



focus

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spring 20

Benefits of Using Precast Concrete

The benefits of using precast concrete are so mind-boggling remarkable, that we often wonder why it's not used to build absolutely EVERYTHING!

Design-Build Efficiency - Precast concrete offers an efficient delivery model for your project; allowing building construction to proceed while the design is developed.

Aesthetically Versatile - Precast concrete can take nearly any shape or size, be manufactured in virtually any color, and comes in a wide variety of finishes. With precast concrete, you are really only limited by your imagination.

Reduced Costs - Precast concrete products are manufactured off-site and are delivered ready to install when needed. This innovative process compresses project schedules, diminishes safety concerns, cuts down site disruption and shrinks overall project costs by requiring fewer trades for construction and fewer people on site.

Environment Resistant - Precast concrete structures provide superior resistance to fires, natural disasters, insects, and mold. Like no other building material, its resistance to rain, wind damage, earthquakes, termites, and decay provides lower maintenance and insurance costs. Not to mention its ability to withstand freeze-thaw cycles better than other building materials.

Thermal Efficient - Costs associated with heating and cooling can be greatly reduced through concrete's thermal mass benefits.

Low Maintenance - The exterior of a precast concrete structure can be left unpainted without damage from the elements. Precast concrete interiors are less subject to damage and easier to wash.

Sound Control - Because of concrete's density, precast buildings absorb sound making it an ideal choice for commercial and residential buildings.

Wi-Fi Compatible - With offices increasingly wired for information technology, it is good news that precast buildings do not interfere with radio signals, local Wi-Fi or internet networks.

Want one more benefit? Precast concrete is completely recyclable, making it an environmentally friendly choice.

So, the question remains... Why aren't we building absolutely EVERYTHING out of precast concrete?



Mike Johnsrud, Executive Director

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Millwright Building



Gage Brothers manufactured the precast concrete for the Millwright Office Building. Located in Minneapolis, the approximately 200,000 square foot, four-story structure abuts the Wells Fargo towers. The entry plaza, designed with a set back from Portland Avenue, creates a full “walk to the park” experience.



The building was designed in the style of historic brick warehouses of Minneapolis, with arched and steel-like divided windows, and has been carefully detailed to enforce the perception of an old building that blends in with the Minneapolis Historic Mill District.

To achieve that historic look, careful selection of the brick, steel, and windows was crucial. Though the initial inclination was to build the envelope with hand laid brickwork, schedule challenges dictated using precast concrete with thin brick. That decision cut two months from the original construction schedule, which allowed early occupancy and additional income to help support the budget.

The tumbled rough edge Belden brick was the perfect match that met the design intent, and the façade was detailed with meticulous consideration to hide control joints and define precast concrete panel and window sizing. Multiple options for mortar color, texture and mix were considered to achieve the desired aesthetic, along with experimenting with different liner options and brick wash to balance the desired vintage look of the building’s façade.

All original cornices and moldings were detailed and incorporated within the precast concrete panels. Caulking colors varied between horizontal and vertical joints to provide an authentic look and minimize joint perception. The precast concrete joints in the arches are barely discernible to the naked eye. Precast concrete panel ties and connections were carefully designed to allow for the exposed structural concept of the interior.

In total, 26,000 square feet of architectural precast panels, 225 pieces with cast-in thin brick, was used on the project. The precast concrete production start date was July 2016 with the precast concrete erection completion date of August 2016. The overall project, which was completed in March 2017, cost approximately \$30 million.

Architect and Contractor: **Ryan Companies**
Precaster: **Gage Brothers**
Thin Brick Manufacturer: **Belden Brick**
Location: **Minneapolis, MN**
Year of Completion: **2017**

Gage
Brothers
www.gagebrothers.com

Delmar Gardens Office Building & Parking Garage



This five-story, 125,000 square-foot, \$30 million office building is the third in the Delmar Gardens Chesterfield campus. Additionally, it is the first Class A, multi-tenant office building to be built in West St. Louis County since 2008.

The office building is a steel structure with a tinted precast concrete facade. The precast cladding is constructed from 438 pieces (27,300 square feet) of solid wall panels that were erected in 37 days.

The core and shell finishes consist of an open, two-story main entry lobby, a fitness area on the first level and restrooms for each level from one through five. The lower level of the office building includes 25 spaces of VIP parking.

