Frami Xlife Powers Fast Progress at North Lamar North Loop Development

**Kenilworth, New Jersey** – **A thoughtfully planned formwork solution featuring Doka’s Frami Xlife system is accelerating progress at the North Lamar North Loop development, a 6-story mixed-use project in Austin, Texas.** **Designed by Nelsen Partners and built by White Construction Company with concrete services provided by BCS Concrete, the 250,000-square-foot cast-in-place structure includes 227 residential units, street-level retail, subterranean parking, and a rooftop pool.**

Facing a fast-paced schedule and complex structural elements such as shear walls, ramps, and a courtyard, BCS Concrete selected Doka’s Frami Xlife formwork system for its speed, simplicity, and adaptability. Designed for rapid assembly with minimal connections and ties, Frami Xlife helped streamline operations while maintaining a high level of safety and quality.

Frami Xlife panels are lightweight and easy to handle, so they can be erected very quickly by hand, without the use of a crane. On sites with a crane, it is also possible to lift several panels at a time, in a gang-form. The ingenious modular design makes for optimum adaptability to all jobsite conditions.

“The Frami Xlife system’s versatility and efficiency made it a perfect fit for this project,” said Craig Fife, Area Manager for the Southwest USA. “By working closely with BCS Concrete, our team was able to deliver a formwork solution that helped keep the North Lamar project ahead of schedule – showcasing what’s possible when the right product meets the right planning.”

In addition to Frami Xlife, the project also incorporated Doka’s SuperDek system for slab formwork, providing stability and faster cycling times thanks to its drop-head design and large grid capabilities.

Through careful coordination, engineering support, and timely material deliveries, Doka’s partnership with BCS Concrete is helping ensure the North Lamar North Loop project stays on track for its scheduled completion in 2026.

**Looking Ahead: National Frami Day Coming June 4**

With construction moving swiftly and Frami Xlife playing a central role in the success of the North Lamar Loop Development, it’s fitting that Doka will soon celebrate National Frami Day on June 4, 2025. This annual celebration highlights the contributions of Frami to projects big and small and the crews who rely on its performance every day. Learn more about Frami at: [https://www.doka.com/us/system-groups/doka-wall-systems/framed-formwork/frami-s-xlife/index](https://www.doka.com/us/system-groups/doka-wall-systems/framed-formwork/frami-s-xlife/index" \t "_blank" \o "https://www.doka.com/us/system-groups/doka-wall-systems/framed-formwork/frami-s-xlife/index)

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**In Short**

* **Project Name**: North Lamar North Loop
* **Location**: Austin, Texas
* **General Contractor**: White Construction Company
* **Concrete Contractor**: BCS Concrete
* **Architect**: Nelsen Partners
* **Type of structure**: Mixed use complex
* **Stories**: 6
* **Sq. Ft**.: 250,000
* **Cycle time**: 3 weeks
* **Products used**: Shear Walls: Frami Xlife; Other: SuperDek

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**About Doka**

Doka is a world leader in innovative formwork solutions and services for construction, as well as a first-class scaffolding supplier. With more than 180 sales and logistics facilities in over 60 countries, Doka has a highly skilled, global team that delivers advice, engineering, customer service, and technical support for even the largest and most complex projects. The company's sophisticated distribution network ensures world-class service for customers wherever they work – from the largest cities to the most rural jobsites. Doka employs more than 9,000 people worldwide and is a company of the Umdasch Group, which has stood for reliability, experience, and trustworthiness for more than 150 years.

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**Photos**

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Frami Xlife is ideal for shear walls. It’s quick to assemble with few connections and ties and also incorporates light clamps

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SuperDek’s drop head design provides superior stability and facilitates faster cycling times while the large grid capabilities reduce shoring and reshoring tasks

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