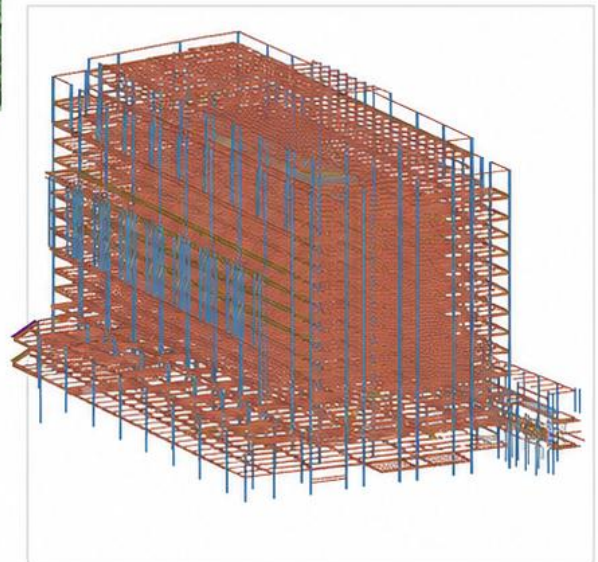
This 14-story building features a straight roof with slab depressions in intermediate levels. The scope includes all main steel and secondary steel.

The project required delivery across 120 sequences.

A major challenge was managing 13 different finish/paint types across various members.

Ongoing coordination with the fabricator helped streamline framing and obtain necessary information.

Critical areas received close attention from senior staff through regular reviews.



14
STORIES



6,745
TONNAGE (MT)



36
WEEKS



120
SEQUENCES

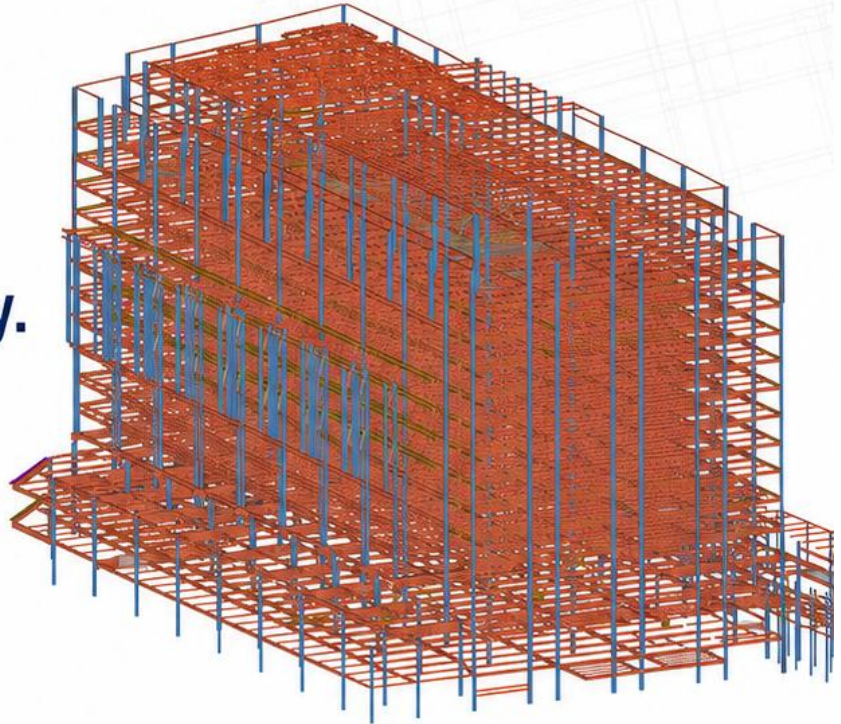


PROJECT OVERVIEW

Built for complex multi-sequence commercial steel delivery.

LandMark Center Phase 3 is a 14-story commercial building located in Boston, MA. The structure features a straight roof with slab depressions at intermediate levels. The project includes all main steel and secondary steel within scope.

With a total tonnage of 6,745 MT and a 36-week delivery schedule across 120 sequences, the project required coordinated execution across a large steel package and careful management of member finishes to meet architectural and fabrication requirements.



PROJECT SNAPSHOT

- ✓ Boston, MA commercial project
- ✓ 14-story structure
- ✓ Main + secondary steel in scope
- ✓ 120 detailing sequences
- ✓ Straight roof with slab depressions
- ✓ 36-week delivery window



6,745
TONNAGE (MT)



36
WEEKS



Commercial
PROJECT TYPE



120
SEQUENCES

SCOPE OF WORK

Scope of work across primary steel, secondary steel, finish management and sequence planning.

