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spring 23

KIRKWOOD PERFORMING ARTS CENTER WINS

2023 PCI DESIGN AWARD for BEST THEATER BUILDING

PCI DESIGN AWARDS WINNER

Kirkwood Performing Arts Center

The Kirkwood Performing Arts Center (KPAC) is a state-of-the-art municipal performing arts venue that serves as an anchor for the arts and entertainment district. It features a 529-seat main performance house, a 200-seat flexible experimental performance space, and a complement of theatre support spaces. The facility also boasts special events spaces, an outdoor performance "green" and generous lobby/event space with views of the city. The iconic structure is primarily constructed of precast concrete, although its entry features a mixture of glass curtainwall and vertical metal panels in an undulating pattern meant to evoke sunlight on natural materials.

The project team selected precast concrete because of the advantages it offered in terms of cost, acoustical performance, speed of construction, and aesthetics. Inspired by local architecture, the precast concrete panels are designed to emulate the warmth and depth of limestone. This aesthetic was achieved with a white-cement-based concrete mixture design, a custom reveal pattern, and different levels of sandblasting. The aesthetically pleasing balance of form and material composition is appreciable from all angles of the building, especially when illuminated in the evenings with dramatic, recessed lighting.

Using precast concrete helped the project team meet the project's accelerated schedule, which was set to enable the arts center to open by the start of the next theater season. It was also essential to enclose the space as quickly as possible to allow for the intricate fit-out of the interior space.

Precast concrete also offered a way to execute the long spans required to avoid visual obstructions of the performance areas. The team determined that a precast concrete solution would be most economical and effective for the 78' tall fly-loft walls surrounding the stage and back of house for the theatre, as well as the roof over the theatre house itself. The extremely large precast concrete panels weighed 80,000 lb. An extensive bracing system with helical anchors was required to account for the weight and external forces on the panels during installation.

Once the design was complete, the team members produced and erected the performing arts center in under six months. Since the roof structure for the main portion of the project (fly-loft and theater house) was constructed from precast concrete components (roof slabs at the fly-loft and double tees at the house), the structure could be enclosed quickly, which allowed the other trades to begin work on the interior ahead of schedule.

Larger-than-usual connections were necessary to satisfy seismic design loading requirements. The size of the panels, in turn, led to handling challenges at both the plant and the jobsite. To address these challenges, the team designed custom rigging that could accommodate multiple pick points so that panel weight would be evenly distributed both at the plant and on the jobsite. Transportation logistics for panel delivery were also challenging. With no storage space on site, the precast concrete components had to be staged at remote lots, with deliveries made on a just-in-time basis. In anticipation of erection of the precast concrete components, and due to limited site access, the foundation work for the house and orchestra pit had to be phased so that the crane would have access for the precast concrete picks.

To lower energy consumption and fulfill the thermal performance specifications for the structure, the panels include 5 in. of extruded-polystyrene insulation, achieving an R value of 25. Between this enhancement and the significant thickness of the panels, the house also has also exceptional acoustics, which is of utmost importance because the performance space is in proximity to railroad tracks.

Construction was completed in August 2020. KPAC opened its doors in July 2021, after its debut was delayed a year by the COVID-19 pandemic.

This project won the Best Theater Building in the 2023 PCI Design Awards.

Architect: **Jacobs**
Structural Engineer: **Jacobs**
Contractor: **BSI Constructors, Inc.**
Owner: **Kirkwood Parks and Recreation Dept.**
Precaster: **MPC Enterprises, Inc.**
PCI-Certified Erector: **Kienlen Constructors**
Precast Specialty Engineer: **McCluskey Engineering Corporation**
Location: **Kirkwood, MO**
Year of Completion: **2020**

MPC Midwest Precast Concrete

www.mpcent.com

North Fire Station

As first responders for our communities, firefighters and EMTs require efficient and high-functioning facilities to prepare for inevitable community emergencies. Maplewood, MN had an outdated 40-year-old fire station, and after several years of strategic planning the city identified a course for the development of a new fire station, culminating in the North Fire Station.

The new 30,000 sf station facility includes a workout area, comfortable living spaces for 24-hour shifts, and a large community room with a rooftop deck. It also houses the department's administrative offices. On the lower level, an ICC 500 storm shelter was constructed as a safe location for the station's occupants during weather emergencies.

