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focus

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Precast Concrete: The Perfect Choice Any Time of the Year!



Weather conditions can prove particularly challenging for building contractors because weather affects project schedules, construction quality and employee safety. But year-round construction is essential because business growth can't stop when bad weather hits.

The precast concrete building process addresses the challenges presented by weather. For precast concrete buildings, work crews do not set up forms at the job site to create the panels. Instead, workers pre cast concrete panels

at a large manufacturing facility. Because the precast concrete forms are cast and cured indoors under controlled conditions, this piece of the construction puzzle can take place anytime no matter the weather conditions.

Traditional building materials and construction methods are highly susceptible to weather conditions. Precast concrete panels help keep building projects on schedule because they arrive on the construction site ready to be lifted into place. Once erected, they can

provide load-bearing support, giving site managers more flexibility over the construction schedule. Precast also provides an immediate barrier to the elements, including insulating properties against the cold, allowing work to be done inside the building.

Precast concrete provides efficiency in use of materials, construction, and operation. Precast concrete is the fastest building system available, and minimizes negative effects at the project site. Precast is the perfect choice any time of the year!

Capitol Federal Hall, University of Kansas

To build on the momentum of its national ranking and increasing enrollment, the University of Kansas needed a new facility to for its school of business to drive a campus-wide culture of entrepreneurship while achieving energy efficiency and cost saving goals. The designers of this new structure used precast concrete to make it happen.

Designers wanted the students and faculty to see each other while going about daily routines to promote new kinds of interactions. To that end, they crafted sight lines to connect faculty work spaces and student classrooms. Staggered floors and openings further drive a sense of awareness and connectivity.

On the exterior, the architects decided to forgo architectural cladding and instead used a series of insulated precast concrete panels to take advantage of the high-performance characteristic of the product. The

exposed precast concrete provides a durable, lower maintenance solution while also giving the owners all of the energy efficiency benefits of an insulated precast concrete panel.

To achieve a visually appealing design, the panels was tapered to a V pattern and broken up as a 4 in. concrete outer wythe, a 4 in. insulation layer, and a 4 in. concrete inner wythe (4-4-4 panel). Portions of the surface wythe of the panel protruded out as much as 10 in. at the apex of the V, while insulated spandrels span from column-to-column and hang off steel haunches. The slight inset of the panel allows for a shadow effect that varies as the sun moves. The slope and end of the cladding at the dean's area create a cantilever to add another striking visual element to the design.

To accommodate the size of the panels, much of the weight is braced back to the structure and



suspended off the steel. Additionally, short insulated panels span the long spans and support 12 in., of precast concrete above, transferring the loads back to the columns.

Color and finish uniformity of the cream-colored precast concrete panels are accented by a series of copper panels that accent to look in various areas. Combined with the glass and steel, this is truly an example of precast concrete playing well with other materials.



www.enterpriseprecast.com



Owner: **The University of Kansas** • Design Architect: **Gensler** • Architect of Record: **GastingerWalker&** • Engineer of Record: **Bob D Campbell and Company** • General Contractor and PCI Certified Erector: **J.E. Dunn Construction** • Location: **Lawrence, Kansas**

Lake Lorraine

American journalist Earl Wilson once quipped that “snow and adolescence are the only problems that disappear if you ignore them long enough.” While the awkward teenage stage might take years to pass, you don’t have to wait for the snow to melt when choosing precast concrete for a building project. The all-weather construction made possible with precast allows for quicker occupancy and no weather related expenses.

The beau ideal of this impressive benefit is Lake Lorraine in Sioux Falls (S.D.), a former gravel pit that is being revamped into a lifestyle center that doubles as a showcase for the versatility of precast concrete. The transformation of Lake Lorraine’s acres belies their noisy, industrial history and reflects a change of fortune for an old quarry that resembled Paul Bunyan’s empty bathtub.

