

PRECAST IS LIKE A MULTI-TOOL



ITS ADAPTABLE, EFFICIENT, AND GETS THE JOB DONE!

Precast concrete excels in strength, sustainability, functionality, and durability. It integrates easily with other systems and provides the versatility, efficiency, and resiliency needed to meet the multi-hazard requirements and long-term demands of high-performance structures.

YOU MATTER AND WE'RE HERE TO HELP!

In the construction industry, mental health has reached a crisis level, and we recognize the need for additional support. Many employers find themselves without the necessary resources to effectively address the mental health challenges encountered by their employees, with particular emphasis on the male demographic within their organizations.



Our campaign, "You Matter," is more than just a tagline; it's a heartfelt affirmation of the value we place on every individual within our community. We believe in fostering an environment that acknowledges the challenges individuals may face and actively supports their mental health journey.

Recognizing the need for mental health and suicide prevention resources within our industry. We understand the construction field, with its unique set of challenges and pressures, requires various support systems, including those available below.

Together, we can break down the stigma surrounding mental health and create a

culture where seeking help is not only accepted but encouraged. At PCI, we are here to help. You Matter, and so does your mental health. Explore the resources we've gathered for you by using the QR code above. Let's build a stronger, more resilient community together.



St. Croix Falls High School



In the ever-evolving education landscape, creating dynamic spaces where students and communities can thrive is paramount. The heart of the St. Croix Falls High School project was the construction of a substantial auditorium and fitness center. These facilities were developed as modern amenities for education and community use.



This project not only expanded the school's capabilities but also showcased the ingenuity of prefabrication. Insulated wall panels boasting a thin brick finish, along with sandblast and water wash features, were used to give the building a unique aesthetic – all while providing load-bearing capabilities. An artistic flourish in the project was the 16-foot-wide school logo, expertly cast into two separate panels and combined to form a full logo. This added a personalized touch to the structure and was achieved through custom-made cast-in molding. Near the back of the building where the auditorium stage is, the panels reach an impressive 53-feet in height, supporting architectural and functional design.

Through the strategic use of prefabrication and design assistance, this project not

only met its objectives but exceeded expectations. Wells was involved early in the process, collaborating with the project team. The design-assist approach ensured seamless integration of Wells building solutions for the school in the most efficient way possible. Meeting the project's tight timeline was imperative, particularly to coincide with the start of the school year.

Architect: **DSGW Architects**
Engineer: **Northland Consulting Engineers**
Contractor: **Kraus-Anderson**
Owner: **St. Croix Falls School District**
Precaster: **Wells**
Precast Specialty Engineer: **Wells**
PCI Certified Erector: **Wells**
Location: **St. Croix Falls, WI**
Year of Completion: **2022**

 **WELLS**
www.wellsconcrete.com

Graco Distribution Center



Graco, a Minnesota-based fluid-handling manufacturer, has been experiencing rapid growth in recent years, requiring more space for its manufacturing and distribution services. Phase one of the expansion included a 538,000 sf manufacturing facility and office. Phase two was the creation of Graco Distribution Center, a 530,000 sf warehouse with a 30,000 sf office area.

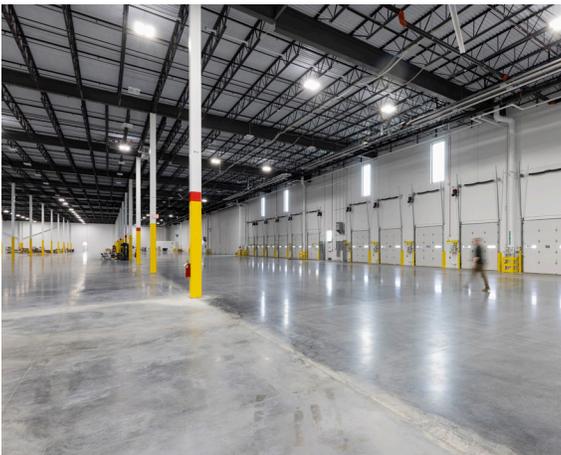
The distribution center's structure uses precast panels for the building envelope. While most of the panels span over 41-foot-tall, the office area near the entrance reaches as tall as 47-feet. Each panel incorporates a blend of finishes, including acid etch, sandblast and waterwash, with

a deliberate projection of panel elements, creating a varied and dynamic industrial aesthetic facade.

