



GATE

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CONSTRUCTION MATERIALS GROUP

Precast that stands up to the windy city

With almost 1.5 million square feet of architectural precast completed and another 300,000 square feet on the books, the Chicago area is becoming a major market for Gate Bluegrass Precast, Inc.

Beginning in 1990 with the Chicago Sheraton and continuing with the McCormick South Hall Expansion and Hyatt Hotel, 22 separate projects have been awarded to Gate Bluegrass plants in Kentucky and Tennessee. While most of the projects have been in the downtown area, several have been located in the surrounding communities of Schaumburg, Warrenville, Rosemont, Evanston, and Arlington Heights. Initially, the projects were primarily hotels and office buildings, but the past year has seen a dramatic increase in residential towers being built downtown reflecting the current trend toward downtown living.

Though it may seem to be a long way from a Gate Bluegrass plant to Chicago, it is actually closer than other project sites such as Dallas, Texas (665 miles), Orlando, Fla. (690 miles) or Stevenage, England (4,500 miles). At 390 miles from Winchester, Ky., and 475 miles from Ashland City, Tenn., Chicago deliveries are only a day away.

With some of the world's most prominent architectural firms having offices in Chicago, the city continues to be a leader in architectural design, and archi-

tectural precast has proven to offer the best solution for Chicago's challenging climate. Given the number of projects still in the planning and design stages, Chicago doesn't show any signs of slowing down its pace any time soon. Gate Bluegrass Precast is proud to be a part of the building of Chicago, and is looking forward to the challenges that lie ahead.

(For more Gate Chicago projects, see back page.)

520 NORTH MICHIGAN
AMEC
Anthony Belluschi Architects



RIVEREAST
AMEC
DeStefano & Partners

CHICAGO SHERATON
Tishman Construction
Solomon Cordwell Buenz & Associates Inc.

Precast: More than a concrete look



Las Olas Place

Ft. Lauderdale, Fla.

The Spanish Mediterranean design, as well as the three-color scheme, makes Las Olas Place distinctive to its surroundings in downtown Ft. Lauderdale, Fla. The 100,000 square foot building has a ground floor entry level, three levels of garage and five levels of office space. The top floor is a 1,200 square foot "cupola." Stiles Corporation, contractor and developer for the project, has made the tower its home.

"We chose precast over any other solutions we investigated because of its maintenance-free durability, quick installation, and economy," said Architect Pete Daltner, of Architecture 6400, Inc. the in-house design division at Stiles.

Some of the architect's early design concerns were color matching (Mediterranean yellows and white), creating light-weight economical panels while trying to achieve shadows and relief through raised bands and panel recesses on a flat facade, and being aware of the crane limitations on the 1/2-acre site that was only accessible from two sides.

"The crisp, clean look of all the panels with their raised bands and recessed areas are dramatic with the shadows that are created and the color, which is not often seen in precast, matched color chips perfectly," the architect said.

"It was just as I had envisioned it."

Colors

Ten Glenlakes II Atlanta, Ga.

Precast concrete offers a multitude of design possibilities, and the designers of Ten Glenlakes II utilized several of them.

Large projections provide balance and proportion to the facade acting as a counterweight to the aesthetically heavier base of the building.

The combinations of different finishes used in the building are a wonderful example of the endless possibilities of tones and textures available with

architectural precast.

According to Brasfield and Gorrie Project Manager Scott Laye, four different finishes were used on the building. "Some panels utilized all four finishes," he said.

The use of precast on the building allowed the facade of the building to have multiple changes in plane.

"MSTSD, Inc., the architect for Ten Glenlakes II, and owner Highwood Properties were very pleased with the quality and appearance of the final product received with precast," Laye said.



KIERAN REYNOLDS PHOTOGRAPHY

Finishes



Projections

It is impossible to miss the new Adam's Mark Hotel that is located just beyond the Main Street Bridge in Jacksonville, Fla.

HBE Company of St. Louis, Mo., was the contractor and its subsidiary Hospital Designers, Inc, designed the spectacular 966-room hotel which is the centerpiece of Jacksonville's plans to draw larger meetings and conventions.

Architects chose architectural precast and granite to clad a large portion of the hotel. A precast mix that incorporated granite aggregates

was chosen to complement the actual hand-set flame finish and polished granite that was used on the base of the building.

In order to match the polished granite, chemical retarder was used to expose the beauty of the granite aggregates in the architectural precast. A medium sandblast was used on the precast to match the flame finish hand-laid granite. The sandblasting procedure gives a frosted finish.

Both finishes came from the same architectural precast mix.



Precast from top to bottom

Ahold
Greenville, SC

The project consists of one four-story concrete framed office tower with an adjoining one-story concrete framed data processing center. A cafeteria, loading dock and material handling area, and a central connecting corridor complete the facility, which occupies an elliptical site.

