

Meeting the owner's aggressive schedule for this six-level, 300-unit multi-story residential project in Atlanta required a fast-track construction method that could provide a quick turn-around. When fabricator Tom Bourne of Universal Steel, also of Atlanta, heard about the need for speed on the Alexan apartment project, he knew that a structural steel frame would be the only way to meet the deadlines. Yet, the owner, who had mainly used masonry or cold-formed metal stud in the past, was skeptical and hesitant to try an unfamiliar system.

Bourne worked with the owner's local design team—engineer, Martin Ocon of Browder + LeGuisamon and Associates, Inc., and architect, Jon Lebkisher of Niles Bolton Associates—to broach the idea of structural steel. To determine the most effective system, the team contacted Tom Faraone, AISC Regional Engineer, and the AISC Steel Solutions Center, and they did not hesitate to use AISC's expertise to determine the most efficient solution for the project.

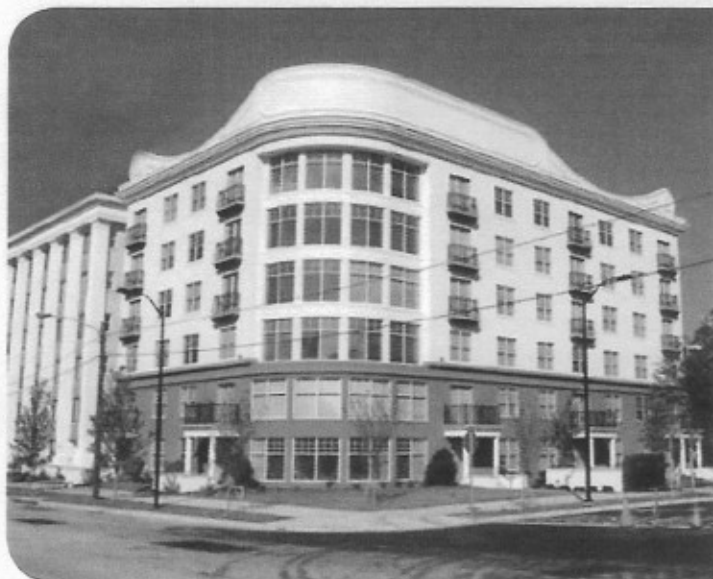
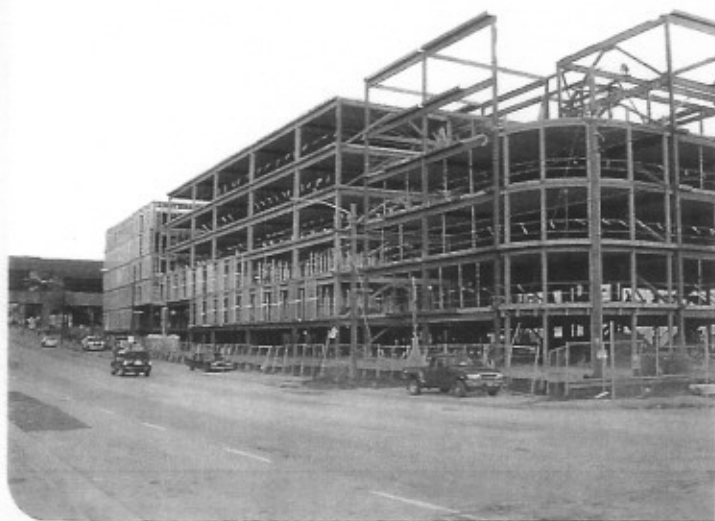
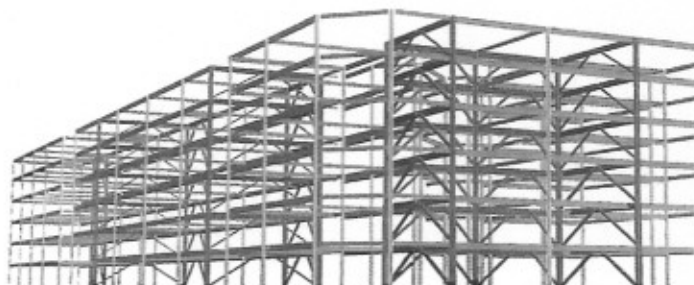
Several steel systems were analyzed, with an In-Wall Beam system selected for its economy and speed of erection. The system uses steel girders located along the demising or corridor walls with concrete plank spanning between the corridor and exterior walls. In addition to speed, the system allows for very low floor-to-floor heights because the structural floor depth is only 8" and all the girders are enclosed within the unit's walls. The column-free design provides flexible, open spaces throughout the building. →

The AISC Steel Solutions Center offered the optimum system: structural steel framing with a hollow-core slab. Steel framing reduced total construction time by half, allowing apartment leasing to begin more quickly.

- Martin Ocon of Browder + LeGuisamon and Associates, Inc.

The Alexan at Lenox Atlanta, GA

multi-story residential



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→ Once the system was selected, the Steel Solutions Center proceeded with design and provided Bourne a schematic framing design within the week. He used this study to obtain a cost and schedule takeoff, which was used to confirm the team's initial system choice. This enabled the design team to start the final design and construction documents several weeks earlier than first anticipated.

Special attention was paid to the entire building process. Team meetings were held frequently, with all the parties meeting, including the owner, architect, and fabricator. They were able to make informed decisions about design issues, taking into consideration their future impact on the fabrication and long-term schedule. Communication was an open exchange of ideas and suggestions, which resulted in a seamless final design and continued

into construction. This teamwork reduced the frame construction schedule to 13 weeks; half of what it could have been using another material. Plus, it enabled the team to complete the overall project according to the owner's original occupancy date.

Through the joint efforts of the project team, AISC, and the AISC Steel Solutions Center, not only was the owner's schedule requirements met, but also an innovative and efficient steel solution was developed. In addition, economical advantages were realized due to the reduced schedule from decreased site expenditures to increased apartment revenue. The Alexan apartment complex is proof that there is always a solution in steel within the multi-story residential market.



The involvement of AISC and the AISC Steel Solutions Center was pivotal to the success of this steel conversion. They were with us every step of the way and worked with the entire team, from the owner right to the architect. They offered ideas and suggestions and without them this project would not have gone steel and the owner would not have had his building completed on time.

- Tom Bourne of Universal Steel

Steel SolutionsCenter

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In today's fast-paced, competitive construction industry, success is often a matter of access to the right information at the right time. AISC's **Steel Solutions Center** makes it easy for you to explore traditional and innovative solutions enabling you to find, compare, select, and specify the right system for your project by providing:

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- Total structural systems with project costs and schedules
- Framing systems that will reduce the total project cost
- An outline of the positive impacts structural steel will have on your project, including faster schedules for reduced construction loans and earlier revenue generation.

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