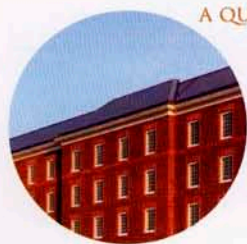


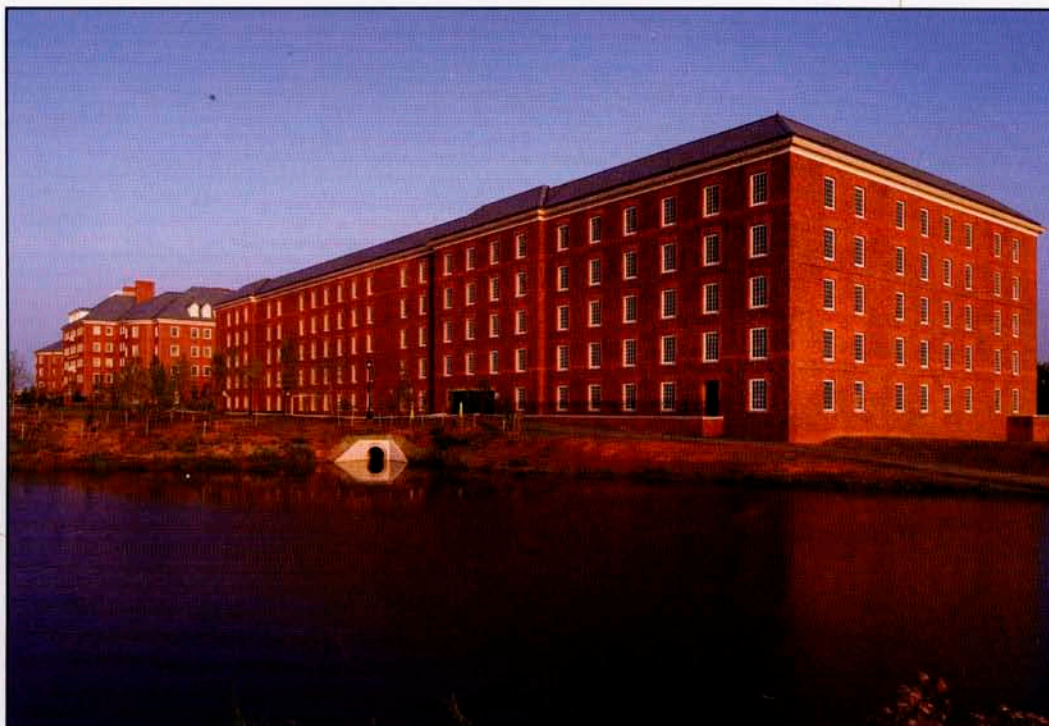
A QUARTERLY REPORT FROM THE SHOCKEY PRECAST GROUP



ELEVATIONS

First Quarter 2009 Vol. 16, No. 1

The precast solution: parking for Long & Foster



Shockey Precast meets scheduling, aesthetic challenges for The Long & Foster Companies in Chantilly, VA

For The Long & Foster Companies of Chantilly, VA, construction of a six-story, 321,000 SF parking structure to accompany the company's new office building posed considerable scheduling challenges. To maintain aesthetic consistency, the parking structure's façade included a punched-window appearance and tumbled, hand-laid brick to match the office building's brick exterior. In order for the brick mason to complete work before the onset of cold weather, construction of the parking structure had to be completed within a window of less than six months. A precast parking structure by Shockey Precast provided the right solution.

Speed of completion and ease of trade coordination are two significant benefits typically associated with the use of precast concrete. For the Long & Foster parking structure project, these factors were more than just benefits—they were absolute "must haves."

See Long & Foster on page 2



PRECAST ERECTION in Winchester

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The Shockey Precast Group blends aesthetics, innovation on Winchester Parking Structure Historic Design + Latest Construction Technology

The \$7.68 million Winchester Parking Structure is the City of Winchester, Virginia's fourth downtown parking structure, adding 540 new parking spaces in the heart of its historic district. Although Shockey has constructed more than 400 parking structures in the Mid-Atlantic region, the Winchester Parking Structure is the first Shockey parking garage to use AltusGroup's CarbonCast C-GRID® carbon fiber reinforcing (rather than conventional steel mesh) in its double tees.

C-GRID® carbon fiber reinforcing grids are an innovative breakthrough in precast concrete technology. Their use provides owners with parking structures that reduce corrosion, weigh less, and last longer than conventional cast-in-place concrete or steel-reinforced precast parking garages. The end-result is a parking structure with exceptional durability, longevity, and economy—making it a superior choice for The Shockey Precast Group.

The decision to use C-GRID® also enabled Shockey to provide an aggressive construction schedule that satisfied the Winchester Parking Authority's architectural vision and kept costs within budget.

Long & Foster

Continued from page 1

The project schedule and masonry exterior demanded careful coordination between Shockey Precast and the general contractor.

The challenges associated with the project offered Shockey Precast the opportunity to showcase two of precast's primary strengths while helping the general contractor meet a necessary schedule. Shockey produced and erected almost 950 pieces of precast for the parking structure, including windows, walls, columns, double tees, beams, stair towers and ramp walls. All pieces received a gray form finish and were produced at Shockey's Winchester manufacturing facility. Shockey began production of the components in March 2007. Precast erection began on April 23 and was completed in September—in plenty of time for the brick mason to complete the structure's façade before the weather turned cold.

