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Issue 30

## Bakery Square

*Pittsburgh, Pennsylvania*

*“As Construction Manager at Risk for the Bakery Square, PJ Dick was faced with the challenge of accommodating the Owner’s need to provide parking, to-be-determined retail space, and a health club – including swimming pool – into a single structure. We selected a precast structure because it afforded the maximum space and tenant flexibility while maintaining building material consistency and construction details for the cast-in-place concrete swimming pool on the second floor.”*

Frank Babik  
 Regional Operations Manager  
 PJ Dick

Bakery Square redevelopment is a six-acre mixed-use project; the main facility was converted from an abandoned Nabisco Bakery and now features office and retail space. New structures include an Urban Active fitness facility, 992-car parking garage with retail space on the first level and a Marriott SpringHill Suites hotel.



Bakery Square is LEED Certified by the U.S Green Building Council. The “green” features include solar energy, wind energy, a green roof, as well as the sustainable attributes of precast concrete.

The original parking garage design called for a cast-in-place structure. However, during the preconstruction value engineering effort, the design was changed to precast concrete, due to the tight limited inner city site access and high volume of vehicular traffic, which resulted in a \$300,000 savings to the owner. Other benefits of using precast were a more efficient bay layout and an increased parking count at no additional charge.

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Architect: Astorino

Construction Manager: PJ Dick

# Berne Clock Tower

*Berne, Indiana*

In July, 2010 the town of Berne, Indiana presented the opening of a new landmark, the Muensterberg Plaza and Clock Tower. The 160' tall clock tower, which is a near replica of the original Berne Clock Tower in Berne, Switzerland, provides a time-honoring tribute to the community's Swiss ancestors.

Integral to the success of the construction of the new clock tower was the use of architectural and structural precast concrete to serve as the structural foundation of the tower. The tower consists of a 75' tall precast structure, with a 30' x 30' footprint. There are 3 floors within the 75' tower, each provided as hollow core planks bearing on the exterior precast walls.



The first 20' of the structure is provided with ornate architectural precast concrete panels up to 12" thick. The precast producers provided (40) precast wall panels and (37) hollow core planks for the entire structure. Erection was completed in 2 weeks in April, 2010.

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*"We had been struggling with different structural solutions over a three year period while the owner was in the fund raising process. Their budget kept going down as fund raising targets were growing more conservative. We considered reducing the overall scale of the project to save money, but the results were that the future use of the upper stories would never be possible with smaller floor plates and exiting requirements. The issues of durability, color-fastness and wind-loads of a 170 foot tall structure lead us to the conclusion that the core structure had to be pre-cast.*

*By starting at the first floor with integral color precast and structural panels above, not only did we meet budget, but delivered it on time and right on budget.*

*After the first week of total assembly, a tornado struck the area with accompanying high winds. No damage. The structure was a success."*

Steve Alexander  
REES/Alexander

Architect: REES/ Alexander

Engineer: Structural Design

Contractor: Limberlost Construction

# Riverfront Professionals Offices

*Chattanooga, Tennessee*



Riverfront Professionals Office Building, located on the Tennessee River in Chattanooga, is a three story, precast structure consisting of Architectural Wall Panels, precast beams, girders and 8” prestressed hollow core panels. The building, constructed by The Strauss Co. is currently in the process to receive certification as a LEED NC Silver facility.

*"We selected a precast concrete structure for the Riverfront Professionals Offices due to its primary properties: strength and durability, thus increasing the lifespan of the building. Concrete building products create long-lasting, durable structures. Concrete has an inherent "cradle to grave" material property that fits our principal design theory and contributes to several of the criteria of the United States Green Building Council's LEED Green Building Rating System.*

*In summary, the concrete structure contributed heavily to the strategies of: incorporation of post-consumer recycled content, reduction of construction based waste material, and the sourcing of regionally extracted materials. The precast hollow core plank system allowed us to clear span long distances, thus reducing the interior floor space of each office required for column placement."*



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Eric Myers  
elemi Architects



Architect: elemi Architects

Contractor: The Strauss Company

Structural Engineer: March Adams & Associates

# Ivy Pointe Business Park, TQL Headquarters

*Cincinnati, Ohio*

*“The selection of architectural precast for the envelope was based on the cost, speed, and quality of the product. Having just completed a similar precast concrete project, it was easy to show TQL that precast concrete would be our choice in executing the design solution for their headquarters.”*

**Karol L. Laskowski, RA, NCARB**  
Principal, Sr. Vice President  
PDT Architects

Developers of the Offices at Ivy Pointe near Cincinnati, Ohio wanted to accommodate the need for the new TQL Headquarters building with high visibility in short order. Precast concrete was chosen because of a reputation for compressing construction schedules and delivering quality on similar projects.

