



# focus

[www.PCIMidwest.org](http://www.PCIMidwest.org)

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winter 24



## PCI MIDWEST'S NEW SCHOLARSHIP PROGRAM

PCI Midwest is dedicated to providing precast concrete education and assistance to the architecture, engineering, and construction industry. To that end, we are pleased to announce a new scholarship program. The scholarship awards will range from \$1,000 to \$5,000 and will be applied to the 2025-2026 academic year. In addition, scholarship recipients may receive

stipends to attend PCI Midwest and/or PCI meetings and/or events.

Applicants must be pursuing an undergraduate or graduate degree in engineering, construction management, concrete industry management, or related discipline. Applicants must be enrolled in an accredited school, college, or university

in Iowa, Kansas, Minnesota, Missouri, Nebraska, North Dakota, South Dakota or Western Wisconsin.

The application deadline is January 6, 2025. For more information on how to apply, visit <https://www.pci.org/PCIMidwest/PCIMidwest/Education/Scholarship.aspx>

# North Loop Green III



North Loop Green in Minneapolis, MN, is a 36-story multi-use building with 354 luxury rental units, 96 short-term rental units, 17,000 sq ft of ground-level retail and dining space, 14 stories of office space, a rooftop bar, underground parking, and a one-acre park – all directly across the street from Target Field. This structure adds to the already bustling area of North Loop, providing the neighborhood with a variety of desired urban luxury amenities and shared experiences.

The prefabricated architectural panels provided by Wells are horizontally orientated, have a red-brown etched finish, and include reveals, creating a consistent pattern on the high-rise exterior facade. With a 7-inch depth, each panel frames a series of windows that are recessed into the cladding. By optimizing the panel design, each window avoids a cold spot gap, improving insulation, and energy-efficiency, while reducing condensation build-up.

When bringing a multi-family residential building to life, prefabricated building components bring value in several ways. Precast panels are durable, cost-effective,

and provide better sound insulation than total glass finishes. They can be quickly erected, which is ideal for crowded urban areas with limited space. Additionally, prefabricated components are manufactured off-site and delivered as needed, reducing the need for on-site storage.

Building a quality structure requires skilled experts. During construction, concrete slabs were added for future balcony patios, and exterior lifts were installed to transport workers. As subcontractors worked on the lower levels, the Wells field crew carefully ensured that precast panels did not collide with the patios or lifts to avoid damage. Some panels had to be maneuvered between the lifts with only an inch of space on each side. The crew effectively communicated with the crane operator to prevent installation errors.

Constructing a large building in the middle of a bustling urban area requires strict planning and a demanding schedule. The general contractor provided two large tower cranes for the project, and to ensure North Loop Green remained on schedule, the Wells team worked a unique shift from mid-

afternoon to nearly 10 pm each working day while the other trades worked from dawn until mid-afternoon. This two-shift schedule allowed the cranes to be utilized all day for the diverse needs of each project partner.

To prevent on-site issues, Wells manufacturing facilities used pre-built frames that simulated building dimensions, adjustable for various heights and widths. Prefabricated panels were tested for fit and connection to ensure no interference during installation. This process guaranteed that once the panels reached the North Loop job site, installation went smoothly, quality was ensured, and the project was kept on schedule.

Architect: **ESG Architects**  
Engineer: **WSP**  
Contractor: **Kraus-Anderson**  
Owner: **BIT NLG III Investors Group LLC / Hines**  
Precaster: **Wells**  
Precast Specialty Engineer: **Wells**  
PCI Certified Erector: **Wells**  
Location: **Minneapolis, MN**  
Year of Completion: **2024**



