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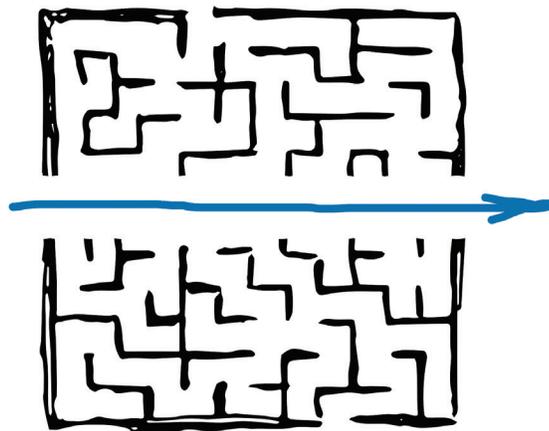
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spring 22

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*Mike Johnsrud, Executive Director • [info@pcimidwest.org](mailto:info@pcimidwest.org)*

# Legends of Blaine

Construction began in 2018 on the Legends of Blaine - a 192-unit independent senior apartment complex made up of a mix of one-, two-, and three-bedroom units. Additional amenities include a community room, fitness center, theater room, card/craft room, a landscaped outdoor seating area overlooking a pond, and heated underground parking.

Adding to the traditional scope of precast concrete products for multi-family housing projects which includes precast columns, prestressed beams and hollow core plank, Molin also supplied precast concrete foundation walls which added value to this Legends of Blaine senior housing project. Precast concrete foundation walls have become a growing trend in the market for this type of construction. The Legends of Blaine was originally designed with site cast foundation walls, but project team representatives toured an existing construction site that employed the use of precast concrete foundation walls produced by Molin Concrete Products Company. The team was impressed by the quality of the product, and the overall flexibility precast concrete offered. Molin's design-build team also demonstrated how easy it is to convert the site cast system to precast without a major overhaul to the original construction documents.

Ultimately, the project team chose to utilize precast concrete for the foundation walls for the Legends of Blaine. The precast concrete walls were cast with a rock-face block form liner pattern using an architectural



colored mix. Molin contributed 54,887 square feet of hollow core, 1,772 lineal feet of prestressed beams, 645 lineal feet of precast columns, 1,502 square feet of solid slabs, and 31,168 square feet of architectural precast wall panels.

With a variety of available exterior finishes, speed of construction, and flexibility of design, precast concrete foundation walls continue to gain market share over

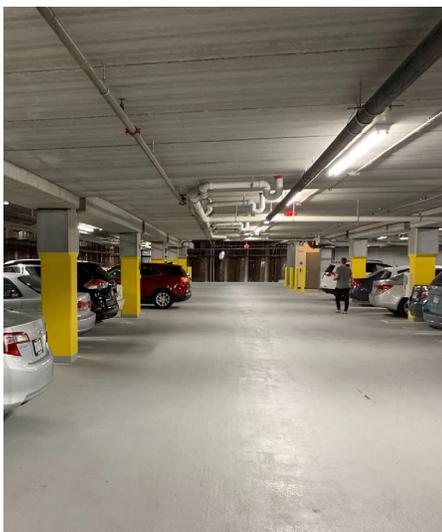
traditional methods such as block, and site cast. An added bonus when using precast concrete in cold climates is that precast concrete does not require supplemental on-site heat to cure because it is produced off-site. In addition, high density impermeable precast concrete foundation walls offer a speed of construction that shortens the overall project construction time.



Architect: **BKV Group**  
Engineer: **BKV Group**  
Contractor: **CBS Construction Services, Inc.**  
Owner: **Dominium**  
Precaster: **Molin Concrete Products Company**  
PCI Certified Erector: **Molin Concrete Products Company**  
Location: **Blaine, MN**  
Year of Completion: **2019**

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# Rex26 Parking Garage



Located at the old Rex Hardware site in the Whittier Neighborhood of Minneapolis, Rex26 apartments offers unique, comfortable, and convenient living. This mixed-use development offers apartment living above a 20,000 square foot ALDI along with a below-grade heated parking garage. The 160-stall underground parking garage allows residents and customers easy access in the tight area of Uptown on Lyndale.

Overall construction objectives for the Rex26 heated parking garage were time, labor, and resource savings. Precast concrete's durability, low maintenance characteristics, energy efficiency, and fast erection schedule

made it the perfect choice for this project. Taracon Precast produced precast concrete beams, columns, plank, solid walls, and insulated walls for the parking garage.

