

PRECAST CONCRETE Perfect for Mixed-Use Projects



Mixed-use projects, which combine several functions in one location (for example, retail, residential, office space, and parking) are popular options for developers, due to the range of users they bring to the site throughout the day. But the trend also creates a key challenge: How do you combine the uses most efficiently to generate the most revenue?

Precast concrete helps mixeduse projects become success stories. Mixed-use projects require integration of multiple use spaces, which often have conflicting design requirements such as a parking facility (unconditioned space) with a residential facility (quiet space), or with retail. High performance precast concrete envelope and structural systems are used for all types of mixed use projects and provides the aesthetic and structural versatility needed to make them successful. From creating open floor plates for retail and office space, to the aesthetic versatility to make a parking structure blend in with the surrounding environment, to providing passive fire protection. Precast concrete is a high performance material that integrates easily with other systems and inherently provides the versatility, efficiency, and resiliency needed to meet the multi-hazard requirements and long-term demands of high performance structures.

Specifying precast concrete components for the building's shell and cladding provides multiple benefits for facilities that need to meet a variety of functions. The precast design can take place simultaneously with the structural design, cutting planning time significantly. Finishing quicker means revenues can be generated faster through rents, parking fees, special events, and other activities.



50/50 Building

The 50/50 is a one-of-a-kind living experience that provides the best of both on-campus and off-campus living. It's the perfect balance of college life for active students—right on campus for close proximity to classes, meetings, etc., but with the freedom of living in a private residence. The high-rise holds ten unique lounge spaces on the top three floors, plus a fitness room, reception room with a kitchen and two open-air courtyards. This tenstory mixed use facility features 1,605 parking stalls on the bottom floors of the structure and 125 housing units on the top that will house 475 students.

It's a building that is trying to accomplish two major problems in downtown Lincoln - housing and parking. It's a first of its kind in Lincoln with the partnership between the City of Lincoln and UNL to build this complex.

Due to schedule demands and budget concerns, precast concrete wall panels, spandrels, stair units, and coping were used to help meet program requirements. The design incorporates acid etched buff concrete panels with fluted rib and split faced block formliners to accentuate various areas of the facade and the stair towers, which are constructed entirely of precast concrete components to simply and accelerate the construction schedule. The dominant portion of the facade is thin clay brick embedded into the precast concrete, allowing for the character and beauty of masonry integral with the added benefits of precast concrete. This finish strategy allowed the designers to use a single precast panel to mimic the look of several interfacing materials all while reducing the amount of trades, materials, and detailing necessary.



www.coreslab.com





Architect: Holland Basham Architects, Omaha, NE · Structural Engineer: Nielsen-Baumert Engineering, Inc., Omaha, NE · Contractor: Hausmann Construction, Lincoln, NE · Owner: University of Nebraska/America First Real Estate · Location: Lincoln, NE

Polsinelli Headquarters

Started in 2006, the 'Plaza Vista' development, located in the historic Country Club Plaza area, was originally envisioned as a hotel with a connecting link to the headquarters of a major advertising agency. Precast concrete was the material of choice from day one. At that time the plan was for entire square block to be a cohesive development with a single reddish precast color and finish throughout. When the overall project was faced with major challenges/changes, well into construction, the modular flexibility and adaptability of a precast concrete cladding solution eventually helped save the day.

The 'on hold' project was revived years later, when a new developer took ownership of the site and the Polsinelli law firm took an interest in locating their headquarters next to the hotel. However, everything was contingent on major changes to the original design. The modular nature of precast allowed these design changes late it the game. Some previously installed precast pieces had to be removed to complete the new design. Those pieces were hauled off, ground up, and recycled. New pieces were brought out to complete the Phase I: Hotel side. Through special care and detailing, the precast match was incredible, especially considering that the original Phase I pieces had been installed and were in place for years, prior to final completion.

For the Phase II: Polsinelli Office Building, next door, the owner and design team wanted a separate, complementary identity. The office building achieved its own identity though a separate design and a lighter, more white, precast concrete color. Both buildings had an acid etch finish, but the office building incorporated Italian-style form liner work to further distinguish it from its precast



Owner: Van Trust Real Estate, Kansas City, MO · General Contractor: JE Dunn Construction, Kansas City, MO · Architect: HOK (formerly 360 Architecture), Kansas City, MO · Structural Engineer of Record: Opus A&E, Minnetonka, MN · Precast Concrete Specialty Engineer: Enterprise Precast Concrete, Inc., Omaha, NE · Location: Kansas City, MO

predecessor and next-door neighbor.

