



# focus

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winter 20

## hos·pi·tal·i·ty

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### HILTON DES MOINES DOWNTOWN

#### Project Team



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RDG Planning and Design



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Raker Rhodes Engineering



*Contractor:*  
Ben Bunge  
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Photo: Jacia Phillips, Arch KC Photo

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# Sri Saibaba Prayer Center



Just steps from Chaska's western border, a mysterious turn lane leads to a newly paved road that ends in a farm field. An amazing building emerges from a sea of green grass (or snow): a mandir designed to worship the Indian saint Saibaba of Shirdi.

Mandir means a temple that is used for prayers and worship services, is a word



used in Indian languages by people following Hinduism, Jainism, Sikhism and Buddhism, and is a sacred place with divine energies. Since Saibaba of Shirdi originated from India with a predominantly Hindu population, a place of worship of Saibaba is commonly known as "Sri Saibaba Mandir." Sri means "holy" or "revered."

Sri Saibaba Mandir, originally incorporated as Shirdi Saibaba Prayer Center, is non-denominational in nature and is open to all. The activities at the Sri Saibaba Mandir include daily prayer services, weekly congregations and celebration of other occasions of importance for Saibaba of Shirdi followers.

The mandir looked for suitable locations within the Twin Cities area, and although there were other locations available, the present site in Chaska was found to be the most suitable for the construction of the temple.

Wells Concrete's phase of construction included the precast outer two-level building that houses Sri Sai's sanctum on the main hall, and the dining area and kitchen in the

lower level. Outside of Wells Concrete, this phase also included the construction of the parking area, stormwater management, drainage, well construction, and electrical.

The exterior walls were constructed with custom architectural precast concrete insulated wall panels with a form-liner texture and projecting features around the upper windows. The design intent is to resemble a mid-20th century Hindu temple in the Maharashtra state of India. Precast concrete floor planks were used to support the second level worship area. The floor planks provided long open spans and the concrete mass helps to minimize floor vibrations.

Architect: **Auromira Architects, LLC**  
Engineer: **Palanisami & Associates**  
Contractor: **Da Vinci Custom Homes**  
Owner: **Sri Saibaba Mandir**  
Precaster and PCI Certified Erector: **Wells Concrete**  
Location: **Chaska, MN**  
Year of Completion: **2019**



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# Edison District: Five-Story Mixed-Use Office Building and Parking Garage



This new mixed-use office building and parking garage are among a group of buildings that includes an existing one-story retail building, an existing church building, and a parking lot surfaced with brick pavers. These buildings, located on an entire block in historic downtown Overland Park, Kansas, had to be renovated with a consistent aesthetic. Textured thin brick in a highly upscale architectural precast façade was the unifying factor that tied the tower building to the adjacent garage and more importantly, fostered a visual connection with the rest of the historic district in which it is located.

## Artisan Brick Texture:

The architect selected an Artisan brick with a heavy sculpted texture. The rough texture of this brick provided a unique visual differentiation from other office buildings in the area. It also provided an appearance of quality and craftsmanship that reinforced the scale of this old suburban downtown mixed-use district. But this heavy brick texture had not been set in standard thin-brick precast form liners before, so several test samples were mocked up to verify that this would work. A flawless finished product was made possible because of a thorough quality control approach during the forming and casting process.

## Precast Color Quality:

The design architect required the lintels at the artisanal brick areas to be a very white finish. The mix formula to achieve this white finish is expensive. To keep costs within the given budget, the precaster arrived at a two-step casting process that minimized the exposed

lintels and trim areas to an acceptable surface area. Once these high quality white precast mix areas were placed, a less expensive grey concrete could be used to offset costs. Without this creative solution either the panels would have to be cast solely in the expensive mix, or cast entirely in the greayer mix, and neither option would have been acceptable.

## Quality Control:

To assure the three brick colors, four precast mix colors, and the detailing of design features were compatible and of the required quality, mockups had to be prepared and delivered on site. The architect and precaster worked together to develop four sample panels that included all critical aesthetic details and conditions. These sample panels gave the architect and building owner confidence in the final constructed products. Window systems and sealants could also be installed on these sample panels to assure that other attached systems were compatible with the precast elements.

By embedding thin brick into the precast panels, considerable time was saved over a conventional brick wall system. The steps required for hand setting each masonry unit was avoided, and the additional time needed to set sheathing and waterproofing was not needed. The architect estimates that two to three months' time was saved by using the precast system.