The Delmar Gardens project also features a free-standing, 520-space precast parking garage that was constructed simultaneously on the same site as the office building. The parking garage is a structural precast

concrete deck with four levels of parking. Precast concrete utilized in the construction of the parking garage included 116,200 square feet of un-topped double tees, 1,100 linear feet of precast concrete columns, 730 linear feet of precast beams, 14,700 square feet of exterior spandrels/infill panels, 3,000 square feet of shear walls, 5,700 square feet of stair/elevator shaft walls, 6,600 square feet of light walls, 1,100 square feet of precast concrete stair units and 420 square feet of floor slabs / roof slabs. The 223-piece precast parking garage was erected in 39 working days.

Precast was the natural selection for this project because it is part of an existing campus where precast structures have consistently been used with a high degree of success. As a result, the finishes and color selections for the office building and parking garage were all based on the owner's desire to match or blend with other existing structures in this campus area.

Architect: **Gray Design Group Inc.**
Engineer: **Alper Audi, Inc.**
Contractor: **Clayco, Inc.**
Owner: **Delmar Gardens Enterprises**
Precaster: **MPC Enterprises, Inc.**
Precast Specialty Engineer: **eConstruct**
PCI Certified Erector: **Concrete Strategies**
Location: **Saint Louis, MO**
Year of Completion: **2016**



www.mpcnet.com



Bluff View Elementary School Addition



existing features and will tie the addition to the school.

Molin provided completed facility tours to the architect and sample requests to assist the owner and design team in selecting the final building aesthetics. Molin prepared shop drawings and engineering services while working with the design team to finalize construction drawings in order to meet the project's required construction schedule.

Throughout the process, Molin's project manager and field superintendent coordinated site access, crane and trucking logistics, safety and installation plans with Kraus Anderson's project managers and job superintendents to make sure installation was completed safely and on time.

Bluff View Elementary School recently completed an addition to an existing school in Lake City, MN. The addition included a new gymnasium along with many other facility upgrades. This new addition will support the faculty and provide the students with a school ready for future growth.

Molin Concrete Products worked with Kraus Anderson (Rochester), MLA Architects, and LS Engineers throughout the project budgeting, and design development and was selected

after the bid to provide 17,000 square feet of architectural precast concrete wall panels, 2,800 square feet of structural precast concrete wall panels, and 1,100 square feet of 8" hollow core plank for the project.

The architectural precast concrete wall panels incorporate a light color with an etched finish to closely resemble the existing school accent pieces. An abrasive blast at the upper portion of the panels and cast in thin brick at the bottom match the

Architect: **MLA Architects**
Engineer: **LS Engineers**
Contractor: **Kraus Anderson Construction**
Owner: **Independent School District 813**
Precaster and PCI Certified Erector: **Molin Concrete Products Company**
Location: **Lake City, MN**
Year of Completion: **2019**



www.molin.com



New Hampton High School



New Hampton High School expanded their pre-existing building during the summer of 2018. The expansion included new athletic facilities, classrooms, a shop department and Middle School wing to accommodate their actively growing student population.

The expansion encircled the existing building, adding a middle school wing to the right of the high school and additional depth to the south end with classrooms and athletic facilities. A circled drive-through entrance showcases the modern appearance of the New Hampton Middle School by

displaying the building's sharp contrast of colors and textures with a silver metal sign overlay, dark beams, and red brick veneer. The building was functionally designed with two stories of classrooms that push down and around to the south end of the building in connection with the gym facilities. The east side of the building features a sunroof deck overlooking the football field for students and faculty to enjoy as well.

Insulated architectural wall panels were designed with red thin-brick veneer to contrast the existing white brick exterior of

the high school. A total of 207 panels were produced to cover the building addition. The panels consisted of insulated architectural wall panels for the exterior portion of the building as well as structural wall panels for the interior rooms. Six different styles of precast panels were used during the project. The panels varied in different sizes ranging from 14' to 28' in height. All exterior panels were finished with a thin brick veneer finish.

Precast was chosen for the design of the New Hampton project due to its versatile architectural capabilities. Because this project needed to be completed on a short time frame, precast allowed for fast erection times with a stunning brick exterior finish - cutting construction time in half compared to other construction materials.



Architect: **Purdy and Slack Architects**
Engineer: **e.Construct**
Contractor: **Cresco Building Service, Inc.**
Owner: **New Hampton Community School District**
Precaster: **Advanced Precast Company**
Precast Specialty Engineer: **Beton-Stahl, Inc.**
PCI Certified Erector: **Precast, LLC**
Thin Brick Producer: **Endicott Thin Brick**
Location: **New Hampton, IA**
Year of Completion: **2018**



www.advancedprecastcompany.com

Sterling Bank

Sterling State Bank's new corporate office features a 30,000 square foot commercial building with three levels. This project marks an expansion from the bank's current retail and corporate space of approximately 18,000 square feet.

