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spring 24

PRECAST CONCRETE IS THE CHOICE FOR BACK TO SCHOOL



Maplewood Elementary School



Timing was a major challenge for the Maplewood Elementary School project. It was critical that the new school be complete and open in time for the school year, as the old school was demolished in the summer between semesters. Utilizing precast helped with this challenge because shop drawings could be reviewed early, prior to ground-breaking, and erection of

the exterior could be completed extremely quickly, allowing the contractor to dry-in the building early in the construction sequence.

As a new education building, the school was required to have an ICC 500 compliant storm shelter. Precast structural walls and double tees were utilized to meet this challenging requirement.

Since precast was used for the shelter as well as the rest of the exterior, it was easy to design the shelter to seamlessly fit in with the rest of the architecture and design, making it a feature inside and out.

The community desired an updated school building that would be comparable to other new elementary school facilities in the district. The use of precast allowed each building to be erected from the same material but was customizable enough so that each school could have their own identity through colors and design.

The front exterior of Maplewood Elementary School highlights precast as bookends to a projecting canopy and glass entry area while the exterior of the large precast storm shelter acts as a billboard with the school's name displayed in giant letters and an abstracted green leaf pattern bringing interest and color. Biophilic design was key to the interior and exterior design concept, so a "bark" inspired formliner was selected to provide heavy texture for a full sensory experience as well as an homage to Maplewood's maple tree namesake. The formliner is segmented with diagonal custom reveals that create angular abstracted leaf shapes. Tones of green post-applied stain were applied to give pops of color to the interior and exterior, bringing the leaves to life.

Near the entry, an outdoor classroom is partially enclosed to serve both students and community. Here the shadowing on the textured formliner plays with other architectural elements to make a substantial impact.





In the classroom wings, the brick and formliner finishes are carried through, breaking down the scale of the large exterior wall. The thin brick was laid in a vertical running bond pattern. This pattern along with the brown custom blend gives resemblance to tree bark and plays into the biophilic patterning and colors found throughout. Running the brick vertically was also a playful way to celebrate precast with thin brick as a material, since this pattern could not be achieved with traditional masonry.

The window pattern in the classroom wings was designed to be “playful” with windows of assorted sizes and elevations. This pattern was carefully developed to look random but still have repetition across precast panels. While the windows from the exterior appear random and whimsical, inside the classroom they are perfectly sized and located to provide views and daylight while leaving precious wall space for furniture and student personalization.

Upon entry into the building a large commons/cafeteria space showcases the

interior wall of the storm shelter as an interior design feature. Here, the biophilic green leaf pattern and bark-textured form liner are showcased as an interior wall finish. (The design team and district appreciated the durability and textural nature of precast when utilized on the interior.)

The project utilized 116 structural insulated architectural wall panels for a total of 27,809 square feet. Eleven structural double tees (6,646 square feet) were also used in the project.



Architect: **Hollis + Miller Architects**
 Engineer: **Hollis + Miller Architects**
 Contractor: **McCown Gordon Construction**
 Precaster: **Mid America Precast Inc.**
 Precast Concrete Specialty Engineer:
TEG Engineering
 PCI Certified Erector: **Building Erection Services Co.**
 Owner: **North Kansas City School District**
 Location: **Kansas City, MO**
 Year of Completion: **2022**

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Elk Ridge Elementary & Silver Ranch Elementary

The Bismarck Public School District has experienced rapid growth in recent years – growth that led to larger class sizes and longer commutes for many students. Built to address these challenges, the Silver Ranch Elementary and Elk Ridge Elementary Schools aim to provide a solution that not only eases the burden of transportation but also ensures smaller class sizes for students throughout the district.

Silver Ranch Elementary and Elk Ridge Elementary used the same structural design for their campuses, but they wanted different exteriors to set each school apart. The two schools were constructed simultaneously and share an identical footprint and overall design. However, they each display their unique character and charm through distinct exterior features. Together, these twin schools stand as a testament to the commitment of the community to provide exceptional educational facilities while celebrating the diversity and individuality of their neighborhoods.