# Broken Arrow Event Center

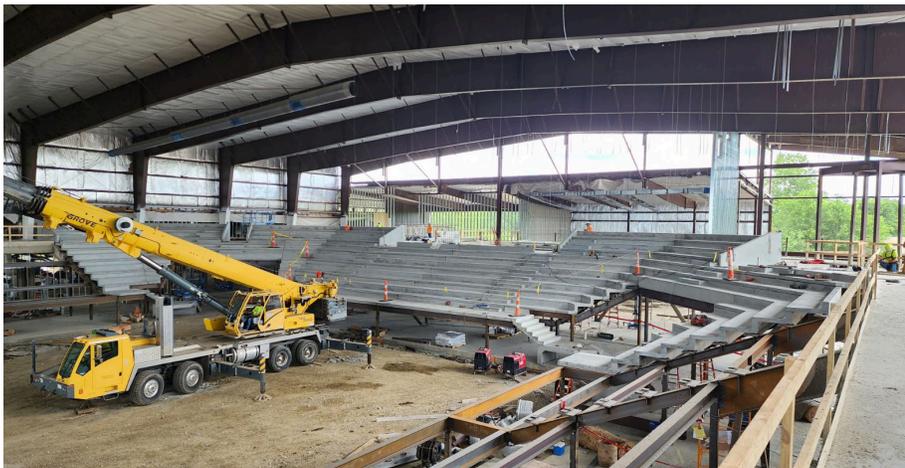


The Broken Arrow Event Center, located in Broken Arrow, OK, is a state-of-the-art facility designed to host a variety of athletic and community events. Spanning 130,000 square feet, this two-story venue accommodates up to 4,500 spectators and serves as a hub for wrestling, cheerleading, volleyball, and other activities. The center features specialized practice rooms, multiple volleyball courts - including a competition

court - a cheer practice area, a student plaza, updated training facilities for athlete therapy, and new locker rooms. The project was completed in the spring of 2024, providing the Broken Arrow Public Schools district with a modern, versatile event space.

To meet the structural and aesthetic demands of the event center, a comprehensive precast concrete solution

was implemented. The project utilized a total of 244 precast components, including 90 double risers, 28 wall panels, 54 flat slabs, 12 stairs, and 60 single risers. These elements were installed on a steel framework, allowing for longer concrete spans and contributing to the building's open and flexible interior spaces. The use of precast concrete facilitated efficient construction, ensured high-quality finishes, and provided the durability necessary for a high-traffic event venue.



Architect: **WRA Architects, Inc.**

Engineer: **Wallace Design Creative, PC**

Contractor: **Flintco**

Owner: **Broken Arrow Public Schools**

Precaster: **Prestressed Concrete Construction**

Precast Specialty Engineer: **Mike Smith**

PCI Certified Erector: **Carl Harris Co., Inc.**

Location: **Broken Arrow, OK**

Year of Completion: **2024**



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# Concordia Lutheran School Addition



The Concordia Lutheran School recently completed an addition – the third major addition to its Omaha, NE campus. After opening, it was christened “The Nancy Griffith Worship and Performing Arts Center.” Growth in student population necessitated the addition of a FEMA storm shelter, and the new performing arts center will meet that requirement.

Precast concrete was chosen because it easily meets FEMA guidelines for storm shelters. Forty-nine 14” thick insulated wall

panels and twelve wide stem double tees were used to meet the FEMA design criteria. Two fifty-five-foot-long, eight-foot-wide spandrel beams were used above the stage in the performing arts center. Each beam weighed 69,000 pounds. Fifty pieces of hollowcore were also used in the project.

A decorative formliner was used along with a buff-colored, acid etch finish. The formliner was carried into the interior building finished.

Architect and Engineer: **BCDM**  
Contractor: **Meco Henne Contracting**  
Owner: **Concordia Lutheran School**  
Precaster: **Coreslab Structures (Omaha) Inc.**  
Precast Specialty Engineer: **Infrastructure**  
PCI Certified Erector: **Atlas Steel Erection**  
Formliner: **Architectural Polymers**  
Image Credits: **Matt Corbitt**  
Location: **Omaha, NE**  
Year of Completion: **2024**