The new site includes a complete retail banking branch, along with space for key departments including information technology, centralized loan processing, commercial lending, internal audit, accounting, electronic banking, and

bank operations. "Sterling State Bank first expanded into Rochester in 1992," said Sterling State Bank President Justin McNeilus. "Since then, we've grown along with the city, locating our corporate office here in 2001 to better support new markets. Between the growth that we have experienced as an organization and changes in banking, it became increasingly important to expand into a larger, purpose-built headquarters to support our growth."

Wells Concrete produced and erected nearly 46,000 square feet of precast concrete for this total precast project that included beams, columns, double tees, solid slabs, spandrels, insulated and solid architectural wall panels and insulated and solid structural wall panels. The new bank headquarters looks beautiful with a mix of

architectural wall panels boasting acid etch, sandblast, waterwash and polish finishes. A large white polish frames the entrance of the bank. Double tees, columns, beams and solid slabs support the interior of the building.

Precast concrete is ideal to optimize office construction by creating high performance structures. Precast concrete envelope and structural systems are used for all types of offices, from low-rise to high-rise construction, and in mixed-use applications.

Architect: **CRW Architecture + Design Studio**
Engineer: **Structural Services and Design Inc.**
Contractor: **Benike Construction**
Owner: **McNeilus Steel, Inc.**
Precaster and PCI Certified Erector: **Wells Concrete**
Precast Specialty Engineer and Drafter/Checker: **Sandman Structural Engineering Inc.**
Location: **Rochester, MN**
Year of Completion: **2019**



www.wellsconcrete.com



St. Cloud Tech High School

The new 324,000-square-foot St. Cloud Tech High School accommodates 1,600 students in grades 9-12 and cost just over \$100 million to construct. The building is divided into six integrated learning communities on two levels and features a combination of flexible learning spaces, group collaboration spaces, project and science labs and collaborative teaching spaces. Career and technical education spaces will be integrated throughout

the building. The design is intended to be adaptable for the future, support a variety of learning styles, and foster global preparedness.

Wells Concrete completed production and erection for this project at the end of June 2018 as the school opened in the fall 2019. The project included more than 100,000 square feet of precast concrete for the fieldhouse, auditorium, and pool portion of this new school. Nearly 20 pieces of stadia risers were placed in the pool area awaiting future spectators.

150 insulated wall panels showcasing a polish finish were used and erected in the auditorium and pool

areas. Polishing, which is a new addition to Wells Concrete's finish offerings, uses a series of diamond grinding wheels to polish the precast concrete surface, resulting in exposure of the aggregate with a smooth polished finish similar to polished granite. In addition to polish, acid etch and sandblast finishes were used on various wall panels and spandrels used in this project.

Architect: **Cunningham Group**
Engineer: **Clark Engineering**
Contractor: **ICS Consulting, Inc**
Owner: **St. Cloud Area School District ISD #742**
Precaster: **Wells Concrete**
2nd Architect: **IIW Minnesota**
Drafter/Checker: **Precast Detailing, Inc.**
Location: **St. Cloud, MN**
Year of Completion: **2019**



www.wellsconcrete.com



U.S. Hwy 12 Bridge over Baraboo River



Between 2011 and 2017, multiple sections of U.S. Highway 12 near Baraboo, WI underwent major reconstruction that expanded the roadway and added bridges to meet the demands of increased traffic. U.S. 12 acts as a vital bypass for the busy

vacation destination, including locations such as Devil's Lake and Mirror Lake State Parks, and Wisconsin Dells. Now, this area also boasts having Wisconsin's tallest bridges.

Spanning over the Baraboo River, two new 160-foot-tall concrete prestress bridges were constructed along U.S. 12, making them the tallest bridges in Wisconsin. One bridge is dedicated for eastbound traffic while the other for westbound traffic. Each bridge spans across four concrete pylons high above the Baraboo River and are supported by a total of 80 prestress concrete girders manufactured by County Materials Corporation. Girders for this bridge range in size from 140 feet long and 140,000 lbs. to 160 feet long and 162,000 lbs.

Lunda Construction chose Dawes Rigging & Crane Rental to lift the prestress girders into place. In May 2016, County Materials

began delivering girders to the site. Crews were given only two months to set 80 girders which were a challenge due to the area's high winds. Crews worked closely with County Materials to schedule deliveries to ensure efficient delivery and installation, resulting in an impressive rate of setting eight girders per day. Because of this exceptional coordination, in addition to girder's arriving onsite ready to install, crews finished far ahead schedule, setting all 80 girders in just over one month.

