PCI MIDWEST
A Chapter of Precast/Prestressed Concrete Institute

focus

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Mike Johnsrud, Executive Director • info@pcimidwest.org

summer 26

A+ SCHOOL DESIGN

The DO's and DON'Ts of designing education facilities with precast.

DO leverage precast finish options. Precast can be completely customized to fit any design.

DON'T assume form repetition will result in a monotonous, boring facade. Utilize repetitive precast forms in creative arrangements to achieve visually dynamic schools.

DO engage a precast producer during the conceptual and schematic design phases to collaborate on panel optimization, piece sequencing, and structural efficiency.

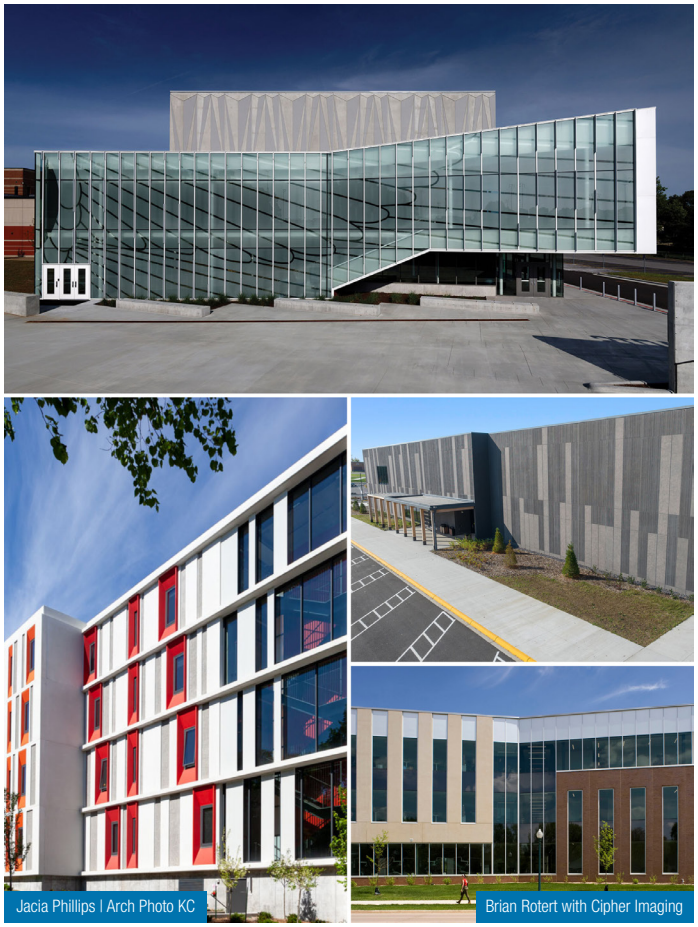
DON'T wait to contact a precaster after the design phase is complete. This delay in service often leads to costly structural redesigns and missed opportunities for speed of construction, cost savings and efficiency opportunities when building with precast.

DO utilize insulated precast sandwich panels as a single-source solution to combine structural load-bearing capacity, continuous insulation, and striking architectural finishes into one efficient piece.

DON'T over budget on multi-layered wall assemblies and separate exterior cladding trades; integrating these steps at the precast plant dramatically reduces on-site labor costs.

DO design school gymnasiums and multi-purpose spaces as dual-use facilities by integrating ICC 500 storm shelter standards directly into the structural precast from day one.

DON'T miss the critical opportunity to protect students from severe Midwest weather. ICC 500 storm shelters should be prioritized as a life-saving feature of the precast design.



Top: Aetos Center for the Performing Arts (Nixa, MO); Prestressed Casting Company. *Bottom Left:* Kansas City Art Institute Student Housing (Kansas City, MO); Enterprise Precast Concrete. *Middle Right:* Rock Ridge High School (Virginia, MN); Taracon Precast. *Bottom Right:* USD School of Health Sciences Addition (Vermillion, SD); Molin Concrete Products

Cedar Falls High School

Modern educational facilities require adaptability, durability, and a commitment to sustainability. The new 366,000 sq ft Cedar Falls High School in Cedar Falls, Iowa, is a shining example, envisioned as both a dynamic academic hub and a vibrant community resource. The primary goals for this ambitious project were clear from the start: deliver a structure with a 70-year lifespan, maximum performance, energy efficiency, and a distinctive civic presence.