Architect: **The Opus AE Group**  
Engineer: **The Opus AE Group**  
General Contractor: **Opus Design Build LLC**  
Owner: **Edison District**  
PCI-Certified Erector: **Doherty Erectors**  
Precast Concrete Specialty Engineer:  
**Enterprise Precast Engineering**  
Precaster: **Enterprise Precast Concrete**  
Additional Precaster:  
**Coreslab Structures (Missouri) Inc.**  
Thin Brick Manufacturer:  
**Endicott Thin Brick & Tile, LLC**  
Location: **Overland Park, KS**  
Year of Completion: **2019**



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# Mark Twain Elementary School

Mark Twain Elementary in Bettendorf, Iowa opened its doors to 450 students last December after 14 months of construction. The new 65,000 square foot educational center features modern learning concepts in a traditional school design, with plenty of windows and natural lighting, large common areas, and access to smart technology throughout the building. Architects worked to design and construct an inviting building



that is energy efficient and visually appealing. The large, open construction used a variety of materials and finishes, highlighting different textures and visual nuances.

Precast concrete was selected for use in the exterior walls of the building. The top of the insulated wall panels utilized formliners, and the bottom featured brick finishes for a total of 25,257 square feet of precast concrete, consisting of 128 pieces. Precast Concrete was chosen for its ability to color match, enhance the building design, and complement the steel roof. The 10' wide, flat precast concrete panels were also chosen because they could achieve a curved radius wall, a special architectural feature that the design team wanted to implement into the design.

Challenges within this project

included matching the steel roof with insulated architectural wall panels to eliminate pre-thaw and ice issues, as well as bringing the architects vision of a curved building with matching colors and patterns to fruition. Managing the logistics of extra time and transportation from the production facility to the job site 12 hours away was a feat as well.

Architect: **Legat Architects, Inc**  
Contractor: **Bush Construction**  
Owner: **CSD Mark Twain Elementary**  
Precaster: **Taracon Precast**  
PCI Certified Erector: **Wysan Precast Services**  
Formliner Manufacturer: **Fitzgerald Formliners**  
Thin Brick Veneer: **Riverstone Group**  
Precast Project Manager: **Ryan Miles**  
Photo Credits: **Boyd Fitzgerald Imaging**  
Location: **Bettendorf, Iowa**  
Year of Completion: **2019**



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

# Avera on Louise Health Campus

Located at the intersection at 69th Street and Louise Avenue in Sioux Falls, South Dakota, Avera Health embarked on the largest building project in Sioux Falls history: a new 82-acre specialty care campus. In total, the campus encompasses 260,000 square feet of health care space that includes a 160,000 square foot, five-story orthopedic hospital that connects to a

100,000 square foot, three-story medical office building.

Precast concrete was used as the primary façade cladding for several reasons:

**Time Efficiency:** Using precast cladding allowed the contractor to overcome labor challenges in the market because they were able to enclose the building in less time than others systems which, in turn, allowed the interior finishes to also begin sooner.

**Aesthetics:** There were various aesthetic treatments used on this project including a simple etched finish and

an etched finish with a custom formliner pattern. A mix of split faced, honed and tapestry, polished and diamond 100 stone was utilized to give different textures and contrasting color dynamics to the building's exterior.

**Resiliency:** Precast is resilient. It resists mold, mildew, storm damage and water infiltration. In a hospital setting, these are especially important considerations.

Architect: **BWBR**  
Engineer: **Ericksen Roed & Associates**  
Contractor and PCI Certified Erector: **Journey Group**  
Owner: **Avera McKennan**  
Precaster and Precast Specialty Engineer: **Gage Brothers**  
Location: **Sioux Falls, SD**  
Year of Completion: **2019**



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



# Twin Cities Orthopedics



Twin Cities Orthopedics built a premier physical therapy and sports performance center in Waconia, MN which opened in fall 2019. With more than 21,000 square feet of space, TCO's new therapy and performance center serves as a destination for physical rehabilitation and athletic performance enhancement in the west metro. The building has areas designed to enhance this experience from a large central traditional treatment area surrounded by private treatment rooms, to a therapy pool for recovery and training, to an interior turf field for athletic training.

The clinic provides physical therapy, hand therapy, and a sports performance program. The clinic features a small fitness studio, a gym space with turf and basketball surfaces, a weight room area with rubber flooring, medical office space, a conference room with a movable glass wall, and an underwater treadmill. The design team worked hard to ensure that the facility was built to meet TCO's standards of the highest quality of care and a patient-centered team approach.

Wells Concrete produced and installed the building enclosure constructed from

precast concrete panels with a combination of a stone base created using a formliner, thin brick, and structural back-up precast concrete panels covered by metal panel. The exterior of the building utilized precast concrete including insulated wall panels and structural wall load bearing panels. The architectural wall panels façade showcases a mix of stone look formliner, cast in thin brick and acid etch features. The finish, coupled with varying levels of projecting surfaces, gives a very stylish and unique look to the building.