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

# Sioux Falls Regional Airport Parking Structure

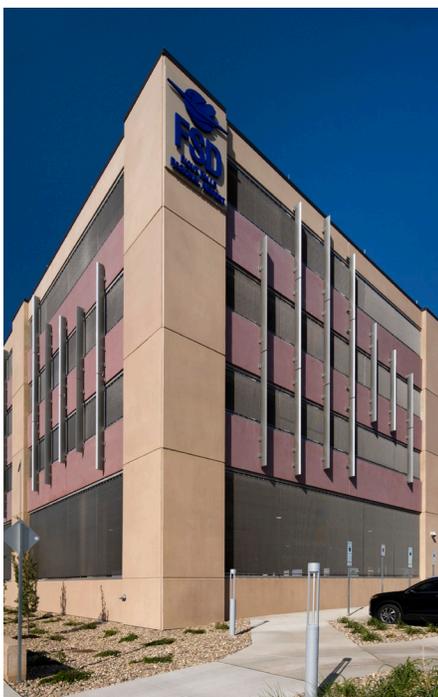


The Sioux Falls Regional Airport has significantly enhanced its infrastructure with the completion of a four-level parking structure, adding nearly 1,000 covered

spaces to accommodate increasing passenger volumes. Gage Brothers played a pivotal role in this project by providing architectural precast cladding and essential structural components.

level skyway, offering passengers a seamless and sheltered route to the airport terminal.

The successful completion of the Sioux Falls Regional Airport Parking Structure demonstrates the versatility and efficiency of precast concrete solutions in large-scale infrastructure projects. Precast concrete's contributions have not only enhanced the functionality of the airport but also added to its aesthetic appeal, ensuring a positive experience for travelers year-round.



## Architectural Precast Cladding

Gage Brothers supplied architectural precast panels in two distinct finishes. The first finish, inspired by local Sioux Falls Quartzite, features a very light sandblast finish, while the second is a light buff tone with a light etch finish. These finishes not only enhance the aesthetic appeal of the structure but also ensure durability and low maintenance.

## Precast Stair Towers and Main Stair Elevator Lobby

In addition to the cladding, Gage Brothers provided precast components in the enclosed main lobby of the parking ramp. Grey structural walls, buff-colored insulated walls, precast beams, columns, hollowcore planks, and stair units were used in this space. The main lobby connects to a second-

Architect: **TSP, Inc.**

Engineer: **Kimley-Horn, TSP, Inc.**

Contractor: **Henry Carlson Construction**

Owner: **City of Sioux Falls**

Precaster: **Gage Brothers**

Precast Specialty Engineer: **Gage Brothers**

PCI Certified Erector: **Henry Carlson Construction**

Photo Credits: **Cipher Imaging**

Location: **Sioux Falls, SD**

Year of Completion: **2024**

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Brothers

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

# Sota Shine



Sota Shine is a new concept in state-of-the-art car washes. Founded in 2021, Sota Shine has made a commitment to the environment by embracing green technology. The Maple Grove facility uses up to 85% recycled water, supplements their electricity with rooftop solar panels, and utilizes geothermal energy to heat and cool the facility. Precast concrete is the perfect building material to support these environmental goals. Precast products utilize recycled content such as steel and fly ash. Using precast components

reduces construction waste on jobsites, and the thermal mass properties absorb and release heat slowly which can lead to long term energy savings.

Precast concrete is considered an excellent choice for car washes because of its exceptional durability, resistance to moisture and chemicals, quick installation time, ability to be customized to specific needs, and cost-effectiveness, making it ideal for withstanding the harsh conditions of a

car wash environment while maintaining structural integrity over time.

For this project, the design team chose a standard grey panel with a weathered plank form liner and reveals. The panels were later stained and incorporated hand laid stone to achieve the final aesthetic while keeping costs down. Molin Concrete Products also supplied the hollow core plank to complete the striking angled roof, completing this total precast structure. Molin was able to deliver a finished building envelope to the general contractor in just two weeks.



Architect: **Mohagen Hansen Architecture**  
Contractor: **Frana Companies**  
Owner: **Sota Shine**  
Precaster: **Molin Concrete Products**  
PCI Certified Erector: **Molin Concrete Products**  
Image Credits: **Jack Clauson, Molin Concrete Products**  
Location: **Maple Grove, MN**  
Year of Completion: **2023**

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# Steelhouse Omaha



In 2018, Omaha Performing Arts (O-pa) announced plans to expand their downtown campus. O-pa's vision is to offer a vibrant destination for extraordinary experiences that engage, inspire, and connect. As part of a larger campus expansion and master plan strategy, the new venue (Steelhouse Omaha) was strategically sited along a main transit arterial to compliment The Holland Performing Arts Center and connect the city's revitalized riverfront to growing developments in downtown Omaha.