Original plans involved constructing the fire station using traditional masonry to achieve the city's desired design of bricks with metal feature accents. During planning it was identified that on-site masonry would require large beams to support the large garage door frames, while less expensive prefabricated spandrels could instead be used over the doors if prefabricated concrete was used as the building solution. Ultimately, Wells was selected for the final building solution – utilizing a formliner with thin brick to meet the design aesthetic – while providing a lower price tag for the project.

The City of Maplewood had a vision for the station's design – incorporating old-school fire station colors of charcoal and ash gray, complemented by fire engine red and brown. The load-bearing architectural wall panels are a tan base, with brown accent bricks recessed ½" to create depth, and metal panels installed on top. The entrance doors into the main garage bay are bordered with bricks cast into the precast panels in a way that makes the thin brick look authentically mason laid. Inside the large garage bay, exposed precast walls are painted and utilized as a necessary durable hard surface. The workout area also features exposed precast, painted white with bright red accents. In place of steel, the floors are comprised of cost-effective Hollowcore plank.

Wells applied innovative techniques to achieve the design features on the fire station while staying within budget. On the back end of the building, Wells cast the smaller garage doors and second floor windows into 14-foot-wide wall panels during manufacturing; the wider panel eliminates more expensive joints and pieces otherwise required to frame an opening. A similar technique was used on the front of the building where the panels were manufactured slightly wider with punched openings for windows. The wider panels allowed the window to be formed within the panel without the need for additional costly pieces.

This modern fire station showcases a variety of prefabricated concrete benefits, including architectural solutions. With advanced features and updated amenities, the North Fire Station is an important and valuable hub to keep the community of Maplewood safe and protected.

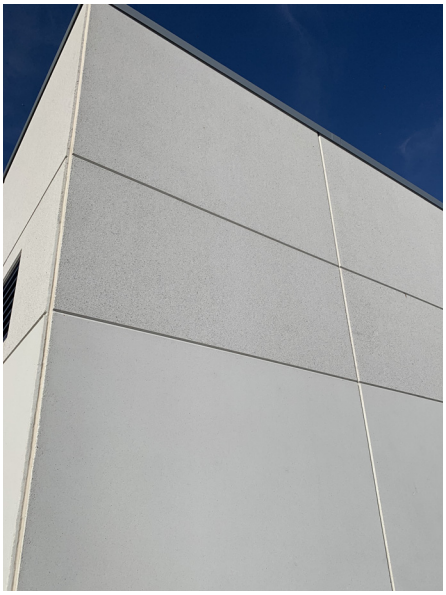
Architect: **SEH**
Engineer: **SEH**
Contractor: **Kraus-Anderson**
Owner: **City of Maplewood**
Precaster: **Wells**
PCI Certified Erector: **Wells**
Image Credits: **Troy Thies**
Location: **Maplewood, MN**
Year of Completion: **2021**

WELLS

www.wellsconcrete.com

Minnesota Rubber and Plastics Corporate Headquarters

In mid-May 2021, Molin Concrete Products Company was asked by Market & Johnson to assist in the project development of the Minnesota Rubber and Plastics Corporate Headquarters. The Molin sales team collaborated with Market & Johnson and Haskell Architects to aid in the selection of an aesthetically pleasing, sustainable and economical building which would support the needs of the owner. Molin produced precast concrete color and texture samples that enabled the architect and owner to make truly informed decisions.



Molin was also asked to collaborate with the design team during the project development process to make sure that all the proper design details were incorporated into the drawings and specifications. Once the construction documents were complete, Molin provided final pricing, a milestone construction schedule and put together an internal project team to insure that the project would be built on time and on budget.

Shop drawings and engineering was done and coordinated with the architect along with a mock up panel to showcase the color, textures and project specific details for the architect and owner. Once shop drawings were approved, Molin finalized shop drawings, provided individual piece drawings to production for the pieces to be manufactured.

The insulated architectural precast wall panels incorporate a white color with multiple finishes to add depth and character to the precast wall panels. One of the finishes selected was an etch finish on the lower portion of the panels and the other was an abrasive blast to add contrast.