The Lake Lorraine mixed-use development is being built with a vast array of precast products: hollow corefloor slabs, precast beams/ columns, architectural cladding, grey

wall panels, insulated wall panels, solid grey shear walls and stair landings.

Construction of the Lake Lorraine development began in 2015, with much of the work on the precast panels occurring in the precaster’s plant throughout the winter months. And given the unpredictable South Dakota winters, precast represented a particular advantage in keeping construction at Lake Lorraine going year-round. “Precast panels can be formed in a carefully controlled environment in any kind of weather,” said Gage Brothers president Tom Kelley. “This helps contractors minimize the added “cushion” created in schedules to accommodate bad weather and thereby avoid costly weather delays that other systems can experience.”

Lake Lorraine is planned in three phases. Phase I of the Lake Lorraine Lifestyle Centre involved two Marketplace malls along with Grand Living at Lake Lorraine, a new senior living community that will open this spring. The 200,000-square-foot, four-story building consists of well-appointed residences, a



wellness center, office space for medical providers and several dining venues. More than 30,000 square of precast was used for the facility’s fire separation system above the underground parking.

Phase I also included the new corporate headquarters for Carsforsale.com, one of the nation’s fastest growing automotive classified websites. Their new cutting-edge digs will be something similar to what a tech company might build in Silicon Valley. The exterior of building features architectural precast cladding in a variety of colors and finishes.

Phase II includes the Shoppes at Lake Lorraine, 168,000-square feet of space that will be occupied by six national retailers. Four of the tenants have been announced: Ross Dress for Less, Hobby Lobby, Carter’s/OshKosh B’gosh and DSW Shoe Warehouse. The retail boxes will be constructed with 65,000-square feet of load-bearing precast panels. This stage will also include the Lorraine Professional Center and the completion of a third Marketplace mall, among other projects.

Phase III of the Lake Lorraine development will be anchored by Aloft Hotel owned by Starwood Hotels & Resorts Worldwide and incorporates lakeside dining and unique retail concepts for a ‘Main Street’ feel.



Architect of Record, Shoppes at Lake Lorraine: **Architectural Team of Spence Ruff and designArc** • Architect of Record, Cars for Sale: **Van De Walle Architects, LLC** • Architect of Record, Grand Living at Lake Lorraine: **BKBM** • Engineer of Record: **Sayre Associates; BKBM Engineers** • Contractor: Shoppes at Lake Lorraine, **Van Buskirk Companies** • Contractor: Cars for Sale, **Lloyd Companies** • Contractor: Grand Living, **Ryan Companies** • Photo Credit: **Gage Brothers** • Location: **Sioux Falls, SD**

Gage
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www.gagebrothers.com

How Strategic Planning is Key in Year-Round Construction

Weather is a major factor in Midwest construction projects. With extreme temperature differences season-to-season and unpredictable snowfall in the winter, project planning is heavily centered on the weather. Contractors implement strategic planning for year-round construction to help limit construction delays due to weather. One development currently under construction in Eau Claire, WI is an example of how strategic planning can keep a project on schedule.

Slated to open August 2017, construction on the 200 block of Water Street in Eau Claire will offer University of Wisconsin-Eau Claire students and Eau Claire residents a new place to live, shop and do business. The four-story complex will house a grocery store, office space, bank and 87 apartment units. In fall 2016 County Materials Corporation delivered 374

truckloads from their Roberts, Wis. facility supplying more than 84,300 sq. ft. of 8" hollowcore plank, 54,300 sq. ft. of 12" hollowcore plank and 9,344 ln. ft. of precast columns and inverted tee beams for the large-scale project. These materials comprise the building's core structure. Hollowcore installation took place during the fall months because the work is open to the elements.

After the beams and hollowcore were in place, the exterior walls were completed to protect the interior from the weather. Window openings were covered with plastic and heaters were brought onsite before the cold weather set in. Over the winter months, crews worked on the building's interior. Crews will move back outside as spring weather comes to finish the building's exterior and window installation.