Moldtek delivered comprehensive steel detailing support for all main steel and secondary steel elements while managing a complex release program across multiple finish requirements and tight coordination milestones.



1. Main steel detailing

Full detailing of primary steel members including beams, columns, braces, and connections using AISC standards.



2. Secondary steel detailing

Detailing of all secondary steel including joists, lintels, framing angles, embeds, and misc. steel.



3. 120 release sequences

Managed delivery across 120 sequences aligned with erection milestones and site coordination requirements.



4. 13 finish/paint types

Applied and tracked 13 different finish/paint types with clear identification and segregation in the model and drawings.



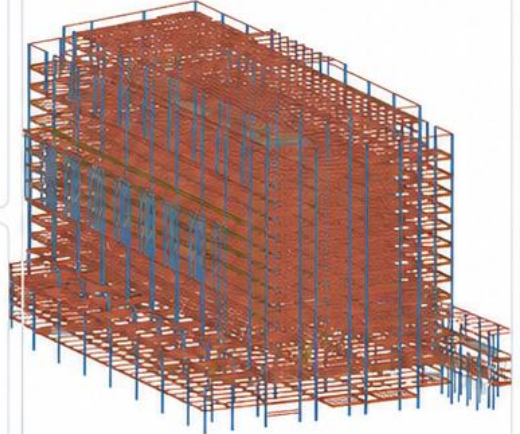
5. Straight roof + slab depressions

Detailed straight roof framing with slab depressions at intermediate levels for MEP and architectural coordination.



6. Review-ready deliverables and coordination

Delivered QA/QC checked, review-ready drawings with close coordination across design, fabrication and construction.



6,745
TONS OF STEEL

Total steel tonnage detailed across 14 stories.



36
WEEKS

Overall project schedule from start to final delivery.



COMMERCIAL
USE

Premium mixed-use commercial development.



120
SEQUENCES

Phased delivery aligned with erection planning.

OUR DELIVERY APPROACH



01

REVIEW PROJECT SCOPE

Studied drawings, specifications and ITBs to define deliverables, assumptions and coordination responsibilities.



02

PLAN DETAILING PACKAGES

Defined sequencing strategy, finish mapping, modeling standards and QA/QC checkpoints.



03

MODEL MAIN & SECONDARY STEEL

Developed accurate 3D model for primary and secondary steel with connection design and fabrication intent.



04

COORDINATE FINISHES & FRAMING CONDITIONS

Applied finish/paint types, managed slab depressions, and resolved coordinated framing conditions.



05

RELEASE SHOP-READY DRAWINGS

Generated and issued review-ready, fabrication-focused drawings with material takeoffs and reports.



COORDINATION CHALLENGES

Managing finish complexity and critical detailing coordination across a large commercial package.