From project onset, the design intent was to create an exterior that stood out and reinforced the identity O-pa wanted to establish within this downtown campus. The building's striking use of exaggerated folds in the facade draws inspiration from the area's industrial past while infusing it with a welcoming and forward-looking vitality.

Architectural precast concrete was chosen not only for its durability but for its limitless design opportunities. The sawtooth rhythm of the design references the site's history of manufacturing, bringing a more industrial feel to a space now dedicated to creating music and providing a space for local artists and community groups to convene. The strong horizontal lines of the precast concrete plinth are further enhanced by the precast

concrete's thickened edge and smooth, acid washed face. This combination of texture and material depth creates an iconic monolithic form which is further accentuated by strong, horizontal continuous shadow lines giving the building a recognizable sense of scale at the pedestrian level.

But for a music venue, how it sounds is as important to how it looks, so another primary design concern was the acoustics of the venue. Acoustical design was vital to ensuring that the sound of the music inside the main house was optimal while also guaranteeing that the loud music did not escape the building and disturb the neighboring community. For sound containment, the building shell was reinforced so all sound was absorbed within the concrete, drywall walls, or the specially designed glass panels.

For the interior, the guiding principle was that this is, first and foremost, a music venue and it needed to perform like one. Specialty perforated metal panels with acoustic absorptive material line the walls on the interior of the house. Fabric lapidary panels hang from the roof structure to absorb and reflect sound as needed. The mezzanine back wall was intentionally angled so it did not reflect sound directly back to the stage.

The project included 82 pieces comprising approximately 12,000 square feet of finished precast concrete wall panels. The bulk of the panels are insulated sandwich panels with solid panels around the back of house areas. The insulated precast concrete panels incorporate four inches of XPS insulation giving the wall an R-Value of over 20 which will provide significant energy savings over the life span of the facility. The precast panels consisted of an acid etch finish with a unique saw tooth design that changes in dimension vertically as you go up the building. The panel's exterior concrete wythe varies in thickness from three inches at the recess to five inches at the saw tooth point. The unique panel faces were created using custom built wooden formwork.

Architect: **Holland Basham Architects**

Engineer: **Walter P Moore**

Contractor: **Kiewit Building Group**

Owner: **Omaha Performing Arts**

Precaster: **Enterprise Precast Concrete**

Precast Specialty Engineer: **Enterprise Properties**

Image Credits: **Arch Photo KC**

Location: **Omaha, NE**

Year of Completion: **2023**



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

# Twin Cities Orthopedics



This Twin Cities Orthopedics (TCO) Plymouth, MN building is the first in their network to be fully equipped with all necessary facilities, including an on-site MRI, eliminating the need to refer patients to other locations for advanced procedures. It is also the first TCO facility with three stories, making it a significant step forward in both design and functionality.

The building showcases an innovative mix of materials - brick, stone, precast, and metallic stain - all seamlessly integrated into a unified design. While TCO locations

usually follow a consistent exterior facade, the design team tries to do something creative with each new building. This project leveraged precast concrete by replacing the typical metal band seen at the tops of other TCO buildings with more cost-effective prefabricated panels stained to match the metal used in other designs.

The structure includes a load-bearing precast system, which has been refined through experience. This is the design team's fifth TCO project, and their growing familiarity with the possibilities of prefabricated systems allowed them to incorporate more advanced details, expanding the building's aesthetic options.

One of the key challenges in this project was coordinating the precast panels with the steel structure. Unlike typical designs, where precast panels rest on footings, these panels were supported by steel, which can deflect or shift under load. To address this issue, the team worked closely with engineers to ensure joint alignment and manage erection tolerances, thereby minimizing

any potential disruptions. Additionally, the unique layout of the rooms and the steel structure necessitated some irregularly shaped precast panels. Thanks to the flexibility and problem-solving skills of the precast team, who referred to this project as a "precast puzzle," these complexities were successfully managed.

The early involvement of Wells allowed the design team to fully optimize the building envelope system. With each successive TCO project, the team is pushing design boundaries while controlling costs, ultimately delivering greater value.