The selection of precast concrete by the Cedar Falls Community School District was a strategic decision. Its modular nature not only ensured a consistent design rhythm, but also dramatically expedited construction through factory-controlled fabrication and rapid on-site installation. For interior and exterior finishes that needed to be durable, low-maintenance, and long-lasting, precast was the obvious choice. It provided a complete, resilient exterior envelope while offering a robust substrate inside the school.

As Tim Turnis, Principal and Architect with INVISION Architecture, highlights, "From the outset, the design team knew the building would need to support everything from traditional classrooms to performance spaces, athletic facilities, and fabrication labs. That meant durability, flexibility, and efficiency were nonnegotiable. Precast concrete stood out as the ideal solution—an all-in-one system that could deliver both structure and envelope while also creating large, open volumes with high ceilings.

One of the project's most impressive achievements was overcoming the "industrial" perception of flat precast panels. The solution, executed by Advanced Precast Company, involved custom tapered panels. By strategically varying the thickness of the outer wythe, the team leveraged sun angles and shadow lines, creating a dynamic façade that shifts in appearance throughout the day. This innovative approach effectively breaks up the building's massing, avoiding a monolithic look.

"Traditional flat panels risked creating an industrial appearance," Turnis notes. "The team solved this by developing custom tapered precast panels that shift in depth and catch the sun differently throughout the day, giving the façade texture, variety, and rhythm."

These panels, finished with an acid-etch and a breathable, UV-resistant acrylic stain, deliver a rich, consistent color that also protects against fading and peeling. The precast concrete was not just about looks; its performance makes this project stand out.

The high school's design integrates a composite insulated panel system featuring nonmetallic, thermal-bridge-free connectors. Each panel was constructed with dual concrete wythes sandwiching continuous rigid XPS insulation, achieving a verified minimum R-value of 15. This superior thermal performance is a cornerstone of the Cedar Falls Community School District goal for a net-zero-ready facility.

Beyond rapid erection and improved precision, precast concrete played a pivotal role in meeting the project's sustainability goals. Locally sourced and insulated, precast significantly reduced the carbon footprint compared with other cladding options. This choice also contributed to long-term maintenance savings, minimized construction waste, and reduced transportation impacts. The high-performance design strategies implemented led to energy use that's an astounding 92% better than Iowa's statewide energy code specifications.

"Cedar Falls High School supports education, recreation, and cultural life for the community," Turnis concludes. "By investing in precast concrete, the district created a landmark school that is built to last, flexible enough to adapt to future needs, and welcoming to the broader community it serves."

This article was adapted from Mason Nichols' coverage of this project. Mason is a Grand Rapids, MI-based writer and editor.

Key Project Attributes & Precast Scope

- Custom, tapered precast concrete exterior panels
- Acid-etch finish and breathable, UV-resistant acrylic stain
- Use of precast enhanced sustainability and fast-tracked the construction schedule

Project Team

Architect: **INVISION Architecture**
Engineer: **Raker Rhodes Engineering**
Contractor: **Story Construction**
Owner: **Cedar Falls Community School District**
Precaster: **Advanced Precast Company, Inc.**
Precast Specialty Engineer: **Recknagel Engineering**
PCI Certified Erector: **Cedar Valley Steel Inc.**
Location: **Cedar Falls, IA**
Year of Completion: **2024**
Photo Credits: **INVISION Architecture, Cameron Campbell - Integrated Studio**

APC Advanced Precast Company

www.advancedprecastcompany.com

Lee and Penny Anderson Arena

The Lee and Penny Anderson Arena at the University of St. Thomas is a multi-purpose athletics and events facility developed to support the university's transition to NCAA Division I competition. Located on the university's St. Paul campus, the arena serves as home to the Tommies women's and men's hockey and basketball programs.

Designed as a flexible, campus-centered venue, the facility integrates competition arenas, practice rinks, training spaces, and support areas within a compact footprint. In addition to athletics, the arena is designed to host large-scale events such as concerts, commencements, and community gatherings, reinforcing its role as a year-round destination for both campus life and the surrounding community.

A combination of structural and architectural building systems was utilized to support both the performance requirements and spatial efficiency of the facility. The approach focused on integrating multiple program elements within a constrained site while maintaining durability and long-term performance. Precast wall systems contributed to both the structural framework and the finished architectural expression of the arena, supporting speed of construction while delivering a cohesive exterior and interior environment.

The system enabled the construction of a multi-level athletic facility, most notably using elevated floor systems for the basketball court. This strategy allowed for one competition surface to remain at grade while another was constructed above, optimizing the building footprint without expanding the site.