Contractor: **Lunda Construction Co.**
Owner: **WisDOT**
Precaster: **County Materials Corporation**
PCI Certified Erector: **Lunda Construction Co.**
Other: **Dawes Rigging & Crane Rental**
Location: **Baraboo, WI**
Year of Completion: **2018**



www.countymaterials.com

Hoff Family Arts & Culture Center

The Hoff Family Arts & Culture Center features new construction and renovations of the Harvester II Building - a one-time hub for farm machinery sales. The Hoff Center is a 95,000 square foot multi-use facility. Work on the \$27 million center began in June 2018 and the grand opening was held in February 2020. The four-story arts and culture center includes a 280-seat theatre for live performances, box office, classrooms, rehearsal areas, artists' studios,

a large commercial kitchen for cooking classes and more.

Precast concrete was an excellent choice for this project not only because it was able to accommodate a tight, winter construction schedule, but because it was also able to mimic and compliment the look of the adjacent existing Harvester II Building which is included on the National Register of Historic Places. 12,000 square feet of

Endicott thin brick and a grey sandblasted accent were used to accomplish that task.

122 insulated precast concrete panels of two different thicknesses and equaling 35,000 square feet were used to complete the project. Four inches of extruded insulation was used along with Nu-ties to provide continuous insulation. Forty-three 65-foot-tall precast concrete panels were used to construct the backstage area of the theatre.



Architect: **Alley Poyner Macchietto**
Engineer: **TD2 Engineering & Surveying**
Contractor: **Hausman Construction**
Owner: **PACE**
Precaster and Precast Specialty Engineer: **Coreslab Structures (Omaha) Inc.**
Thin Brick Producer: **Endicott Thin Brick**
Location: **Council Bluffs, IA**
Year of Completion: **2020**



www.coreslab.com

Col. George J Illes Elementary School

In 2014 the citizens of Quincy, Illinois passed an 89 million-dollar referendum for the construction of five new elementary schools and an addition to the existing high school. All five of the elementary schools used precast concrete products with gymnasiums constructed as FEMA storm shelters built to new ICC 500 standards.

The 67,000 square foot Col. George J Illes Elementary School was released for bids in November of 2016 with a completion date of August 2018. The new school will house an anticipated 600 students in kindergarten through 5th grade.

Inspiration for the school's design was generated by the landscape as defined by its nurseries and proximity to the Mississippi River. The connection with nature is a repeated element throughout the building with the forest canopy frieze at the top

of the precast wall panels, the abstract expression of the forest canopy in the front entrance and cafeteria clerestory; and the use of leaf shapes forms the way finding patterns throughout the building interior. The design reflects the spirit of the local community.

Insulated prestressed concrete wall provided the structural component as well as the exterior architectural finish. This finish was achieved with a special mix design and an etched finish as well as a custom form liner for the frieze at top of panels. Insulated wall panels used non-bridging thermal connectors between the wythes.

The interior side of the panels received a hard trowel finish to serve as the final finish for the classrooms and other exposed areas. Electrical boxes and conduit were also cast into the panels.

The school is named for Col. George J. Illes, who was born in Quincy and attended elementary and high school there and who then graduated from Quincy College. Upon graduation he joined the US Army and was part of the elite group known as the Tuskegee Airmen. Col. Illes spent 30 years in the service of his county and served in WW II, the Korean conflict as well as in Vietnam.

Architect and Engineer: **Klingner & Associates**

Contractor: **Waterkotte Construction**

Owner: Quincy **Public Schools District 172**

Precaster: **MPC Enterprises**

Precast Specialty Engineer: **Unity Design Inc.**

Erector: **Shortridge Construction**

Hollowcore Producer: **St Louis Prestress**

Image Credits: **Don Bieghler**

Location: **Quincy, IL**

Year of Completion: **August 2018**



www.mpcent.com



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.



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Forterra Building Products (Joel Mich) Maple Grove, MN, 763-545-7473 • www.forterrabp.com					•						•	•	•	•
Gage Brothers Concrete Products, Inc. (Tom Kelley) Sioux Falls, SD, 605-336-1180 • www.gagebrothers.com	•	•	•	•		•		•	•		•			•
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 Govert) 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 (Paul Nelson) Hawley, MN, 507-380-9423 • www.taraconprecast.com	•		•	•		•	•	•	•		•			
Wells Concrete Wells, MN, Albany, MN and Maple Grove, MN (Spencer Kubat, 800-658-7049) • Grand Forks, ND (Mike Mortenson, 800-732-4261) • www.wellsconcrete.com	•	•	•	•		•		•	•		•		•	