The advantages of using prefabrication for these projects were multifaceted. Prefabrication offered consistency with previous schools in the region, aligning with the preferences of architects and engineers familiar with precast construction. Additionally, prefabrication accelerated the project's timeline, allowing for a quicker turnaround and the opportunity to enclose the buildings swiftly, enabling interior work to proceed even in the challenging winter months.

Each school utilized the following:

- 167 Architectural Insulated Wall Panels, totaling 32,673 square feet.
- 5 Architectural Solid Wall Panels totaling 600 square feet.
- 41 Structural Solid Wall Panels totaling 7,788 square feet.



Elk Ridge Elementary



Silver Ranch Elementary

Each school features the following:

- 24 Classrooms
- Two Pre-K Classrooms
- Two Music Rooms
- One Gymnasium
- One ED Classroom
- One ID Classroom
- Three Specialized Classrooms
- Three Collaboration Spaces
- Commons / Cafeteria
- Kitchen
- Two Playgrounds

Elk Ridge Elementary

Inspired by the contemporary housing located in the Elk Ridge development, Elk Ridge Elementary School's design makes it an attractive and cohesive addition to the neighborhood. The school can house a total capacity of 500 students, ensuring that as the residential development continues to grow, the school can adapt and expand without the need for portable classrooms.

The school design includes innovative design features the use of formliner

Elk Ridge Elementary



living together. A natural fit to this ideology was an elementary school.

The 70,000 square foot school utilized architectural insulated wall panels for the building. These wall panels were a combination of form finish brown blocks at the base with a barnwood formliner on top. Poured in gray, the barnwood formliner ran vertically with field staining by Nawkaw for a realistic wood aesthetic.

These two projects show the versatility of prefabrication. One footprint with two vastly different aesthetics!

Architect: **Icon Architectural Group**
Engineer: **CW Structural Engineers**
Contractor: **Northwest Contracting**
Owner: **Bismarck Public Schools**
Precaster: **Wells**
Precast Specialty Engineer: **Wells**
Erector: **Northwest Contracting**
Location: **Bismarck, ND**
Year of Completion: **2023**



with different mixes on each panel. The architectural wall panels consist of block formliner on the bottom and a random rib pattern at the tops of panels. The striking combination of charcoal and white in the two-part panels create a visually appealing facade for Elk Ridge Elementary. Working with two-part mixes and ensuring they are correctly created presented its own

set of challenges, especially considering the need to turn the form daily during the manufacturing process.

Silver Ranch Elementary

The Silver Ranch development is a community with bicycle paths, tennis courts, and other elements that celebrates families

Silver Ranch Elementary



Gretna East High School



Rapid residential growth in the Gretna, Nebraska area caused a need for a second high school. The new campus totals over 360,000 square feet, where it will be ultimately utilized by 1,600 students in the ninth through twelfth grades. In addition to the high school facility, the campus site includes competition soccer, softball, and baseball fields.

Precast concrete was chosen for its aesthetic versatility. The design called for

a very specific look on the exterior that included custom formliners that incorporate Gretna student-designed images. The Gretna East Griffins colors are gold, silver, and black, and the school's identity as the Gretna East Griffins reflected in the exterior of the building further enhances the sense of community and pride that will resonate with students, parents, and residents.

Coreslab Structures (Omaha) Inc. produced 438 wall panels for the school. Various

finishes and colors were used to promote the design aesthetic that included the use of custom formliners, thin brick, various finishes (acid etch and medium sandblast), and colors (black, gray, and buff).

Because the school was slated to open to about 750 freshmen, sophomores and juniors for the fall start of the 2023-2024 academic year, the construction schedule was also a major influencing consideration when precast concrete was chosen for the project.