Key project attributes

- NCAA Division I athletics facility for the University of St. Thomas
- Multi-purpose venue supporting athletics, concerts, commencements, and community events
- Located on a constrained urban campus site in St. Paul
- Multi-level design maximizing vertical space utilization
- Durable building systems designed for high-traffic, high-performance environments

Project and precast scope

- Stadia systems for main arena and practice facilities
- Wall systems supporting basketball arena and practice rink areas
- Double tee floor system for elevated basketball court
- Floor and wall systems designed for long spans and high load capacities

Project Team

Architect: **Ryan A+E Inc.**
Engineer: **MBJ**
Contractor: **Ryan Companies, Inc.**
Owner: **University of St. Thomas**
Precaster: **Wells**
Precast Specialty Engineer: **Wells**
PCI Certified Erector: **Wells**
Location: **St. Paul, MN**
Year of Completion: **2025**
Photo Credits: **Corey Gaffer Photography LLC**

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The Standard at Dinkytown

The Standard at Dinkytown is a 17-story luxury student housing community featuring 323 residential units and housing for over 1,000 students. Located near the University of Minnesota, this development marks Landmark Properties' first project in Minnesota. Designed by BKV Group, the building showcases a modern architectural approach, transitioning from a rectangular base to an "S"-shaped tower with a dynamic mix of finishes and colors. The project reflects a forward-thinking approach to student living, combining design ambition with efficient construction strategies.

The project team implemented Infinite Facade as a fully integrated building enclosure solution, consolidating traditionally separate scopes into a single system. Each panel includes preinstalled windows, insulation, and architectural finishes, significantly reducing coordination across trades. By transitioning from a design that originally incorporated hand-laid brick and metal panels to a unified prefabricated system, the team achieved aesthetic variety through thin brick, acid etch, and metallic staining.

The lightweight nature of the system eliminated the need for perimeter drop-beams, reducing floor-to-floor heights and contributing to overall project savings. In addition, comprehensive design-assist services, including modeling, constructability reviews, and logistics planning, supported a streamlined path from concept to construction.

Key project attributes

- Distinctive "S"-shaped tower design with varied exterior finishes
- Accelerated enclosure timeline supporting a fall academic opening
- Reduced structural demands due to lightweight façade system
- Consolidation of multiple trades into a single-source solution
- Extensive preconstruction and design-assist collaboration

Project and precast scope

- 160,275 gross sf - prefabricated façade panels
- 1,251 preinstalled windows integrated into panels
- Complete building enclosure system, including insulation and exterior finishes
- Thin brick, acid etch, and metallic staining incorporated into panel design
- Six-month estimated enclosure schedule with drywall-ready interiors upon completion
- Site logistics planning and schedule optimization for a constrained urban site

Project Team

Architect: **BKV Group, Inc.**
Engineer: **BKV Group, Inc.**
Contractor: **Landmark Properties**
Owner: **Landmark Properties**
Precaster: **Wells**
Precast Specialty Engineer: **Wells**
PCI Certified Erector: **Wells**
Location: **Minneapolis, MN**
Year of Completion: **2025**
Photo Credits: **Kory Kevin Studio**

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Associate Members

Abrasives Inc.
4090 Hwy 49
Glen Ullin, ND 58631
Russell Raad - 701-348 3610

Afinitas
www.afinitas.com
Jimmy Grant
Jimmy.grant@afinitas.com

ALL PLAN
8333 Glynoaks Drive, #200
Lincoln, NE 68516
www.allplan.com/us_en
Kelsi Burney – 402-326-5088
kburney@allplan.com

ALP Supply
300 Ben Fairless Drive
Fairless Hills, PA 19030
www.alpsupply.com
800.332.7090
Mark Ronning – 215-359-7279
mronning@alpsupply.com

American Engineering Testing
550 Cleveland Avenue North
Saint Paul, MN 55114
800-972-6364
www.teamaet.com
Gerard Moulzolf

Architectural Polymers, Inc.
1220 Little Gap Road
Palmerton, PA 18071
610-824-3322
www.apformliner.com
Kevin Schrock – 616-350-0779
KSchrock@apformliner.com
Marshall Walters
marshall@apformliner.com

Ash Grove Cement
1101 Cody Street
Overland Park, KS 66210
Steve Wobken 888-334-1401
steve.wobken@ashgrove.com

Beton-Stahl, Inc.
800 Wilson Ave #206
Menomonie, WI 54751
715-231-2040
www.beton-stahl.com
Corey Leith
info@beton-stahl.com

Bob's Sparkle Wash
1135 114th Lane NW
Coon Rapids, MN 55448
763-225-6500
www.sparklewash.com/centralmn/
Scott Walters – 763-225-6211

