



PREFABRICATED OUTSULITE® SYSTEM HELPS MELROSE APARTMENTS MAKE DEBUT ON TIME IN MINNEAPOLIS

Challenge:

Build a luxurious high-rise building in the dead of a Minnesota winter. Make it look fantastic. And do it in six months' time.

Solution:

Prefabricate exterior panels indoors during challenging weather conditions. Once complete, panels could be hung in cooler (alright, cold) temperatures.



1,500 panels were hung, drying in the building, so interior work could begin.

PROJECT TEAM

OWNER:

Melrose Apartments

GENERAL CONTRACTOR:

Adolfson & Peterson

APPLICATOR

Olympic Wall Systems

DRYVIT DISTRIBUTOR

Lutz Company

TECH21 BY DRYVIT MADE THE DIFFERENCE.

There were strict marching orders delivered to the construction team assembled to build Melrose Apartments, a 10-story, 278-unit apartment building just a stone's throw away from the University of Minnesota campus in Minneapolis, Minnesota. Build a luxurious high-rise building in the dead of a Minnesota winter. Make it look fantastic. And do it in six months' time.

The team from Olympic Wall Systems was spot-on brilliant as they quickly ramped up and got the \$44 million project moving fast. No less than four production lines with 40 people were set up at a heated warehouse less than a mile from the job site. The assembly lines would have made Henry Ford proud, churning out flawless Outsulite panels.



The Outsulite panel system is a lightweight (8psf), fully insulated prefabricated panel utilizing light gauge steel framing. A sheathing is installed to the framing, and then the air/ water resistive barrier, EPS (expanded polystyrene), reinforced base coat and finish coat follows.

“Our guys did an incredible job of ramping-up for this project,” said Olympic’s Vice President Mike Conroy. “Once completed, approximately 1,500 panel frames were transported to the site and erected from a special framing jig adapted by the Olympic production crew and the plasterers led by Foreman Greg Martin. It was flawless.”



“Dryvit was selected because the ease of panelization of the Dryvit system helped solve the scheduling and weather challenges this project presented,” said Dryvit’s distributor Anne Lutz of the Lutz Company. According to Anne, approximately 120,000 square feet of Outsulation was used to build the 1,500 panels. The project, which started in November 2001, was completed in July 2002.

“We initially considered masonry, and then we looked at EIFS. EIFS was much more cost effective, and it allowed us to meet our tight construction schedule. Everyone was very, very satisfied, said Julie Dotzenrod, project manager for general contracting firm Adolfson & Peterson.



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