Architect: **DLR Group**
Engineer: **DLR Group**
Contractor: **MCL Construction**
Owner: **Greta Public Schools**
Precaster: Coreslab Structures (Omaha) Inc.
Precast Specialty Engineer: **Infrastructure**
PCI Certified Erector: **Davis Erection**
Thin Brick Manufacturer: **Endicott Thin Brick**
Formliner Manufacturer: **Architectural Polymers**
Image Credits: **Brad Anderson-
Architectural Photography Inc.**
(architecturalphotographyinc.com)
Location: **Gretna, NE**
Year of Completion: **2023**

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Rock Ridge High School



In 2020, the northern Minnesota communities of Virginia and Eveleth-Gilbert recognized a shared desire to elevate education quality for future generations and took the bold step to consolidate into the new Rock Ridge School District. A new Rock Ridge High School was a product of that collaboration and consolidation.

At the center of school life in the new high school, a multi-story Innovation Commons connects all three building levels, establishing an open, cohesive atmosphere. The design embraces and reflects the region's geological nature while mimicking the color and texture of the local rock outcroppings. The local community supports not only the school's amazing educational opportunities, but investment from local industries and businesses also supports

three gyms, a community pool, and a performing arts center.

The nearly 300,000 square foot structure is a combination of precast walls and floor plank, steel framing, cmu bearing walls, and metal stud infill. Exterior finishes are architectural precast concrete, brick, and metal panels.

Precast was chosen for this project because:

- Precast construction schedules are less impacted by winter weather, so using precast was advantageous to this project because construction was scheduled to start in the late fall / early winter months.
- Long span (102') double tees were utilized for the pool roof. This was done to eliminate the need for columns/beams to

create a more efficient and open space.

- Stadia risers were used to construct the seating for the pool area, simplifying the construction sequencing and improving the schedule for the pool area.
- The classroom wings were constructed with steel columns/beams and hollowcore for the floor structure. This achieved desired head heights, and fire ratings. There are solid precast walls separating the wings that also provide the required fire separation.
- The gym was constructed with architectural insulated walls, and hollowcore was used to support the gym floor. Locker rooms were built beneath the main gym under the hollowcore.



Architect: **Cunningham Group**
Engineer: **Northland Consulting Engineers**
Contractor: **Kraus-Anderson**
Owner: **Rock Ridge Public Schools**
Precaster: **Taracon Precast**
Precast Specialty Engineer: **Midwest Structure Engineering**
PCI Certified Erector: **Wysan Precast Services**
Location: **Virginia, MN**
Year of Completion: **2021**



The Fred



Weis Builders began construction on “The Fred,” a resort style living apartment building in Pentagon Park adjacent to the 43-acre Fred Richards Park in Edina, MN. Construction began in fall of 2021 and opened in the summer of 2023. The building



houses 408 market-rate dwelling units, 530 indoor and fifty outdoor parking stalls, an indoor pool/spa, fitness center, pickleball/sport courts, golf simulator and more. Tenants will have long views due to the projects U-shape surrounding the courtyard area. The Fred will provide a unique contemporary feel in the park district.

Molin Concrete Products Company partnered with Weis Builders in early 2021 to begin budgeting and provide design assistance for The Fred. The architect had decided to utilize Molin’s precast wall panels to optimize the project schedule and provide a finished product that was installed onsite. By doing this, the contractor would not have to have additional exterior facades installed by other trades after Molin’s precast wall panels were erected. The architect and owners selected thin bricks that could be cast into the exterior face of the insulated precast wall panels. Once project budget and the structural systems were in place, Molin’s project management team worked with Weis Builders, BKV Architects, ERA Structural Engineering (the structural engineer) and with ERA Structural

Engineering’s precast division to produce shop drawings/design for the precast products. During this process, Molin’s team finalized precast samples, mock up panels and coordinated with the contractor/design team to ensure the owner had a clear vision of the panel aesthetics.