First-floor restaurant and retail tenant space integrates the building into the walkable shopping district it calls home. Its rich precast and transparent glass façade creates a connection to the building's active urban surroundings, reflecting the eclectic architecture of the neighborhood. With extensive use of regionally procured precast concrete panels, highperformance glazing, energy efficient mechanical and lighting systems, and innovative water-use reduction solutions, the new building will also be a model for responsible stewardship as it targets LEED Certification.

The precast concrete façade panels provided the design team with a product that not only offered an economical solution to a challenging project, but also provided an extremely attractive material that is rich in appearance and texture. An acid-wash finish brought out each panels color and strategic use of aggregates.

Precast played an important role as the framing element to the balconies that provided the views to the Country Club Plaza, hence the name Plaza Vista. These same precast panels became a logical choice for the penthouse equipment screen at the top of the building. To support the precast and glass aesthetic that embodies the overall massing of the building, the design team maintained a similar rhythm of precast columns separated with a metal grate infill to subtlety hide the large rooftop equipment.

The precast concrete façade panels provided the design team with a product that not only offered an economical solution to a challenging project, but also provided an extremely attractive material that is rich in appearance and texture. There are 650 pieces (65,000 square feet of 6" noninsulated precast cladding panels) on the office side. An acid-wash finish brought out each project's distinct use of color and aggregates.

This project received a PCI Design Award for 'Best Office Building' of 2014. This web link has more info about the project including a short video profile; http://www.pci.org/Project_Resources/ Project_Profiles/Profile_Pages/Polsinelli_ Headquarters_Hotel_Sorella/



www.enterpriseprecast.com

Grainbelt Terrace

County Materials recently supplied precast concrete plank and support materials for a large apartment complex currently under construction in Minneapolis, MN. Located on the site of the former Grain Belt brewery complex, the Grain Belt Terrace project will include two apartment buildings totaling 150 1-3 bedroom units. The site also includes the foundations of the Orth brewery, the first brewery built in the city, dating from 1850. The ruins are recognized as having archaeological significance and will be preserved in a pocket park on the site.

This project lies in a densely populated area. In order to maximize the number of rental units on the site, the parking garage is located under grade below the four stories of wood framed apartments. Both buildings will share a single garage basement. Once installed, the ends of the hollowcore slabs separating the parking area from the living space will be filled with closed cell spray insulation. This will minimize air leakage under the floor, and improve the buildings' energy efficiency.



Architect/Engineer: Advanced Structural Technologies • General Contractor: Eagle Building Co. • Location: Minneapolis, MN

The project utilizes 51,436 sq ft of 12" precast hollowcore and solid slabs, 666 lineal feet of precast columns, and 1,947 lineal feet of precast beams. Precast concrete is ideal for this application because of its cost effectiveness and structural strength, and because it acts as an effective fire barrier between the parking and residential areas.

Precast concrete plank also offers a time advantage over pouring the concrete on site, especially in the bitter Minnesota winter. It could make a difference of weeks or months, depending on the weather. In this case, production of the plank materials took just two weeks in a climate controlled production facility. Having the precast installed in a timely manner is also important because it is one of the first materials to be installed on site.



www.countymaterials.com

Penn and American

Located at the South East Corner of Penn Avenue and American Boulevard, this new mixed use development will enhance this already bustling area of Bloomington, MN. A total precast system using precast foundation wall, columns, beams, double tees, hollow-core plank and stair / elevator shaft walls was selected to create the first and second level podiums. The system allows for both subterranean parking below the



Owner: United Properties • Contractor: RJM Construction • Architect: Elness Swenson Graham Architects Inc • Structural Engineer and Precast Specialty Engineer: Ericksen Roed and Associates • Location: Bloomington, MN

precast deck and grade parking on top of the precast deck. The East end of the podium supports a 28,600 square foot grocery store operated by Fresh Thyme. The West end supports a retail space occupied in part by Red Robin Restaurant. Hilton Home2 will operate a 107 room, four-story 68,000 square foot hotel above the restaurant space.

This serves as a great example of how precast can be utilized to create a structure that can transition from heated space to unheated parking while providing support for the upper levels.



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Learn & Earn Half Day Seminars

Learn precast and earn continuing education credits!









NEW! Lateral Loads and Precast Concrete Design - Part II.

This half-day seminar is dedicated to the design of precast and prestressed concrete buildings for lateral loads generated by wind and earthquake ground motion provisions. The seminar provides an overview of lateral force resisting systems for precast and prestressed concrete structures. The seminar includes the calculation of member forces for a typical five-story office building located in the Midwest. Design procedures and calculations for typical members in the building are presented.

