

COST EFFECTIVE TECHNIQUES FOR BUILDING CONSTRUCTION IN SRI LANKA

by

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Research work supervised



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ABSTRACT

The cost of construction is gradually becoming a deterrent for large scale projects since a high capital cost will need higher returns from the facilities to make the investments viable. Therefore, there is an urgent need to control the cost of construction per square metre in order to make civil engineering projects financially more attractive. This can create more employment in the civil and building sectors for all segments involved. During the past decade, a large number of alternative building materials have been developed for the housing sector. Some of these include walling materials, alternative slab systems and roofing materials. Some of these can match the performance in both structural and durability terms while costing less. Some of these also allow reducing the amount of money spent for finishes and may have savings in formwork/falsework requirements. Most of these products are environmentally more acceptable. In this research, the structural concepts are developed for adopting the alternative building materials for reinforced concrete frame construction used in large engineering projects. Detailed designs and costing based on work studies have been used to evaluate the cost advantages offered by the use of these alternative materials. This thesis presents the details of this study in terms of structural performance, durability, savings in finishes and cost aspects which can make the alternative building products much more popular for large building projects.



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In Sri Lanka cement stabilized soil block technology is used for single and two-storey construction. It is yet to penetrate to large building projects. Another alternative to brickwork is chip concrete blocks. These are initially introduced as hand moulded blocks, but now becoming popular with machine moulding. The main advantages are greater strength, lower shrinkage and lesser use of cement. The feasibility of using these materials as infill walls is investigated. Another advantage is the ability to avoid the plastering thus achieving further cost saving.

An alternative reinforced concrete precast slab system was introduced to the housing sector recently. The feasibility of using this in framed building is also investigated. Based on all these investigations, the design methodology, construction techniques and alternative finishes were presented. Detailed cost studies were carried out to determine the cost savings associated with different combinations of adopting above alternative materials. The cost savings were calculated as the basis of the actual costs and the associated project costs.

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Contents

Abstract	ii
Acknowledgement	iii
Contents	iv
List of Figures	xi
List of Tables	xiii
Chapter 1: Introduction	1
1.1 General	1
1.2 Objectives	1
1.3 The methodology	2
1.4 Main findings	3
1.5 Arrangement of the thesis	4
Chapter 2: Literature review	5
2.1 General	5
2.2 Cement stabilised soil blocks	6
2.2.1 Stabilisation of soil	8
2.2.2 Physical identification of soils suitable for stabilisation ...	8
2.2.3 Methods of stabilisation for soil blocks.....	10
2.2.4 Process of block making.....	11
2.2.5 Machines available for making compressed block.....	12



2.2.5.1 Cinva ram machine	14
2.2.5.2 The Auram Press 3000	15
2.2.5.3 Modified Cinva ram Interlocking block press	16
2.2.6 Construction of structures with cement stabilised soil blocks.....	16
2.2.6.1 Foundations for cement stabilised soil block buildings	17
2.2.6.2 Plasters and coatings	18
2.2.7 Soil blocks with Aurum Press 3000	18
2.3 Hand moulded chip concrete blocks.....	23
2.3.1 Selection of mix proportions.....	24
2.3.2 Manufacturing of blocks	24
2.3.3 Compressive strength of hand moulded blocks	24
2.4 Concrete floor systems	25
2.4.1 Floor systems used in multi-storey buildings	26
2.4.1.1 One way slabs on beams and walls.....	26
2.4.1.2 Two-way slab on beams	26
2.4.1.3 One way pan joists and beams	27
2.4.1.4 One-way slab on beams and girders	27
2.4.1.5 Two way flat plate	27
2.4.1.6 Two way flat slab	27
2.4.1.7 Waffle flat slab	27
2.4.2 Alternative floor systems used for buildings in Sri Lanka	28
2.4.2.1 Precast prestressed concrete beam and insitu cast slab systems ...	28

2.4.2.2 Precast prestressed concrete beam and slab systems with hollow blocks	28
2.4.2.3 Precast reinforced concrete beam and slab system	29
2.5 Summary	29
Chapter3 : Machine moulded chip concrete blocks	30
3.1 Introduction.....	30
3.2 Testing programme on machine moulded chip concrete blocks	30
3.2.1 Objectives of the research	30
3.2.2 The methodology carried out in the research programme ...	30
3.2.2.1 Selection of mix proportions	31
3.2.2.2 Manufacturing of Machine Moulded Chip Concrete Blocks ...	31
3.2.2.3 Testing of the Machine Moulded Chip Concrete Blocks for strength	31
3.2.2.4 Testing of the Machine Moulded Chip Concrete Blocks for shrinkage	31
3.3.1 The manufacturing of Machine Moulded Chip Concrete Blocks	31
3.3.2 Testing of Machine Moulded Chip Concrete Blocks for compressive strength.....	32
3.3.2.1. Test results for compressing the Machine Moulded Chip Concrete Blocks.....	32
3.3.2.2. Calculation of compressive strengths of the Machine Moulded Chip Concrete Blocks.....	32
3.3.3 Shrinkage characteristics	33
3.3.3.1 Measuring Apparatus	33
3.3.3.2 Preparation of specimen.....	33
3.3.3.3 Measurement of drying shrinkage	34
3.3.3.4 Calculation of drying shrinkage of the MMCC Blocks.....	34