CHRYSO
62 Whittemore Avenue
Cambridge, MA 02140
www.gcpat.com
Dan Drenth – 630-391-8377
daniel.drenth@gcpat.com

Commercial Metals Company
1 Steel Mill Drive
Seguin, TX 78155
www.cmc.com
830-372-8284
Jon Kinnischtke - 719-240-0514
jon.kinnischtzke@cmc.com
Zach Honeyman - 813-514-5217
zachary.honeyman@cmc.com

CONAC
4475 River Green Pkwy, Suite 100
Duluth, GA 30096
www.conacweb.com
800-336-2598
Farid Sadri – 800-336-2598
fsadri@conacweb.com
Tony Chinn – 770-212-1575
tchinn@conacweb.com

Cresset Chemical Company
13255 Main Street, Box 367
Weston, OH 43569
800-367-2020
www.cresset.com
Jim Renda - 419-669-2041
jim@cresset.com

Dayton Superior
1125 Byers Road
Miamisburg, OH 45342
www.daytonsuperior.com
Adam Stenberg – 612-364-4158
adamstenberg@daytonsuperior.com

DRL Drafting and Design
1608 Commercial Blvd
Chippewa Falls, WI 54728
715-726-9656 - www.DRLDD.com
Don Loew 715-598-0571
don@drldd.com

e.Construct.USA, LLC
11823 Arbor Street, Suite 200
Omaha, NE 68144
www.econstruct.us
402-884-9998
Bradley Schipper - 402-680-5709
brad.schipper@econstruct.us
Alec Stubbe - 402-314-1893
alec.stubbe@econstruct.us

Egan Company
11611 Business Park Blvd N
Champlin, MN 55316
763-595-4361
https://Intellibatch.eganco.com
Don Weirens - 763-354-8325
djw3@eganco.com

Elematic Inc
19745 Sommer Drive Suite A
Brookfield, WI 53045
www.elematic.com
262-798-9777
Pekka Hitunen - 262-798-9777

Endicott Thin Brick & Tile LLC
PO Box 645
Fairbury, NE 68352
www.endicott.com
Rep: Dean Schmidt 402-729-3315

Eriksson Technologies, Inc.
13097 N Telecom Parkway
Tampa, FL 33637
https://www.eriktech.com/
813-989-3317
Joanne Dyer, Roy Eriksson

Federal White Cement
413 E Palmetto Pk Rd #644
Boca Raton, FL 33432
www.federalwhitecement.com
Zack Devecchis – 561-699-1508
zdevecchis@federalwhite.com

Fister Quarries Group / Fister Chemicals and Accessories Group
1150 Lyon Road
Batavia, IL 60510
www.fisterinc.com
www.fisterquarries.com
800-542-7393
800-339-9534
Chris Fister – 630-333-6557
cfister@fisterquarries.com
David Whelan – 630-333-6555
david@fisterquarries.com

Associate Members

GCC of America
600 S Cherry St. #1000
Glendale, CO 80246
www.gccusa.com
Chuck Cox - ccox@gcc.com
Scott Ruby - sruby@gcc.com

Hamilton Form Company
7009 Midway
Fort Worth, TX 76118
www.hamiltonform.com
817-590-2111
sales@hamiltonform.com

Heidelberg Materials
12300 Dupont Avenue South
Burnsville, MN 55337
https://www.heidelbergmaterials.us
Chad Hanson – 952-412-6932

IconX LLC
211 Saddle Ridge Loop
Edwards, CO 81632
913-208-4274
Joel Foderberg
Joel@iconxusa.com
Davis Foderberg
Davis@iconxusa.com

ILoca Services, Inc.
9S104 Frontenac Street
Aurora, IL 60504
https://semitrailers.net/
Joe Trost – joe@semitrailers.net

Industrial Services International
10310 Governor Lane Blvd
Williamsport, MD 21795
www.isi-na.com
240-618-8827
Deven Swanson – 240-618-8827
deven.swanson@isi-na.com

Innovative Brick Systems
1745 Panorama Point
Lafayette, CO 80026
www.mbrick.com I 720-890-6032
Sherry Cooney – 303-898-7489
sherry@mbrick.com

Insteel Wire Products
1373 Boggs Dr
Mt. Airy, NC 27030
www.insteel.com
800-334-9504
Rep: Randy Plitt - rplitt@insteel.com

Iowa Steel & Wire Company
1500 W Van Buren, PO Box 156,
Centerville, IA 52544
www.okbrandwire.com
800-325-5118
Troy Selvy - 641-954-4603
tselvy@okbrand.com