One of the key advantages of precast construction versus traditional building systems is site logistics. When Molin mobilizes and begins installation, there is a crew of six individuals and the crane. Designated storage areas for scaffolding, pallets, steel, and form materials assume valuable space on tight jobsites. Building systems that incorporate precast create a safer, more organized jobsite, and reduce the amount of necessary labor during precast installation.

Precast quantities:

- 105,713 square feet of 8” hollow core plank
- 79,355 square feet of 12” hollow core plank
- 10,823 square feet of solid slab plank
- 6,786 lineal feet of prestressed beams
- 3,185 lineal feet of precast columns
- 9,961 square feet of non-insulated precast wall panels
- 35,123 square feet of thin brick, insulated precast wall panels.

Architect: **BKV Group**
Engineer: **ERA Structural Engineering**
Contractor: **Weis Builders**
Owner: **Solhem Development Group and Lumen Design and Development**
Precaster: **Molin Concrete Products Company**
Precast Specialty Engineer: **ERA Structural Engineering**
PCI Certified Erector: **Molin Concrete Products Company**
PCI Certified Thin Brick Supplier: **Metro Brick**
PCI Certified Thin Brick Producer: **Endicott**
Location: **Edina, MN**
Year of Completion: **2023**



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The Steel District Office



Once the site of a hundred-year-old steel manufacturing plant, a new development has emerged that overlooks Sioux Falls, South Dakota's namesake landmark. The development is not only historic by changing the city's downtown landscape after 100 years but is also making history with the use of structural Ultra-High-Performance Concrete (UHPC) in a total precast mixed-use office building.

looking for an alternative product solution that provided large span clearances but also coincided with the project's timeline and cost evaluations. What they got in return was a new structural precast concept with even more benefits than initially anticipated.

Precast was already in the scope of material for the façade and adjacent parking structure. During preconstruction

discussions, the Gage Brothers recognized the developers' structural predicament. The idea of an all-precast solution was proposed, and the plan took root. Utilizing an all-precast design (which included UHPC) removed material instability from the project scope and improved interior flexibility, giving the developer a structural solution they were looking for.

We all have been waiting a long time to see how UHPC could transform our industry. We now have a significant example that demonstrates how developers, building owners, and architects can design structures differently going forward by using an innovative UHPC approach. This is a revolutionary game changer for our industry, so no more waiting... let's get to know about how one precaster and one developer took a chance and built something extraordinary.

This story is one of conversion and how UHPC solved a dilemma during a time of unpredictability. The opportunity presented itself at a time when steel prices and availability were volatile. The developer was





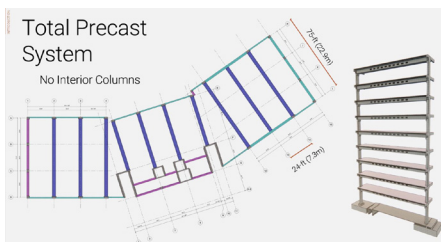
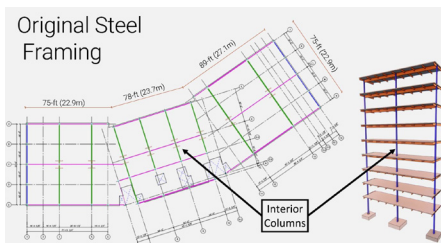
To further solidify this idea, Gage Brothers commissioned an engineering firm to compare a UHPC beam system to the original steel design. What the renderings showed was that a 70' long UHPC beam could replace two traditional 36' steel beam spans while at the same time eliminating the need for vertical columns seen in structural steel and traditional precast arrangements. The original steel design also included bracing elements, which now could be taken out leaving a much

cleaner framing system. Gage Brothers, the developer, and the architect agreed to move forward utilizing structural UHPC components.