In order to make sure that installation was completed safely and on time, Molin's project manager and field superintendent coordinated site access, crane and trucking logistics, safety and installation plans with Market & Johnson's project manager and job superintendent throughout the process. Ultimately, 7,000 sf of architectural insulated wall panels were designed, manufactured, and erected by Molin Concrete Products Company for this project.

Architect: **Haskell Architects**
Contractor: **Market & Johnson**
Owner: **Minnesota Rubber and Plastics**
Precaster: **Molin Concrete Products Company**
Precast Specialty Engineer: **Molin Concrete Products Company**
PCI Certified Erector: **Molin Concrete Products Company**
Location: **Plymouth, MN**
Year of Completion: **2022**

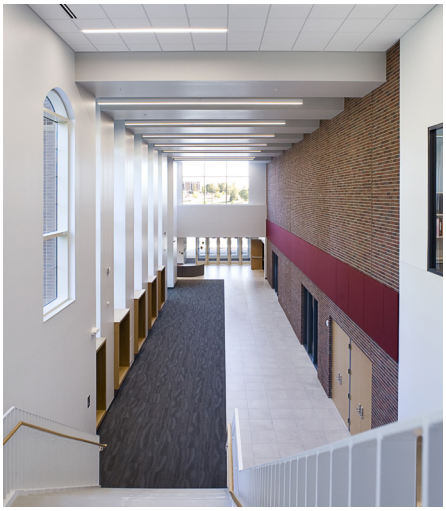
MOLIN
Since 1897
CONCRETE PRODUCTS COMPANY

www.molin.com

Our Lady of Grace Catholic Church

Our Lady of Grace has served the Edina, MN community for three-quarters of a century, and Gage Brothers' meticulous work on the Catholic church's $16.8 million expansion and renovation will help it thrive for another 75 years.

Opus Design Build chose precast concrete to take advantage of its time-saving efficiencies and the assurance that each meticulously crafted panel would accurately match the 20-acre campus' blend of classical and Georgian architecture. Gage Brothers crafted nearly 37,000 square feet of 12-inch insulated brick-face precast concrete panels for the project, adding classrooms, meeting rooms, a preschool and a new Parish Activity Center complete with a full-size gym, theater and locker rooms.



Gage Brothers' intricate precast mockups incorporated key elements and brick details for the structure's window openings and sills, false openings and lettering castings, adorning the facade with recessed-brick rowlocks after each group of six. Crews ensured that the architect-selected Endicott Thin Brick's three-color blend accurately matched the campus' existing structures.

Through creativity and professionalism, the precaster's engineers overcame several design challenges to provide added value. One section of the project that houses classrooms and bathrooms and abuts the gym doubles as a storm shelter. The windows' large openings, spandrel panels and vertical elements between the windows required crews to resolve uplift loads and sizable shear loads to ensure the section can withstand 250 mile-per-hour winds.

Near project completion, the owner requested additional medallions to be added to existing set panels. Opus Design Build and Gage Brothers teams worked together to provide supplemental precast medallions placed near the height of the building structure, introducing further enriched character and embellishment.

Architect: **The Opus Group**
Engineer: **The Opus Group**
Contractor: **The Opus Group**
Owner: **Our Lady of Grace Catholic Church**
Precaster: **Gage Brothers**
Precast Specialty Engineer: **Gage Brothers**
Thin Brick Manufacturer: **Endicott Thin Brick**
Image Credits: **Brian Rotert, Cipher Imaging**
Location: **Edina, MN**
Year of Completion: **2022**

Gage Brothers

www.gagebrothers.com

Union Bank & Trust Building (UBT)

The new Union Bank & Trust office is a five-story precast and steel framed structure that boasts approximately 138,700 sf of Class A office space and 14,450 sf of climate controlled, underground parking garage.

Precast concrete was selected for construction of the underground parking garage and storage areas, including perimeter foundation walls and floor plate for the multi-lane covered drive-thru. The insulated precast concrete wall panels provided a continuous perimeter of insulation for the climate-controlled underground parking and storage spaces.

Precast concrete was also selected for construction of the four stair and elevator towers, serving as the primary shear walls for the multi-story structure. Three of the towers were 110' tall and the fourth was 63' tall. All precast walls were form-finish, with above grade precast at the building exterior receiving a combination of field installed perforated stainless-steel panels and a black granite façade.