JVI Inc.
7131 N. Ridgeway
Lincolnwood, IL 60712
www.jvi-inc.com
800-742-8127
Todd Adams – 773-251-6344
todd@jvi-inc.com

Kafka Granite, LLC
550 E State Highway 153
Mosinee, WI 54455-1741
www.kafkagranite.com
Jason Chilson - jchilson@kafkagranite.com

Kansas City Brick Company
2001 S 45th Street
Kansas City, KS 66106
913-287-7200
www.kcbrick.com
Contact: Evan Schnegelberger

Leviat
6467 S Falkenburg Rd
Riverview, FL 33578
www.leviat.com
Angie Utterback – 515-290-4073
angie.utterback@leviat.com

Master Builders Solutions
23700 Chagrin Blvd
Beachwood, OH 44122
800-628-9990
www.master-builders-solutions.com
Jason Pitcole - 216-496-6303
jason.pitcole@masterbuilders.com

Metro Brick Inc.
3314 Winpark Drive
Crystal MN 55427
Office (952) 417-0200
Fax (952) 417-0204
www.metrobrickinc.com

METROBRICK
1201 Millerton Street SE
Canton, OH 44707
www.metrothinbrick.com
Dianne Young - 888-325-3945
dyoung@ironrock.com

Mi-Jack Products, Inc.
3111 W. 167th Street
Hazel Crest, IL 60429
708-596-5200
https://mi-jack.com/
Brent Nelson 708-955-0381
bnelson@mi-jack.com

Nordic
514 22nd Ave W
Alexandria, MN 56308
320-762-0742
www.nordicbrick.com/
Neil Jensen 320-815-0829

nVent LENTON
34600 Solon Road
Solon, OH 44139
800-753-9221
www.erico.com
Cristian Garcia - 224-200-0639
cristian.garcia@nvent.com

Owens Corning
PO Box 177
Lambsburg, VA 24351
www.owenscorning.com
336-755-0419
Jim W. Hoenig 366-755-0419
jim.hoenig@owenscorning.com

Quikrete Cement
www.quikrete.com
Dave Meyer 612-889-5236
Tony Dupay 952-256-6476

Shuttlelift
49 E Yew Street
Sturgeon Bay, WI 54235
www.shuttlelift.com
920-743-8650

Sika Corporation
1515 Titanium Drive
Ottawa, IL 61350
www.usa.sika.com

Splice Sleeve North America, Inc.
135 N Old Woodward Ave #222
Birmingham, MI 48009
www.splicesleeve.com
877-880-3230
AJ Ishikawa aishikawa@splicesleeve.com

Associate Members

Standley Batch Systems, Inc.
505 Aquamsi Street
Cape Girardeau, MO 63703
800-325-8084
www.StandleyBatch.com
Jim Mantz – jimm@standleybatch.com

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

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

TCC Materials
2025 Centre Pointe Blvd
Mendota Heights, MN 55120
www.tccmaterials.com
Eric Wymer – 651-286-1254
ewymer@tccmaterials.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.

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.

Producer Members

Key:

Architectural
Structural
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Fabcon Savage, MN 952-890-4444 Columbus, OH, Mahoney City, PA and Pleasanton, KS • www.fabcon-usa.com				•							•	•		
Mid America Precast, Inc. (Rod Tanner) Fulton, MO, 573-642-6400 • www.midamericaprecast.com	•	•	•	•	•					•	•			
Molin Concrete Products Co. (Bob Clauson) Lino Lakes, MN, Ramsey, MN and Sioux Falls, SD, 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	•		•	•		•	•	•	•					
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Prestressed Casting Co. (David Robertson) Springfield, MO, 417-869-7350 • www.prestressedcasting.com	•		•	•			•	•	•		•			
Prestressed Concrete (Brian Curtis) Newton, KS, 316-283-2277 • www.preconc.com	•		•	•			•	•	•		•	•	•	•
Rinker Materials (Marcus Orrock) Maple Grove, MN, 763-545-7473 • www.rinkerpipe.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 (Mark Wipf) Hawley, MN, 507-380-9423 • www.taraconprecast.com	•		•	•		•	•	•	•		•			
Wells (Greg Roth) Wells, MN, Albany, MN and Maple Grove, MN, 800-658-7049 • wells.build	•	•	•	•		•		•	•		•		•	
Wichita Concrete Pipe (John Oldland) Wichita, KS, 316-838-8651 • www.wichitaconcretepipe.com			•	•							•		•	