Architect: **Sperides Reiners**  
Engineer: **BKBM Engineers, Inc.**  
Contractor: **RJM Construction**  
Owner: **TCO Real Estate**  
Precaster and PCI Certified Erector: **Wells Concrete**  
Location: **Waconia, MN**  
Year of Completion: **2019**



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# Rice Street / I-694 Interchange

Located on the edge of Saint Paul, MN, the Rice Street / I-694 interchange was prone to bottleneck congestion, even outside of rush-hour traffic. MnDOT estimated that over 19,500 vehicles traveled the interchange each day, and that number was bound to increase as the area continues to grow. To alleviate traffic congestion, MnDOT initiated an expansive redevelopment project that would change how traffic flows on I-694. During the preliminary stages, 14

designs were drafted and evaluated for their impact on improved traffic operation, design feasibility, and construction and maintenance costs. The final design outlined the reconstruction of the existing Rice Street bridge in addition to building two bridges for entrance and exit ramps. Prestressed girders were chosen for their ability to improve operations, lower costs, and achieve a prolonged service life with minimal maintenance.

tight construction schedule. The girders ranged in length from 97 to 127 feet long. Of the girders delivered, eight went into constructing the new exit ramp and the other twelve went into reconstructing the east side of the overpass.

Through incredible preparation and coordination, all girders arrived on-time and the interchange was able to remain open at reduced capacity during construction.



Because the interchange operated as a major corridor for the region, long periods of closure were not an option. County Materials delivered twenty MN45 prestressed girders within 24 hours during the first phase of the project to maintain the

Engineer: **Minnesota Department of Transportation & SEH Inc.**  
Contractor: **Redstone Construction**  
Owner: **Minnesota Department of Transportation**  
Precaster: **County Materials Corporation**  
Photo Credits: **County Materials Corporation**  
Location: **Ramsey County, MN**  
Year of Completion: **2019**



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

# Kansas City Art Institute Student Housing: Barbara Marshall Residence Hall



The Kansas City Art Institute student housing project consists of a four-story, 227-bed student residence building with a one-story adjacent dining center. The residence hall will be the first of several projects on campus that are centered around a major initiative focused on the freshman experience that is intended to attract and retain top level freshman art students.

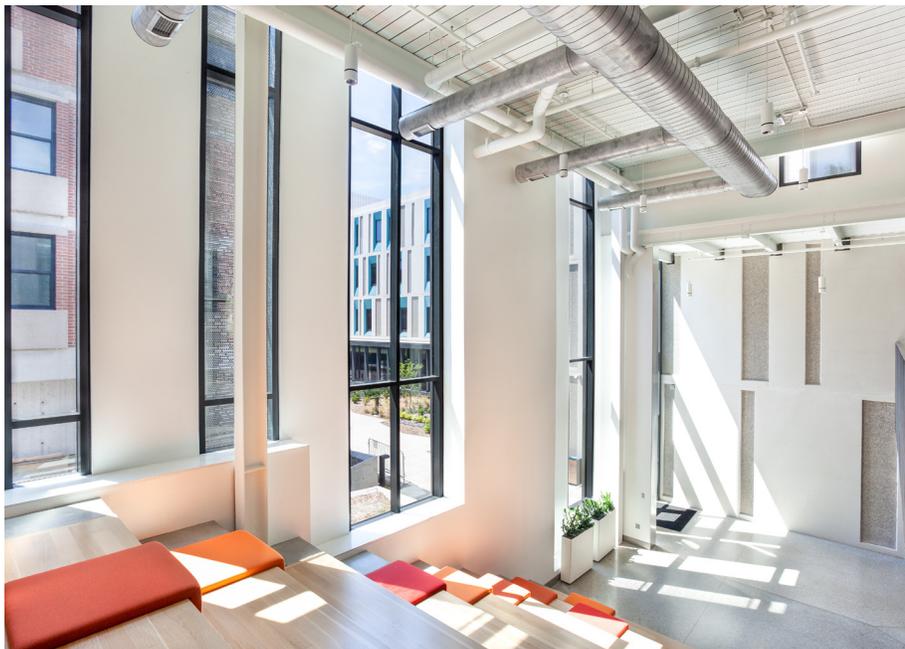
Elements of the mediums students will be studying are interwoven throughout the building's design. Students can also use areas

of the building as a canvas to showcase their own work. Spaces are designed to celebrate the individuality of each student while building community around the journey they are sharing together. Architecturally, the student housing project represents a transformational, iconic new building that compliments the history and traditions of this particular art institute while expressing its forward-thinking evolution.