3.4 Summary	35
Chapter 4 : Precast reinforced concrete floor system	36
4.1 Introduction.....	36
4.2 Comparison between slab systems.....	36
4.3 The design study	37
4.3.1 Design of precast slab panels for construction and imposed loads	41
4.3.2 Design of precast beams for construction loads and imposed loads..	42
4.3.3. Reinforcement details for precast slabs, beams and composite system....	43
4.4 Adoption of alternative slabs for framed buildings.....	45
4.5 Summary	48
Chapter 5: Cost study	49
5.1 Introduction.....	49
5.2 The buildings used for case studies.....	49
5.3 Evaluation cost of individual items.....	51
5.3.1 Cost of machine moulded chip concrete blocks.....	51
5.3.1.1 Cost of cement.....	51
5.3.1.2 Cost of sand.....	52
5.3.1.3 Cost of chips	52
5.3.1.4 Cost of quarry dust.....	53
5.3.1.5 Cost of sand.....	53
5.3.1.6 Cost of machine usage.....	53
5.3.1.7 Cost of chip concrete blocks.....	53
5.3.1.8 Cost of 1:6 cement sand mortar for chip concrete blockwork.....	54

5.3.1.8.1 Cost of mortar for 400mm x 100mm x 200 mm blocks.....	54
5.3.1.8.2 Cost of mortar for 151/2”x5”x71/2” blocks.....	54
5.3.1.9 Cost of labour for construction of chip concrete block walls.....	55
5.3.1.10 Total cost for construction of 1 m ² area of chip concrete blockwork....	55
5.3.2 Cost of brick walls.....	56
5.3.2.1 Cost of 210 mm thick brick walls.....	56
5.3.2.2 Cost of 110 mm thick brick walls.....	57
5.3.3 Cost of precast panels.....	58
5.3.3.1 Cost of concrete.....	58
5.3.3.2 Cost of reinforcement per panel.....	58
5.3.3.3 Cost of formwork.....	59
5.3.3.4 Cost of labour.....	59
5.3.3.5 Total cost per panel	59
5.3.4 Cost of precast beams.....	59
5.3.4.1 Cost of concrete.....	60
5.3.4.2 Cost of reinforcement per beam.....	60
5.3.4.3 Cost of formwork.....	60
5.3.4.4 Cost of labour.....	61
5.3.4.5 Total cost per beam.....	61
5.3.5 Cost of the composite slab.....	61
5.3.5.1 Cost of labour for the composite slab.....	61
5.3.5.2 Total cost of casting 1 m ² of the composite slab.....	62



5.4 The cost study.....	62
5.5 The results of the cost study.....	63
5.5.1 Cost of brick walls and MMCC block walls.....	63
5.5.1.1 Cost of 110mm. brick wall and 400 mm. x 100 mm. x 200 mm MMCC block wall	63
5.5.1.2 Cost of 210mm. thick brickwall and 151/2"x5"x71/2" MMCC block wall.....	64
5.5.2 Costs of buildings used for the case study.....	64
5.5.2.1 Total amount of Bill of Quantities and the Total Estimated Costs of Building1	64
5.5.2.2 Total amount of Bill of Quantities and the Total Estimated Costs of Building2	65
5.6 Analysis on cost study.....	65
5.6.1 Comparison of brick walls with MMCC block walls.....	65
5.6.1.1 Comparison of 110mm. thick brick wall with 400mm.x100mm.x200m MMCC block wall.....	65
5.6.1.2 Comparison of 210mm. thick brick wall with 151/2"x5"x71/2" MMCC block wall.....	66
5.6.2 Analysis of cost study for solid slab system and composite slab system for Building 1 and Building 2.....	66
5.6.2.1 Comparison of overall costs of Building 1 and Building 2.....	67
5.6.2.2 Comparison of seven cases considered for Building 1 & Building 2...	68
5.7 Conclusions.....	69
5.7.1 Conclusions on machine moulded chip concrete blocks.....	69
5.7.2 Conclusions on precast reinforced concrete beam slab system.....	70
5.7.3 Conclusions on overall projects by adopting alternative building materials	71

5.8 Summary	71
Chapter 6: Conclusions and future work.....	72
6.1 General	72
6.2 Future works.....	73
References	74
Appendix	78
A Design of precast concrete reinforced concrete slab	78
B1 Bill of quantities for Building 1.....	97
B2 Summary sheet for Building 1.....	105
B3 Bill of quantities for Building 2	106
B4 Summary sheet for Building 1	115



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