To complete the structure, the objective was to supplement UHPC in key places while keeping traditional cost-effective precast, such as hollowcore, in the design. Insulated wall panels embedded with rich dark brown thin brick complementing the historical district were used to enclose the building.

the long-term viability of this project. Future conversion and utilization of the space will not be a concern as the years go by.” What you get is improved space utilization, functionality, and flexibility that caters to that era’s modern interior preferences.

This groundbreaking movement forward in precast construction is the starting point of the next generation of building design. UHPC has a place in structural design and this award-worthy project is a prime example of incorporating innovative ideas that create great results.



Expansive windows, not obstructed by steel bracing, overlook gorgeous views of the city’s waterfall park and downtown entertainment venues. Moving from top to bottom, floors nine through three house business offices with impressive open floor plans for tenants to design freely. The second floor features a skywalk connection and shared amenities spaces while three restaurants take up the entire first floor.

The architect notes “...you can easily bring it down to the shell and not have to design around columns which provides a clean slate. That is an asset for the owner and

- Architect: **Koch Hazard Architects**
- Engineer: **e.construct, USA, LLC**
- Contractor: **Lloyd Companies**
- Owner: **Lloyd Companies**
- Precaster: **Gage Brothers**
- Precast Specialty Engineer: **e.construct, USA, LLC**
- PCI Certified Erector: **Gil Haugan Construction Inc.**
- Thin Brick Manufacturer: **Endicott**
- Location: **Sioux Falls, SD**
- Year of Completion: **2024**



Yankee Doodle Business Center



Yankee Doodle Business Center is a 112,000 square foot distribution center. The building shell consists of a faceted, cast-in thin brick precast insulated wall panel façade. The 221 precast panels are load-bearing, supporting both the roof and providing lateral stability to the structure. The primary exterior building material is insulated precast concrete wall panels. Precast concrete wall panels were selected for their durability, cost effectiveness, functionality, and ability to meet the multiple architectural finishes required on the exterior.



Exposed aggregate precast panels with horizontal and vertical articulation were used to accentuate the brick color and provide a contrasting different finish type. Precast panels which were clad with aluminum composite metal panels were also used around the primary building entrances.

Cast-in thin brick was also used, in buff and charcoal colors, both of which were utility sized and placed in a ½ running bond pattern. The architect used masses of the charcoal colored brick, which were then outlined with the lighter, buff colored brick, anchoring the building and providing vertical and horizontal interest.

Initial planning for the project commenced in the fall of 2020, with the groundbreaking happening in the spring of 2021, and construction completing in the winter of 2021. The precast wall panels were produced in three weeks by Fabcon with erection commencing in mid-September. Erection took place over ten working days averaging 22 panels per day. Had conventional construction methods been incorporated into the project an extended construction schedule would have been

realized with the setting of brick extending into cold weather. The use of precast insulated wall panels with embed thin brick avoided this scenario and allowed rapid enclosure of the building, allowing the interior finishes to be completed in dry heated environment saving the project schedule and costs.

The project used 55,832sqft of 12" Insulated Sandwich Panels, having 221 total panels, with eave heights up to 36', extending down to the footing, which was up to 7' below finished floor. The building had panels up to 41' long and 8' wide, weighing up to 22,000 pounds.

Architect: **Lampert Architects**
Engineer: **Stroh Engineering**
Contractor: **RJ Ryan Construction, Inc.**
Owner: **Endeavor Development**
Precaster: **Fabcon**
Precast Concrete Specialty Engineer: **Fabcon**
PCI Certified Erector: **Fabcon**
Formliner Supplier: **Advanced Formliners, LLC**
Thin Brick Supplier: **Summitville Brick**
Location: **Eagan, MN**
Year of Completion: **2021**



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Paul Nelson – 507-380-9423

If you are a PCI Associate Member and need to update your listing or if your company is interested in becoming a PCI Associate Member, please contact Mike Johnsrud at mike@pcimidwest.org.

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