Lateral Loads and Precast Concrete Design – Part I. This half-day seminar is dedicated to the design of precast and prestressed concrete buildings for lateral loads generated by wind and earthquake ground motions. The seminar provides an overview of lateral load determination for precast concrete buildings, including both architectural and structural precast concrete. The seminar includes a brief history of wind and seismic lateral loads in building codes in the United States in conformance with IBC 2009, ASCE 7-05, and ACI 318-08. Numerical examples are presented for a typical five-story office building located in the Midwest.

Total Precast Concrete Design. Learn the advantages of a total precast building system during this half-day seminar. Strategies such as increased efficiency and shorter construction schedules of "dual use" structural and exterior cladding systems will be presented, as well as guidelines for the design and detailing of architecturally finished exterior walls, concrete tees, hollowcore plank, and precast concrete stairs. Integration of HVAC systems, building code requirements, and total precast's potential contribution toward LEED certification will also be discussed.

Designing Precast Concrete Parking Structures.

Learn how to design and detail precast concrete parking structures during this half-day seminar. Advantages such as decreased construction time, efficiencies of combining a variety of exterior finishes with exposed structural members, and precast concrete's potential contribution toward LEED certification will be discussed. Integration of HVAC systems, building code requirements, long-term durability, ramp and vehicle circulation types, safety, and maintenance issues will also be presented.

Continuing education credits are available for these presentations. All Half Day Seminars are 3.5 hours long and are approved for AIA HSW 3.5 LU. A certificate for 3.5 PDH is also available. Contact PCI Midwest at 952-806-9997 or e-mail mike@pcimidwest.org for more information on how you can participate.

Learn & Earn Box Lunches

PCI Midwest provides continuing education programs on a variety of topics. These programs are easily tailored to conference room or classroom lunch programs. Architects and engineers can learn about precast concrete hollow-core floors and walls, architectural precast concrete, precast parking structures, glass fiber reinforced concrete, high performance precast concrete and much, much more. Contact mike@pcimidwest.org to request a program for you or your company.

The following programs are prepared and ready for presentation. Please allow a minimum of two- to three-weeks from the date of your submission to the date of your requested presentation.

Discover High Performance Precast (Credits: 1.0) Recent code changes, increasing sustainability requirements, and a challenging economy are just some of the factors increasing demand for high-performance structures. However, high performance is not business-as-usual. The concept of 'highperformance' encompasses sustainability; however, it goes beyond a 'this-or-that' approach by requiring optimization of all relevant attributes for a project on a life cycle basis. This presentation will explain what high performance structures are, and how precast concrete can help you achieve your high performance project goals. The presentation also covers the basics of precast concrete, its applications, finishes, etc.

Artist's Palette: The Aesthetic Versatility of Precast

Concrete (Credits: 1.0) The aesthetics of a structure are very important, as it is what most people identify with. High performance materials should provide aesthetic versatility in order to efficiently meet a structure's architectural requirements. Precast concrete provides incredible aesthetic versatility from providing multiple colors and textures, to developing shapes, forms and very ornate details. Precast can also simulate or be veneered with natural materials providing all of their beauty, but with the added speed, durability, many other benefits of precast. This presentation will provide an overview of the many finishes available with precast concrete, along with methodologies for achieving them. We will also discuss combining multiple finishes into single panels, veneers and embedded materials, selection of mix designs, approaches to achieving colors, proper specification, and procedures to ensure expectations are aligned.



High Performance Precast Concrete Envelope Systems

(Credits: 1.0) A structure's envelope has considerable impact on its overall performance, as highlighted by recent code changes. The envelope not only serves as a barrier between the outside environment and conditioned space, but also as a part of the aesthetic expression for the structure. It must also serve as a protective shield against environmental forces. High-performance building envelopes can help reduce the overall energy consumption of a structure throughout the structure's life, and maintain and protect its interior environment and occupants. This presentation addresses what high performance building envelopes are, as well as key elements to their performance. It will discuss how to use precast concrete wall systems to meet the latest code requirements such as continuous insulation and air barriers, and include topics such as moisture management, thermal mass effect and how to calculate effective R-values, integration with other building systems, and more. This session will also touch on the idea of resilience. A structure must be able to resist environmental forces, such as high winds and earthquakes in order to protect life and fulfill its intended purpose. Case studies are used to highlight information presented.