The building is predominately

thin brick-clad with light sandblasted buff-colored precast details framing the spandrels. The precast provides a face-sealed curtainwall which is an effective moisture control system. The thin brick is finished with a rake joint. Additional precast details include a 2-1/2' projection below the parapet to lend a dramatic shadowline. The parapets themselves are at a height of 42" over the roofline to allow maintenance and other personnel to work on the roof without tying off.

The design made repeated use of a few stacked panels, allowing maximum economy. L-shaped thin bricks are wrapped around window returns as would a full depth brick course. Formliner was used to create a stone look to the columns at the main entrance to add to the feeling of solidity. Reveals add drama and break up the mass to create a human scale.



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**Architect: PDT Architects**

**Engineer: Steven Schaefer Associates**

**Contractor: Cincinnati United Contractors**

# Gabriel Enterprises Stair Towers

*Saxonburg, Pennsylvania*

*“Because of this process (magnesium products), we felt secure with employees exiting through safe, secure, non-combustible egress, and I got it (the tower) up in 3 days. If we designed the towers out of block and steel pan, we’d still be building them.”*

Gabe Ciafre  
Gabriel Enterprises

Many engineers ask themselves the following question when designing product, “Is it safe?” and “Will it work?”. Using precast stairs within a precast stair tower enclosure for a magnesium processing plant, the answer is “yes” to both questions.

Gabriel Enterprises made a priority of using precast stair towers on this design build project to provide “an area of refuge”, should an emergency situation arise. This is an ideal use of precast, as passive suppression of a non-combustible material. An added benefit to our customer, was the stair towers were erected very quickly, helping the workers gain access to all levels of construction immediately. Precast stair towers are safe and secure.

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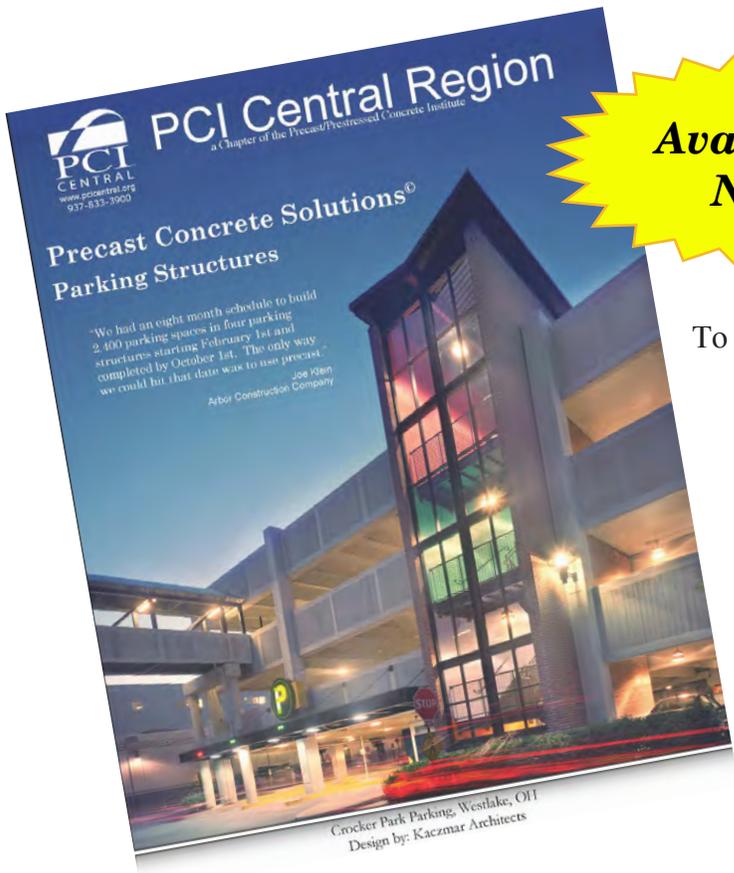
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