



PCI Central Region  
**PRECASTER**  
*precaster*  
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[www.pcicentral.org](http://www.pcicentral.org)

Issue 21

## 110 East Washington Street Parking Garage

*Indianapolis, Indiana*

The Hagerman Group determined a need to build a 7-level, 350 space, fully-automated parking garage on a very tight, restricted site in downtown Indianapolis. Hagerman turned to Coreslab Structures to construct the precast structure, overcoming the challenges of working out of a 2 story deep basement, having zero onsite storage, or having a place to accompany more than two precast delivery trucks at a time.

To add to the challenges, erection started during the Christmas holiday shopping season in bitter cold weather, with the only street access being on one of Indianapolis' busiest streets.

The project was a success, and the garage opened on schedule in the Spring of 2007.

*"The task of parking 350 vehicles into a ½ acre lot with a high rise building two feet away on each side would not have been possible without utilizing precast concrete."*

*Chad Baker, Hagerman Construction*

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## AIA/CES Registered *Lunch & Learn Programs*

To arrange an AIA/CES presentation for Professional Development Hours in your office, register online at [www.pcicentral.org/llp](http://www.pcicentral.org/llp). Any questions, please email [phil@pci-central.org](mailto:phil@pci-central.org) or call 937-833-3900.

*Program # Program Title & Description*

**APC07 Architectural Precast Concrete**

Learn about the aesthetic options of color, form and texture of architectural precast concrete, as well as the design flexibility and economy of using precast concrete.

**HLC07 Hollow-Core Design & Construction**

Learn the basics of hollow-core concrete floors and roofs including: design parameters, fire safety, acoustic properties, maintenance needs, speed of construction, and environmental benefits.

**PRK07 Precast/Prestressed Parking Garage Design**

Learn the basics of precast concrete parking structures including: design parameters, personal safety, fire safety, environmental benefits and the design flexibility.

**SUS06 Sustainable Design Using Precast (LEED)**

Learn the basic environmental benefits of designing with precast/prestressed concrete.

**TOPRST Total Precast Structures**

Learn the basic applications and design components of precast/prestressed concrete.

**IND07 Precast/Prestressed Industrial Structures**

Learn how precast concrete systems work with industrial buildings, including food preparation facilities, heavy manufacturing, warehouses, and more.

**SCH07 Precast Concrete Design for Schools**

Learn the basics of designing school buildings using precast/prestressed concrete, this program includes: design flexibility, acoustic properties, fire safety, indoor and outdoor environmental benefits, maintenance needs, life cycle costs and the speed of construction.

**BRID07 Precast/Prestressed Concrete Bridge Design & Construction**

Learn about the maintenance requirements, fire resistance, riding characteristics and life expectancy of prestressed concrete bridges.

**HOU07 Precast Concrete Multifamily Housing**

Learn the basics of using precast/prestressed concrete in multi-family housing.

**HPWP05 High Performance Architectural Precast Wall Systems**

Architects and others can learn about the numerous benefits of designing with a fully insulated, load-bearing exterior architectural precast wall system.



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Additions, Corrections,  
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# Cincinnati's First All-Precast School

*Cincinnati, Ohio*

Roberts Paideia Academy started out as a steel frame, brick and block school. However, to accelerate the construction schedule, the owner chose insulated architectural load bearing exterior wall panels with accent bands of embedded thin brick facing.

Roberts is a three story school built from a precast kit of parts comprising a full range of precast components. The school's design lent itself to precast, which allowed more flexibility to accommodate the unique design requirements of the Paideia curriculum.

The precast was produced off-site providing a savings versus conventional block and brick. The all-precast approach also made it easy to achieve fire ratings, faster installation and superior interior flexibility. The school is also thermally efficient and LEED friendly. It is built in the International style with an acid etched precast facade.

Construction was completed on schedule and in time for school to open in the spring of 2007.



*"The interior finish of Roberts Academy is 100% better than block. The classrooms look like they're finished in drywall."*

*Randall G. Merrill, AIA, McGill Smith Punshon*



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# St. Joseph Mercy Hospital

*Ann Arbor, Michigan*

The design intent of the new 11-story replacement tower was to capture the spirit of the existing campus while making a new statement as it looks towards the future.

Based on the design, time, budget, and the large scale of the project, brick-faced precast panels were ideal for the tower. The brick-faced precast panels also offered the architect freedom of design expression because the details were created in a controlled environment off-site. The precast panels were plant manufactured which eliminated interference with the other on-site construction operations.



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"I'm glad we chose precast concrete because it provided an economical way to achieve the warmth and character that the client desired, provided HKS with the ability to achieve our design goals, the structural engineer with additional structural capabilities, and allowed the contractor to complete the project on time and on budget."

*John Avdoulos, HKS Architects, P.C.*



Precaster: National Precast

Architect : HKS Architects, P.C.

Engineer: Ehlert/Bryan, Inc.

# Avery Dennison at Newell Creek

*Mentor, Ohio*

Avery Dennison, a global leader in pressure-sensitive materials, consolidated corporate offices and research teams for its largest division, Fasson Roll North America, into a new 222,000 square foot facility in Mentor, OH. The four-story building includes 145,000 square feet of office space and training center with 45,000 square feet of research laboratories. The new complex features labs, offices, product display areas and a cafeteria around a two-story, day-lit atrium. Sidley Precast Group produced spandrels, window panels and column covers totaling over 47,000 square feet of concrete or more than 415 pieces of precast concrete. The precast components were produced in three (3) pigmented colors including forest green, beige, and buff all with a sand-blasted architectural finish.



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(800) 536-3232



Precaster: Sidley Precast Group

Architect: ka Architecture

Engineer: Budai Engineering, Inc.

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# Action Packaging

*Caledonia, Michigan*

The owner's of Action Packaging have had years of experience building manufacturing facilities with many different building products. The facility was originally designed as a pre-engineered building, however, when the owners met with their contractor, First Companies, they were given an entirely different option, precast wall panels.

First Companies is making it their goal to set themselves apart as a general contractor and become an expert on precast buildings. The building was converted from the originally designed pre-engineered building to a building with a pre-engineered roof and precast load bearing wall panels creating a column free exterior. There were roughly 26,500 square feet of precast-prestressed insulated wall panels with both exposed aggregate and stained finishes on this project.

“Precast has definitely proven to be a great choice for Action Packaging. The ease and timeliness of watching the precast being installed was amazing. It has kept our Plant cooler in the summer and warmer in the winter with its insulating affect. I have been involved in building 3 other manufacturing facilities without precast walls and can honestly say that I would not consider a steel building again.” *Butch Stoner, Action Packing, owner*



[www.kerkstra.com](http://www.kerkstra.com)  
1-800-434-5830





# Mount Adams Incline

*Cincinnati, Ohio*

Aspen Properties, LLC wanted to build luxury town homes on the prestigious Mount Adams overlooking downtown Cincinnati. The property slopes dramatically which provided the design build team a challenge of how to get the elevated building pad to put these town homes onto.

Hoosier Prestress provided the Architect with design ideas for this precast platform on this severely sloping site with very minimal access. Hoosier Prestress worked hand in hand with the design team to fully engineer, manufacture and install 10,000 sf of 8" hollow-core, 26 pieces of 16" X 16" precast columns of varying lengths and 58 pieces of precast beams for this outstanding precast project.



[www.hoosierprestress.com](http://www.hoosierprestress.com)  
(615) 661-5198



Precaster: Hoosier Prestress

Architect: ATA

Engineer: John Woolfert, Smith/Roberts & Associates

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