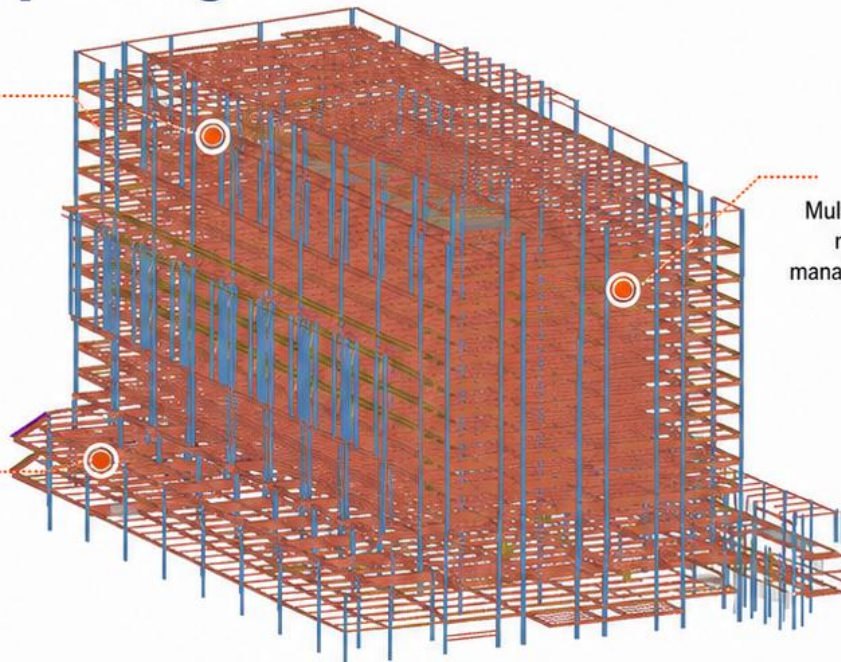
- 1 Intermediate slab depression zones



- 2 Multi-finish member management



- 3 Large multi-level framing package



1



13 FINISH/PAINT TYPES ACROSS VARIOUS MEMBERS

Managing different finish requirements by member type, location, and exposure conditions.

2



120 SEQUENCE PLANNING AND CONTROL

Coordinating member sequencing to support erection efficiency, site logistics, and fabrication flow.

3



STRAIGHT ROOF WITH SLAB DEPRESSIONS AT INTERMEDIATE LEVELS

Detailed slab recesses required precise coordination of framing openings, level changes, and edge conditions.

4



ONGOING FABRICATOR COORDINATION

Continuous collaboration to streamline framing, resolve conflicts, and obtain timely information for accurate detailing.

5



CRITICAL AREAS REVIEWED REGULARLY BY SENIOR STAFF

Senior-level reviews ensured design intent, constructability, and coordination quality were maintained.



IMPACT & VALUE

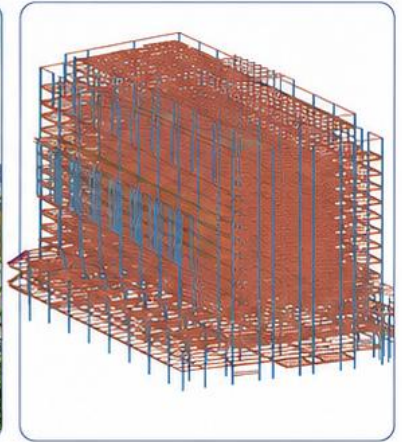


Through early coordination, structured planning, and disciplined review, Moldtek delivered a **high-quality, coordinated detailing package** that **reduced risk and improved release readiness.**

DELIVERY FRAMEWORK

Coordinated detailing support across a 36-week programme.

Moldtek supported the 6,745-ton commercial steel package through a structured approach covering 3D modelling, sequencing, finish coordination, issue resolution, and disciplined senior review. Our proven delivery framework ensured accurate, fabrication-ready deliverables aligned with project goals and the fabricator's execution needs.



6,745
TONNAGE (MT)



36
WEEKS



120
SEQUENCES



13
FINISH / PAINT TYPES



MAIN STEEL

- 3D modelling of structural steel frame, bracing and connections
- Accurate member detailing with shop-ready deliverables
- Optimized for fabrication and erection efficiency



SECONDARY STEEL

- Detailing of joists, decks, handrails, ladders and misc. steel
- Coordination with main steel for clean interfaces
- Clear shop drawings and part lists



SEQUENCE MANAGEMENT

- Breakdown into 120 logical erection sequences
- Sequence drawings and material take-offs
- Clash-free, erection-oriented planning



FABRICATOR COORDINATION

- Timely RFI support and issue resolution
- Finish/paint coordination across 13 types
- Regular communication and change management

36-WEEK PROGRAMME – SCHEDULE LENS



WEEK 1 KICKOFF

Project mobilization, scope alignment and execution plan.



WEEK 2-4 INPUTS & SETUP

Receipt of inputs, standards, templates and BIM setup.



WEEK 5-16 MODELLING

3D modelling of main and secondary steel with deliverables.



WEEK 17-26 COORDINATION

Clash checks, interface coordination and RFI resolution.



WEEK 27-34 QA/QC + REVIEWS

Senior review, quality checks and updates for accuracy.



WEEK 35-36 RELEASE-READY OUTPUT

Final drawings, material take-offs and issue of shop-ready outputs.



VALUE DELIVERED

- ✓ Clear, well-structured detailing scope for a 6,745-ton commercial steel package.
- ✓ Strong control over 120 erection sequences enabling smooth site execution.
- ✓ Comprehensive support for 13 finish/paint types with accurate coordination.
- ✓ Senior-reviewed deliverables that support efficient fabrication and timely erection.