Architect: **Legat Architects, Inc.**  
Contractor: **Doran Construction Company, LLC**  
Precaster: **Taracon Precast**  
Precast Specialty Engineer: **Midwest Structure Engineering Inc.**  
PCI Certified Erector: **Wysan Precast Services**  
Location: **Minneapolis, MN**  
Year of Completion: **2019**



[www.taraconprecast.com](http://www.taraconprecast.com)

# Sioux Center High School



The new 179,000 square foot, two-story Sioux Center High School was designed with future expansions in mind including a performing arts center and additional classrooms.

Gage Brothers produced a total of 78,405 sf of precast concrete for the project including 267 pieces of corefloor, 33 pieces of smooth grey panels, 10 finished architectural wall panels, and 145 finished architectural insulated wall panels. An Endicott Thin Brick and Tile thin brick was utilized on the main school building, while a brick formliner was used on the lighter panels that surround the gymnasium.

Lee Beukelman, a Sioux Center High School alumnus who also just happened to be the architect on the project, spoke to community members saying "You have done something different and so unique that people around

the state and in the tri-state area are going to want to see what Sioux Center has done. They're going to want to learn about your educational facility, about your curriculum, about your partnerships, about your teachers, your students, your families, your community, your city. It's because of what you have done that you truly put learning on display in Iowa and the surrounding area."

Architect: **CMBA Architects**  
Owner: **Sioux Center Community Schools**  
Structural Engineer: **Raker Rhodes Engineering**  
Civil Engineer: **DGR**  
Construction Manager: **Carl A. Nelson & Company**  
General Contractor: **Schelling Construction, Inc**  
Precaster: **Gage Brothers**  
Location: **Sioux Center, IA**  
Year of Completion: **2021**

**Gage**  
Brothers

[www.gagebrothers.com](http://www.gagebrothers.com)

# Rochester North Police and Service Center



Utilizing over 90,000 square feet of precast concrete, the City of Rochester, Minnesota repurposed a former financial facility into a community cornerstone. The newly renovated building, and 54,000 sq ft addition, are home to both the Rochester Police Department and the Development Services and Infrastructure Center.

This dynamic structure also features operational spaces that were previously unavailable due to limited space. The facility will house expanded office spaces, a crime processing room, temporary holding rooms, vehicle evidence processing bay, and a 48-stall police garage.

Connecting a building renovation and a new addition presented design and aesthetic

challenges for the design team. Fortunately, precast allowed the design team to match an addition's exterior to that of a previously built structure. To create a flawless flow between the renovation and the addition, the beautiful exterior façade was created using a combination of finishes including polish, acid etch, sandblast, and old stone form liner.

Wells produced and erected the complete precast building structure and architectural envelope. This powerful structure utilizes beams, columns, hollowcore and wall panels. To provide a large open area for indoor parking, long span double tees were incorporate. Additionally, utilizing precast allowed the design team to retain earth in the basement level combating a sloping grade.

Wells building solution allowed the City of Rochester to create an economically sound community-oriented facility.

Architect: **BKV Group, Inc.**  
Engineer: **BKV Group, Inc.**  
Contractor: **Kraus-Anderson Construction Co.**  
Owner: **City of Rochester**  
Precaster: **Wells**  
Precast Specialty Engineer: **Wells**  
PCI Certified Erector: **Wells**  
Image Credits: **Berg Photography**  
Location: **Rochester, MN**  
Year of Completion: **2021**

 **WELLS**  
[www.wellsconcrete.com](http://www.wellsconcrete.com)

# Kellogg Elementary School



Kellogg Elementary School was originally planned as a masonry project but was converted to precast concrete due to the value it added and because it was friendlier to the project's budget. Kerkstra Precast manufactured and erected 187 insulated wall panels (35,332 square feet) and 46 six-inch solid panels (8,053 square feet) on this project. The project features thin brick as well as a wood-grain form liner finish.

Safety, sustainability, and schedule are all large components to the success of building a school. The goal for this project was to build a safe place for students and teachers to learn, grow, and use for many years to come.

Precast concrete can withstand damage from extreme conditions including floods, high winds, debris, ice, blasts, and

vibrations. It can tolerate freeze-thaw cycles better than other materials and won't decay or crumble as it expands and contracts. Because of its fire resistance, it can help increase fire containment times, which ultimately creates safer environments.

Building with precast concrete takes up to 60% less time than conventional framing methods. By utilizing a vertically integrated process, every solution is engineered and modeled in advance, then fabricated to exacting standards.



Architect: **Kingscott**  
Engineer: **JDH Structural Engineering**  
Contractor: **Miller-Davis Company**  
Owner: **Gull Lake Community Schools**  
Precaster: **Kerkstra Precast**  
PCI Certified Erector: **Kerkstra Precast**  
Location: **Hickory Corners, MI**  
Year of Completion: **2021**

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