Architect: **Sperides Reiners Architects**

Engineer: **BKBM Engineers**

Contractor: **RJM Construction**

Owner: **TCO Real Estate**

Precaster: **Wells**

PCI Certified Erector: **Wells**

Location: **Plymouth, MN**

Year of Completion: **2023**



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



# Northwest Water Treatment Facility Generator Building



The Generator Building at the Northwest Water Facility (NWWF) in Wichita, KS, is a key element of the city's initiative to modernize and enhance its water treatment capabilities. Covering 6,888 square feet, the building was designed to house critical generator systems that ensure consistent operation of the facility. As part of a broader infrastructure project, the Generator Building combines robust engineering and practical

functionality to support the city's long-term water needs.

Precast concrete provided the ideal solution for the Generator Building, delivering durability, precision, and efficiency. The project utilized 106 precast components, including 37 flat slabs, 14 flat walls, 30 insulated walls, 15 double tees, and 10 rectangular beams. Each piece was

fabricated with a smooth trowel finish, offering a clean and uniform appearance while meeting the project's high-performance requirements. The insulated wall panels enhanced thermal efficiency, crucial for protecting sensitive generator equipment. Additionally, the use of precast elements allowed for faster installation and seamless integration into the broader Northwest Water Facility project.



Architect: **Wichita Water Partners**

Engineer: **PEC**

Contractor: **Seaton Construction**

Owner: **City of Wichita**

Precaster: **Prestressed Concrete Construction**

Precast Specialty Engineer: **Mike Smith**

PCI Certified Erector: **Carl Harris Co., Inc.**

Image Credits: **City of Wichita**

Location: **Wichita, KS**

Year of Completion: **2024**



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# 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.



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## **Splice Sleeve North America, Inc.**

135 N Old Woodward Ave #222  
Birmingham, MI 48009  
www.splicesleeve.com  
877-880-3230  
A.J. Ishikawa aishikawa@splicesleeve.com

## **Standley Batch Systems, Inc.**

505 Aquamsi Street  
Cape Girardeau, MO 63703  
800-325-8084  
www.StandleyBatch.com  
Jim Mantz - jim@standleybatch.com

## **Sumiden Wire Products Corp.**

710 Marshall Stuart Drive,  
Dickson, TN 37055  
www.sumidenwire.com  
Matt Speedy - 614-537-5988

## **Summit Materials:**

**Continental Cement**  
<https://summit-materials.com/>  
Dave Meyer 612-889-5236  
david.meyer@continentalcement.com

## **Summitville Thin Brick**

16364 US 644  
Summitville, OH 43962  
www.summitville.com  
Steve Barnhardt - 859-229-7786  
sbarnhardt@summitville.com  
Jeff Johnson - 330-831-6457  
jjohnson@summitville.com

## **Sylvan Products, LLC**

7400 SW Cherry Drive  
Portland, OR 97223  
503-639-9000  
www.sylvan-products.com  
Bryan White - 971-250-1672  
bwhite@sylvan-products.com

## **UFP Concrete Forming Solutions**

2221 Clayton Place, Lot 1  
Berthoud, CO 80513-9322  
www.ufpconcrete.com  
John Bowser 724-321-3688  
jbowser@ufpi.com

## **US Formliner**

370 Commerce Blvd  
Athens, GA 30606  
www.usformliner.com  
Zach Morrison, PE  
616-552-3958  
Zach.morrison@usformliner.com

## **Vacuworx**

10105 East 55th Place  
Tulsa, OK 74146  
www.vacuworx.com  
912-259-3050  
Justin Hendricks  
918-591-3015  
justinh@vacuworx.com

## **West Central Steel, Inc.**

105 19th Street NW  
Willmar, MN 56279  
www.wcsteel.com  
320-235-4070  
Jeff Allinder - 320-214-5228  
jallinder@wcsteel.com

## **Wire Mesh Corporation**

25219 Kuykendahl Road  
The Woodlands, TX 77375  
www.wmc-us.com | 877-962-9473  
Rusty Smith - 904-832-6592  
rustys@wmc-us.com

## **Wysan Precast Services LLC**

6189 170th Street North  
Hawley, MN 56549  
218-486-5100  
www.wysanprecastservices.com  
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](mailto:mike@pcimidwest.org).

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