The selection of a precast floor system afforded the benefits of inherent fire-resistance as well as system mass, reducing and even eliminating the need for additional fire-proofing and acoustical sound isolation measures.

Schedule was the driving factor for utilization of precast foundation walls as early assessments suggested a six-week schedule duration. The advantages of using precast concrete instead of cast-in-place concrete were further accentuated when it was determined that the construction schedule would fall over the brutal winter months. While winter weather shuts down some parts of the construction industry, precast concrete elements are manufactured and installed year-round in all kinds of weather – even in the harshest of climates.

Architect: **Clark & Enersen**
Engineer: **Schemmer**
Contractor: **Sampson Construction**
Owner: **Union Bank & Trust**
Precaster: **Concrete Industries, Inc.**
Location: **Omaha, NE**
Year of Completion: **2022**

www.concreteindustries.com

The Bower

You haven't experienced the finest of Twin Cities' suburbs until you've taken a walk through the vibrant and lush streets of Edina, where you'll find upscale designer shops, a variety of decadent dining, and The Bower – a luxurious multi-family residential complex right in the central hub of the city. This sophisticated 20-story rental property features apartments ranging from studio to three-bedroom penthouse suites. Each unit boasts quartz countertops, high-end wood floors, and large floor-to-ceiling windows, while every resident has access to a pool and spa (both indoors and outdoors), a gym with live yoga and Pilates classes, and a large grilling and outdoor game lawn for entertaining.

Wells helped bring this remarkable building to fruition by manufacturing and erecting the exterior architectural cladding for the structure. A benefit of prefabricated panels is the ease of erection, allowing installation in a fraction of the time of other building methods.

Due to the tight construction site and height of the building, Wells utilized a tower crane to install the prefabricated panels. The panel finishes include a combination of acid etch, sandblast, and thin brick, with tan and black coloring – ultimately tying the look of the entire building together. In total, Wells produced 15,589 sf (46 pieces) of architectural precast concrete insulated wall panels and 41,681 sf (265 pieces) of architectural precast concrete solid wall panels for use on the project.

Built with an attention to detail, The Bower is a landmark that enhances the beauty of Edina's community.

Architect: **ESG Architects**
Engineer: **Meyer I Borgman I Johnson**
Contractor: **Adolfson & Peterson Construction**
Owner: **3650 Hazelton, LLC**
Precaster: **Wells**
PCI Certified Erector: **Wells**
Image Credits: **Steve Bergerson**
Location: **Edina, MN**
Year of Completion: **2020**

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Mid America Precast, Inc. (Rod Tanner) Fulton, MO, 573-642-6400 • www.midamericaprecast.com	•	•	•	•	•					•	•			
Molin Concrete Products Co. (Bob Clauson) Lino Lakes, MN, 651-786-7722 • www.molin.com	•		•	•		•			•					
MPC Enterprises, Inc. (Jeff Moehle) Mt. Pleasant, IA, 319-986-2226 • www.mpcent.com	•	•	•	•	•		•	•	•	•	•			•
PDM Precast, Inc. (Adam Petersen) Des Moines, IA, 515-243-5118 • www.pdmprecast.com	•		•	•		•	•	•	•					
Prestressed Casting Co. (David Robertson) Springfield, MO, 417-869-7350 • www.prestressedcasting.com	•		•	•			•	•	•		•			
Prestressed Concrete (Chris Goevert) Newton, KS, 316-283-2277 • www.prestressedconcreteinc.com	•		•	•			•	•	•		•	•	•	•
SteinBauer LLC (Paul Kleinsasser) Faulkton, SD, 605-324-3302 • www.steinbauerprecast.com	•	•	•	•			•	•			•		•	
Stress-Cast Inc (Jim Markle) Assaria, KS, 785-667-3905				•		•								
Taracon Precast (Mark Wipf) Hawley, MN, 507-380-9423 • www.taraconprecast.com	•		•	•		•	•	•	•		•			
Wells (Greg Roth) Wells, MN, Albany, MN and Maple Grove, MN, 800-658-7049 • www.wellsconcrete.com	•	•	•	•		•		•	•		•		•	