The precast concrete exterior face mix consists of white cement, white sand, and crushed salt-and-pepper granite aggregate. Color and texture variations are provided by use of light sandblast and retarded, exposed aggregate finishes. Horizontal and vertical rustications tie the precast to similar jointing in the curtainwall system.

A total of 676 pieces and 54,082 square feet of precast concrete panels were fabricated and erected to complete the building enclosure and the adjoining site walls.

The precast building facade is continued into mechanical screenwalls on the two roof levels. A sweeping radial facade with round column covers and a large expanse of tinted glass flank the main entrance to the facility. Silver colored metal window mullions, trim panels, and a radiused metal cornice complete the bold exterior trim.

The four-story office tower features a multi-level balcony area at one corner. The radial layout of the main entrance facade at the office tower is also reflected in the one-story data processing building. The circular

roof area is the cafeteria, which has radius precast fascia and column covers at the dining courtyard. The connecting corridor forms a central spine for the building areas. One precast wall at the office roof and two precast screens at the data processing roof screen mechanical equipment from view. Vertical cantilevered wall panels screen the loading dock area.

The project was completed in April 2000.

Contractor: Choate Construction Company
Architect: Smallwood, Reynolds, Stewart, Stewart and Associates

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BRICK

Inlay precast: Beautiful economical, and fast

When Houston-based Hines Properties started looking into development possibilities in the Nashville area, one piece of property stood out as a prime location for their new multi-use building, 2525 West End Avenue. This section of Nashville is located a mile from downtown and has seen a revived demand for office space in the last decade. Since Vanderbilt University is located in the heart of this area, there is an abundance of retail traffic.

The lot Hines was interested in was located on the western edge of Vanderbilt's campus but it was not for sale. However, Vanderbilt University did agree to a long-term lease with Hines as long as they could have some input on the design concept.

When Hines asked the architects at Skidmore, Owings & Merrill (SOM) to design the new mixed-use office building, they faced a complex challenge of blending the local trend in architecture with the traditional look of the Vanderbilt University campus.

Hines wanted to develop a structure that fit in with the modern, sophisticated office buildings that had been built in the area over the past 5 to 10 years.

Precast is best cladding scheme

Vanderbilt, on the other hand, wanted to match its campus' tradition

of brick-clad buildings. SOM decided to blend the two theories by first separating the building into lower retail and upper tower sections. Architectural precast was chosen as the best cladding scheme to achieve both desired aesthetics.

Light sandblasting and acid etching were used to enhance the lower sand-tone colored precast, while two-tone brick clad precast panels with accent strips were used in the upper tower section.

General Contractor Brasfield & Gorrie had one year to complete the project. Therefore, they brought Gate Bluegrass Precast, Inc. on board to meet the challenges in a timely and cost-effective manner.

"When dealing with brick-clad precast, the first concerns are always the lead time on the brick material and brick form liner," said Steve Brock, president of Gate Bluegrass. The largest panel was only 8' x 38' but required 117 individual pieces of form liner. The 200,000-piece brick order varied in color and size.

Production began on the lower retail section nine weeks after the project was awarded. SOM's decision to incorporate basic, yet highly effective, 3/4" x 3/4" reveals and a good "workable" face mix were key elements in proceeding with relative ease on the lower section. The light sandblasting and acid etching gave the panels a clean, crisp look that



2525 West End Ave. is located on Vanderbilt's campus

match the sophistication of the surrounding architecture.

Overcoming Obstacles

Like any other project, 2525 posed certain obstacles to overcome during the erection phase of the project. SOM's decision to visually separate the retail from the office area, created a notable feature — different "footprints."

The two lower floors had a wide footprint that engulfed the majority of the corner lot, while the office section took on a majestic appearance by rising 12 stories into a slen-

der office tower. Gate brought in Precast Services, Inc. (PSI) from Columbus, Ohio, to perform the erection on the project. Due to the height of the building and the long reaches into the upper tower section, PSI brought in one of the larger cranes used in setting architectural precast.

"Overall the field operations went very smoothly," recalled Lloyd Lobato, Bluegrass' plant manager

Gate Bluegrass Precast was proud to have been a part of the \$29-million project; especially since the building opened on schedule, and satisfied the owner's vision.



Building a mold is the first step in preparing to pour a brick-laid precast panel. Form liners which are produced to simulate a traditional laid brick pattern are placed in the bottom of the mold to act as a gasket for the brick when the concrete is poured.



Before each individual brick is handset, a retarder is applied that facilitates cleaning of any mortar that might seep onto the face of the brick when the concrete face mix is poured. Rebar is then added, cost-saving "back-up" concrete is poured, and then the connection hardware is set.



Once the panel has cured overnight, it is stripped from the mold and acid washed to remove the retarder and complete the accent strips.

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