A key aspect of the design was the deliberate use of a black mix between the office area's windows, creating the appearance of a nondescript vertical strip to seamlessly complement the surrounding vertical architectural elements. By incorporating this subtle yet impactful detail, the project achieves a cohesive visual identity while effectively delineating different functional zones within the facility. Additionally, the exterior subtly complements the larger manufacturing facility nearby with its similar vertical lines and coloring.

In a strategic approach to future-proofing the distribution facility, a thoughtful design feature was implemented wherein every few dock doors are accompanied by a panel devoid of openings but featuring a discreet reveal. This design element serves a unique purpose: it provides flexibility for future growth. The small reveal is a guide where the panel can be cut open to install additional dock doors as needed, with reinforcement already built into the panel.

Graco Distribution Center's seamless and strategic use of architectural prefabrication and forward-thinking approach to scalability not only meets immediate operational needs but also lays the foundation for sustained growth and evolution in the years to come.



Durability played a large role in the decision to use a precast exterior. Shipping docks of distribution facilities experience extensive wear and tear, so precast panels, with their inherent strength and resilience, proved to be an ideal choice. Extra reinforcement was added around the dock door openings for heavy load requirements.

Architect: **JLG Architects**
Engineer: **VAA, LLC**
Contractor: **McGough Construction**
Owner: **GRACO**
Precaster: **Wells**
Precast Specialty Engineer: **Wells**
PCI Certified Erector: **Wells**
Location: **Dayton, MN**
Year of Completion: **2023**



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FBI GSA Field Office



The FBI GSA Field Office complex consists of a three-story office building (121,500 SF), single-story Annex Services building (23,000 SF), Visitor's Receiving Building (900 SF) and a covered parking canopy system. The exterior facade is primarily architectural precast concrete, which is accented by a combination curtainwall and metal panels.

Interior space includes office space for 300+ employees, executive office space, specialty use space, conference rooms, event spaces, breakrooms, lab and training space, and storage space (including high density). The Annex features vehicle service bays, office space, locker rooms, workout and training facilities. An outdoor courtyard space incorporates a presentation space, sports court, yoga area, and outdoor kitchen.

Construction involved creating a 14.5-acre continuous site, requiring demolition and relocation of roads, sanitary and storm water systems, and gas and electric utilities. Advanced security technology and materials

were integrated throughout due to the nature of the client.

Some of the specialty design/construction innovations included blast rated precast and curtainwall exterior building skin, radio frequency shielded building exterior skin, enhanced interior sound transmission protection and advance screening for staff, visitors and deliveries.

The design concept for the High-End Government Office Building was inspired by the local landscape. The form pattern on the exterior precast was designed to mimic the striations in the local rock formations and allow light and shadow to play off the depressions throughout the day.

The material and color palette of the project was selected to blend with the





local environment and play off the light and shadow patterns. The use of patterns and textures define building form with the use of two high contrast architectural precast colors (dark charcoal contrasting with light sand).

The biggest hurdle with this project was the complexity of the very specific blast



requirements. Precast AND glass curtain wall BOTH had to meet the requirements. This involved precast embeds to make it workable and a number of intricate coordination strategies on the precaster side. Enterprise Precast Concrete had to BIM model everything and do clash detection because everything had such strict tolerances. The trade members were heavily involved, holding weekly coordination meetings while working with a shared REVIT model.

Precast contributed to the sustainability of the project via recycled content and regional materials and a durable frame that allowed for additional considerations. The HVAC system for the complex consists of (3) large roof mounted air handling units that provide conditioned air to the building. A central boiler system provides heating hot water for reheating at zone terminal units located throughout each space. There is a separate energy recovery unit that provides ventilation air to the vehicle maintenance bay. Domestic hot water is generated from multiple high-efficiency water heaters in the building. All interior and exterior lighting systems are LED and the lighting controls

include daylight harvesting and a full relay control system. The building automation system controls all of the HVAC, plumbing and lighting controls to maximize energy efficiency and energy reporting. The building is expected to utilize 33% less energy than the ASHRAE 90.1 baseline system. The building is being designed around the Green Globes certification.