Tenant safety was a primary concern when designing the multi-story building. With a 56-stall underground parking area, the development required a durable, fire resistant building material to separate the parking area from the businesses and apartments above. The project's

engineer looked to hollowcore plank because of its proven fire resistance and performance. The supplied hollowcore plank meets fire ratings for up to three hours. Made of high-strength, steel-reinforced concrete, hollowcore is built to withstand severe temperature from fire - it does not burn or give off toxic fumes.

Hollowcore also helped meet project design requirements, allowing for longer spans with reduced support beams. This helps to open up space for the grocery store and offices while giving design versatility for each apartment unit to have large open living areas.

The development's location on Water Street is a welcomed addition to the area. Close to campus, students will enjoy a new opportunity for off-campus living. Year-round construction has also kept the project on schedule, allowing for students to move in before the start of the next school year.



www.countymaterials.com



Architect and Engineer of Record: **Robert D. Johnson** • General Contractor: **Market & Johnson** • Erecting Contractor: **Zachman Precast, Inc.** • Photo Credit: **County Materials** • Location: **Eau Claire, WI**

Burleigh/Morton Co. Detention Center

Total precast concrete was the building material of choice to bring this project in on schedule and to meet the demanding needs that Burleigh and Morton Counties are facing with lack of jail space. This year-round construction project began its precast erection in September 2015 and completed erection in April 2016; the entire project will be completed in June 2017. Interior walls, common areas, and the cells were all precast

which simplified coordination amongst the different trades allowing for a streamlined installation process.

Wells Concrete provided 1,550 precast members including columns, beams, and architectural and structural wall panels boasting sandblast and waterwash finishes. 1,800 members of hollowcore were provided by Gage Brothers and then erected by Wells Concrete.

Construction is a 213,000 SF footprint detention facility. Included with the new facility is a five pod, two level

design, plus one shelled pod for future expansion, 476 bed lock down facility with support spaces including a full kitchen, full laundry, receiving, administration and booking.

The new design includes a booking area, which will allow officers to process an inmate within 15 minutes and then resume work quickly. It also features a port area for 11 squad cars, a pre-booking area for officers to finish paperwork and 30 holding cells to keep inmates until they are classified for the right jail population. If bailed out, suspects will exit through the front door. If kept longer, non-trial court hearings could be done via interactive video from the booking section.

The five core buildings in the jail design separate the inmate population into minimum-security, medium-security, maximum-security, and special needs. Plus, the grounds of the jail site have the capacity to expand to 1,000 beds if needed.



Architect of Record: **Venture Architects, Inc./Ubl Design** • Engineer of Record: **Harwood Engineering Consultants** • Contractor: **Comstock Construction, Inc.** • Photo Credit: **Wells Concrete** • Location: **Bismarck, ND**



www.wellsconcrete.com

University of Nebraska Kearney Health Science Education Complex

This 30,000 square foot health science education building features precast concrete insulated sandwich and solid wall panels to help meet its program requirements. The dominant portion of the façade 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. The light buff concrete is an acid-etch finish which is also cast on a custom "wave" formliner to bring about a very unique look. These formliner panels are also featured

in the building's interior along with a number of precast benches. This finish strategy also 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.

The precast exterior and interior was not only chosen based on aesthetics but also cost savings and accelerated schedule capabilities that allowed fast track construction going through

the central Nebraska winter.



www.coreslab.com



Architect: **RDG Planning and Design** • Structural Engineer: **Thompson Dressen and Dornier** • Contractor: **Hausmann Construction** • Owner: **Univ. of Nebraska** • Location: **Kearney, NE**

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 'high-performance' 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 hollow-core products and how to design and build utilizing hollow-core 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: Identify the different precast, prestressed concrete systems used in stadium designs Explain the benefits of using precast, prestressed concrete in stadiums Discuss the benefits of PCI-certified 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) VOC-based 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 precast 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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