Tapered windows that utilize pops of color achieved with a field applied stain are a key

design element. This design feature, when combined with the multi-finish precast exterior (a combination of acid etch combined with a retarder finish), creates a striking visual presence on the campus.

For the interior, an 'honesty of materials' theme prevails. The interior wythe of concrete (which is primarily structural gray) is left exposed with a sandblast finish. The exposed sandblast finish is seen in the corridor, study alcoves, gym room as well as the interior walls of the individual dorm rooms. In some areas, interior integral color precast panels continue to the exterior creating an unmistakable connection from the exterior to interior. That connection from the exterior to the interior is best illustrated in the panel on the back wall of the grandstand tiered seating area.



Architect: **Helix Architecture + Design**  
Engineer: **Bob D Campbell and Associates**  
General Contractor and PCI-Certified Erector:  
**JE Dunn Construction**  
Owner: **Kansas City Art Institute**  
Precast Concrete Specialty Engineer:  
**Consulting Engineers Group**  
Precaster: **Enterprise Precast Concrete**  
Location: **Kansas City, MO**  
Year of Completion: **2020**



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# Prior Lake High School Field House



Included in the bond referendum was \$46.8 million for additions to the high school, including the new activity center with four courts and a weight room. The new activity center will benefit Prior Lake in more ways than one. It's not just a facility for high school sports, but also an asset to the community.

Wells Concrete manufactured and installed more than 20,000 square feet of precast concrete components for the field house portion of this project, including wall panels and hollowcore plank. Architectural insulated wall panels showcase a beautiful mix of acid etch, sandblast and reveals for a façade that matches nicely with the high school's current exterior.

Architect: **Wold Architects & Engineers**

Engineer: **BKBM Engineers, Inc.**

Contractor: **H+U Construction**

Owner: Prior Lake - **Savage Area Schools #719**

Precaster and PCI Certified Erector: **Wells Concrete**

Location: **Prior Lake, MN**

Year of Completion: **2019**



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

At an escalating rate, high schools are becoming de facto community centers and hubs for athletics at all levels. Like the neighboring communities it serves, the Prior Lake-Savage School District has been growing rapidly, with enrollment at Prior Lake High School expected to top 3,000 in grades 9 through 12 within a few

years. With no community center to siphon off the growing demand for youth athletic facilities, the school district has shouldered the expanding load. Fall 2017, the district passed a \$109.3 million bond referendum that included funds for additional athletic facilities.



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Eric Greff, PE

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<b>Forterra Building Products</b> (Joel Mich) Maple Grove, MN, 763-545-7473 • www.forterrabp.com					•						•	•	•	•
<b>Gage Brothers Concrete Products, Inc.</b> (Joe Bunkers) Sioux Falls, SD, 605-336-1180 • www.gagebrothers.com	•	•	•	•		•		•	•		•			•
<b>Mid America Precast, Inc.</b> (Rod Tanner) Fulton, MO, 573-642-6400 • www.midamericaprecast.com	•	•	•	•	•					•	•			
<b>Molin Concrete Products Co.</b> (Bob Clauson) Lino Lakes, MN, 651-786-7722 • www.molin.com	•		•	•		•		•						
<b>MPC Enterprises, Inc.</b> (Jeff Moehle) Mt. Pleasant, IA, 319-986-2226 • www.mpcent.com	•	•	•	•	•		•	•	•	•	•			
<b>PDM Precast, Inc.</b> (Adam Petersen) Des Moines, IA, 515-243-5118 • www.pdmprecast.com	•		•	•		•	•	•	•					
<b>Prestressed Casting Co.</b> (David Robertson) Springfield, MO, 417-869-7350 • www.prestressedcasting.com	•		•	•			•	•	•		•			
<b>Prestressed Concrete</b> (Chris Govert) Newton, KS, 316-283-2277 • www.prestressedconcreteinc.com	•		•	•			•	•	•		•	•	•	•
<b>SteinBauer LLC</b> (Paul Kleinsasser) Faulkton, SD, 605-324-3302 • www.steinbauerprecast.com	•	•	•	•			•	•			•		•	
<b>Stress-Cast Inc</b> (Jim Markle) Assaria, KS, 785-667-3905				•		•								
<b>Taracon Precast</b> (Paul Nelson) Hawley, MN, 507-380-9423 • www.taraconprecast.com	•		•	•		•	•	•	•		•			
<b>Wells Concrete</b> Wells, MN, Albany, MN and Maple Grove, MN (Spencer Kubat, 800-658-7049) • Grand Forks, ND (Mike Mortenson, 800-732-4261) • www.wellsconcrete.com	•	•	•	•		•	•	•			•		•	