Architect: **Hoefler Welker**
 Engineer: **Bob D Campbell and Associates**
 Contractor: **McCownGordon**
 Owner: **U.S. General Services Administration**
 Precaster: **Enterprise Precast Concrete**
 Precast Specialty Engineer:
Enterprise Precast Engineering
 PCI Certified Erector:
Building Erection Services, LLC
 Image Credits: **Bob Greenspan photography and Enterprise Precast Concrete (completed photos)**
 Image Credits: **Enterprise Precast Concrete (plant and site progress photos)**
 Location: **Kansas City, MO**
 Year of Completion: **2024**



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City Place Corporate Center IV

City Place Corporate Center IV is a six-story building featuring efficient 33,000 square foot plates designed to offer maximum flexibility for tenants to adapt to today's changing office environment. The building was constructed using steel structural systems combined with precast concrete, glass, and natural stone to present a uniquely contemporary yet timeless design. It matches two previous precast buildings on the same campus.

Complementing the structure is a single-level elevated parking deck. Construction schedules were coordinated since the newest building and the parking structure are adjacent to one another. (The building had to go first but the subsequent parking garage needed to be complete in order for the building to open.)

From a precast perspective, City Place Corporate Center IV carried a high level of architectural precision and detail. It had granite slabs that were plant-cast into the



precast concrete at the base and various accent areas throughout. The exposed finish areas of the precast concrete had more than one mix design in the same pieces along with multiple finishes (sandblast and retarder). The architectural precast concrete accenting the glass is a great example of how precast can be used well with other materials. The end result is a visually striking building that brings value to this cohesive campus.

There were 16,265 square feet of vertical precast made up of 168 pieces used in this project. The project was cast locally out of Enterprise Precast Concrete's most recently

opened production facility in Kansas City, KS.

This was a complex design, so from a production standpoint it took much longer to set up than a typical job. There was a great deal of effort required to make sure that everything was in the correct spot. The project was built up in form with plywood, setting it $\frac{3}{4}$ " off the production floor. The precaster also had to crane the pieces of granite into the plant (to be set and then cast into the precast) each day, taking great care so not to damage or break them.



Architect: **Hoefler Welker**
Engineer: **Bob D Campbell and Associates**
Contractor: **Titan Built, LLC**
Owner: **Block Real Estate Services, LLC**
Precaster: **Enterprise Precast Concrete**
Precast Specialty Engineer:
Enterprise Precast Engineering
PCI Certified Erector:
Building Erection Services, LLC
Parking Garage Precaster: **Coreslab Structures**
Parking Garage PCI Certified Erector: **Doherty Steel**
Image Credits: **Jacia Phillips | Arch Photo KC and Enterprise Precast Concrete**
Location: **Overland Park, KS**
Year of Completion: **2024**



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H+H Kia – Steel Ridge



After being at their current Kia location since 2010, H+H Kia is moving to a new facility in the all-new Steel Ridge development at Highway 370 & I-80 in Papillion, NE. The Kia dealership will boast an office / showroom, and a separate service area. The new building's exterior will feature metal panels, glass, and precast concrete finished with an acid etch.

The precast concrete used a standard mix with a blend of white and gray cement. The structure utilized 79 insulated precast concrete wall panels equaling 26,127 square feet.

Precast concrete was chosen for this project for its speed of construction, versatility, and energy efficiency.

This was a complex design, so from a production standpoint it took much longer to set up than a typical job. There was a great deal of effort required to make sure that everything was in the correct spot. The project was built up in form with plywood, setting it $\frac{3}{4}$ " off the production floor. The precaster also had to crane the pieces of granite into the plant (to be set and then cast into the precast) each day, taking great care so not to damage or break them.



Architect: **RDG Planning & Design**

Engineer: **TD2**

Contractor: **Lueder Construction Company**

Owner: **H+H Kia**

Precaster: **Coreslab Structures (Omaha) Inc.**

Precast Specialty Engineer:

Coreslab Structures (Omaha) Inc.

PCI Certified Erector: **Atlas Steel Erection**

Location: **Papillion, NE**

Year of Completion: **2024**

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