

VALUE ENGINEERING WITH POST-TENSIONING SAVES \$700,000 FOR CHICAGO CONDOMINIUM PROJECT

The Daccord Group's new 250-unit condominium development at 1620 S. Michigan Ave., Chicago, is a 350,000-sq-ft, \$70-million concrete structure designed by Chicago-based architects Brininstool & Lynch, Ltd. The 14-story contemporary building features 10-ft ceiling heights, floor-to-ceiling anodized windows, enclosed and heated parking on the first two levels, and a striking lobby atrium of stone, wood, stainless steel and architectural concrete. Currently under way with concrete frame construction, the project is scheduled for completion in the summer of 2006.

Initial bid documents specified a precast concrete framing system. However, in order to give the owner the best possible value and keep within budget, construction manager Bovis Lend Lease and local framing contractor Adjustable Forms Inc. called in AMSYSCO Inc. to assist with a value-engineering proposal utilizing cast-in-place post-tensioned concrete. Collaborating with structural engi-

neer C.E. Anderson & Assoc.

AMSYSCO responded quickly with an encapsulated monostrand post-tensioned frame concept that resulted in the winning bid for the project. The framing system consists of post-tensioned beams and slabs spanning 41 ft between columns. The design also allowed each floor's 26,000 sq ft to be placed in only 2 pours, with a construction cycle of 7 days per floor.

Scott Kennedy, Operations Manager for Adjustable Forms, stated that in addition to providing large, column-free spaces that greatly benefit the floor plans, AMSYSCO's post-tensioning design saved \$2.00 per sq ft versus the originally specified precast scheme.

This savings was due to the cumulative reductions in concrete and steel quantities and the faster construction cycles made possible by AMSYSCO post-tensioning technology. ■

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