Designing Precast Concrete School Buildings (Credits: 1.0) After attending this presentation, participants will be able to: Discuss how different Precast/Prestressed components are used in school designs Use the aesthetic features of precast to create structures to meet the unique needs of schools Understand the Precast design process

Designing with Precast/Prestressed Hollow-Core Concrete

(Credits: 1.0) This course instructs participants about hollowcore products and how to design and build utilizing hollowcore floors and walls. Participants also learn about the inherent fire resistance of hollow-core, a major life-safety consideration. After this program, participants will be able to: Identify the different precast, prestressed hollow-core concrete systems Explain the benefits of using precast, prestressed hollow-core concrete Discuss the benefits of using hollow-core concrete with owners and other designers.

Parking Garage Design and Construction (Credits: 1.0) In this course, participants are instructed in improving security and lighting in parking structures and the inherent safety issues. They are also instructed in architectural treatment options for

facades which can make garages more aesthetically pleasing. Participants will also discuss ways to avoid parking structure leakage. From this course, they will be able to use a construction procedure to avoid this leakage.

Precast Housing Structures (Credits: 1.0) In this program, participants will discuss precast, prestressed concrete in the housing market. Precast, prestressed concrete provides long clear spans, shallow cross sections, high load capacities, high durability, compatibility with block, steel and cast-in-place concrete, and attractive appearance. Also learn how owners and residents benefit from low maintenance, two- or four-hour fire ratings, lower fire insurance rates, and strong acoustical control. After this program, participants will be able to: Identify the different precast concrete systems used in housing Explain the benefits of using precast concrete in housing structures Utilize precast concrete structures to benefit clients with fire suppression and environmental issues.

Precast Industrial Structures Design & Construction

(Credits: 1.0) Box lunch attendees will learn the key benefits of precast, prestressed components and see the advantages of an integrated design approach.

Precast Stadiums Design & Construction (Credits: 1.0) Box lunch attendees will learn how working with your precast, prestressed specialist at the earliest stages of design can mean a winning combination of advantages for your next stadium. These include flexibility of design, including long spans; high quality of manufactured products; versatility; high-performance, durable materials; and speed of construction because precast components can be erected quickly once they arrive at the site. After attending this program, participants will be able to: ldentify the different precast, prestressed concrete systems used in stadium designs Explain the benefits of using precast, prestressed concrete in stadiums Discuss the benefits of PCIcertified precast producers

Precast/Prestressed Concrete 101 (Credits: 1.50) Participants will explore building design solutions using precast and prestressed concrete products. They will learn what precast, prestressed concrete products are, how they are manufactured, including structural theory of prestressing, and quality assurance procedures. They will learn about the industry certification program (PCI) of plants, people and performance. Participants will explore numerous examples of architectural and structural concrete solutions for numerous building markets. They will explore a variety of architectural finishes and how each is created in terms of color, form and texture. They will explore common structural solutions using prestressed concrete products and explore integrated solutions; realizing the full potential of loadbearing architectural precast units. The session will end with an overview of industry support available to the design community, including published and electronic media and a question and answer session.

Precast/Prestressed Plant Tour (Credits: 2.0) Attendees will observe firsthand how designs and engineering



details are executed in the precast manufacturing process. They will also observe the entire precast and prestressed manufacturing process from engineering and connections, forms set-up, casting and finishing. Attendees will gain a better understanding of precast and prestressed capabilities and related quality issues. Attendees will learn how precast fits within the entire building system and how to specify precast concrete accurately and safely.

Sustainable Building Design Using Precast Concrete

(Credits: 1.0 After this presentation, participants will understand the following concepts: (1) The key to sustainable building lies in long-life, adaptable, low-energy design. (2) The earth's resources are best conserved if the service life of a building is prolonged. (3) Using precast concrete in buildings conserves energy and resources during and after construction because of the following characteristics of precast concrete: (a) The materials used in precast buildings are natural, renewable, and locally available. (b) Water and materials used in precast buildings are often recyclable and recycled. (c) Indoor and outdoor air quality are improved in precast buildings because less (or no) VOCbased preservatives and paints are required, and because of the thermal mass qualities of precast concrete.

Total Precast Structures (Credits: 1.0) After this program, participants will be more familiar with what a total precast concrete structure is, how a total percast structure can benefit a project, and what components are used to construct a total precast structure. Participants will also learn how to manage a successful project.

Architectural Precast Production & Application

(Credits: 1.0) In this program, students will learn about the practical application of a wide variety of architectural precast solutions. The discussion will include design choices and cost considerations.

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