The project team was comprised of Long & Foster Companies, owner; James G. Davis Construction Corporation, general contractor; BeeryRio, architect; and CAD-CON Consulting, Inc., engineer. ■

The 170,000 square-foot, five-story Winchester Parking Structure is situated between Kent and Cameron Streets adjacent to the newly-renovated George Washington Hotel. The structure features an architectural thin-brick façade, accented with precast concrete features that mimic stacked limestone to complement neighboring buildings. An enclosed, elevated pedestrian walkway connects the structure with the Frederick County Office Complex.

The facility features 532 precast components, including 204 precast double tees reinforced with CarbonCast C-GRID®. Production of the precast components began in May 2008 at Shockey's Winchester manufacturing facility. Precast erection began in October and was completed in January 2009.

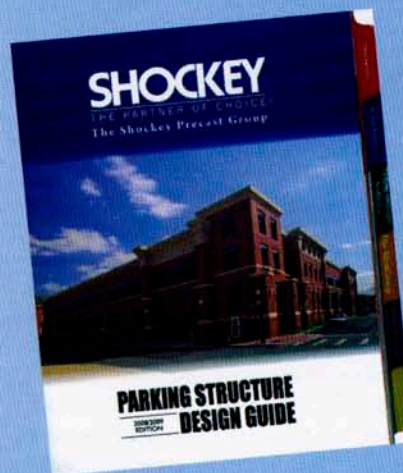
"The precast members employ some unique technology," states Gary Ball, project manager with Howard Shockey & Sons. "Stainless steel fasteners are being used on the project, and both the carbon fiber in the precast and the stainless steel are non-corrosive, thus eliminating what is often a garage owner's biggest maintenance headache—problems relating to corrosion."

For The Shockey Precast Group, site logistics and limited accessibility presented the greatest challenges. The location in historic downtown Winchester demanded careful planning to ensure a smooth precast erection process and minimum disruption to local traffic patterns. Situated between two existing buildings, the site created additional challenges in maneuvering of the crawler crane for precast erection. Working property line to property line, Shockey's crew followed a precise plan to maximize utilization of available site space.

The project team was comprised of City of Winchester, owner; Design Concepts, architect; Blue Ridge Design, engineer; Howard Shockey & Sons, general contractor; Shockey Precast, precastor, all of Winchester.

Shockey Precast is a member of AltusGroup, a national partnership of precast concrete manufacturers and suppliers that develops and markets CarbonCast products made using LEED-friendly C-GRID® carbon fiber reinforcing—including architectural cladding panels and high performance insulated wall panels, pretopped double tees, and residential wall panels and stem decks. ■

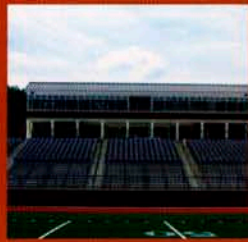
SPG 2009 Parking Structure Design Guide Now Available



In December 2008, The Shockey Precast Group released the 2008/2009 edition of its Parking Structure Design Guide. The new, full-color guide highlights Shockey's 48' bay system and offers designers a comprehensive resource to aid in the development of precast parking structures. In addition to full-color photos and 3-D model representations of typical connection details, the book also includes case studies of three high-profile parking structure projects, Shockey's new parking structure specifications, and information regarding important design considerations such as drainage, floor-to-floor heights, loads, joints, and penetrations.

The 2009 Parking Structure Design Guide is available as a downloadable .pdf at www.shockeyprecast.com. For a printed copy, e-mail apayne@shockeyprecast.com.

Wilson Stadium, Lexington, VA >>>



GMU Parking Structure, Fairfax, VA >>>



THREE SHORT WEEKS. Even with a congested site in the heart of Reston Town Center and crane coordination issues, Shockey Precast completed erection on the Democracy Tower project in slightly more than three weeks. The Shockey Precast Group installed 19,200 square feet of buff color/light acid etch architectural cladding on three elevations of the nine-level office building. Shockey also met the challenge of matching its architectural precast cladding with existing cladding that had been manufactured and installed by a different precaster. [DDD](#)



DESIGN-BUILD SPOTLIGHT: George Mason University Parking Structure

Early occupancy and cost advantages were two key factors in Donley's decision to award its nearly 700,000-square-foot design-build parking structure project to Shockey. Located at GMU's Fairfax campus, Parking Deck III was designed with an architectural precast mix, light sandblast finish and architectural thin-brick exterior. The Shockey Precast Group supplied 1,588 precast components for the project.

Shockey's flexibility in handling design changes helped the project maintain a smooth flow through design and erection. A change order was submitted to add three bays to the original five-bay structure during production of the original deck—the fifth bay became the eighth; the additional three bays were inserted between the deck and the last bay.

Part of the overall project included an adjacent police station, and considering the benefits of precast and the availability, Donley's issued a separate change order to build a stair tower and elevator shaft. This work was completed during the main deck erection.

Finally, The Shockey Precast Group maintained flexibility in working with the design team through two full approved designs of the monument stair/elevator tower.

For more about this project, visit us at www.shockeyprecast.com.

Democracy Tower Office Building [Project highlights SPG's architectural precast expertise.]

Speed of erection is one of the key benefits owners, designers and general contractors enjoy when they use precast concrete in their projects. For the Democracy Tower office building project, located in the heart of Reston Town Center, VA, speed of erection was a critical factor in the overall success of the nine-level project.

The precast portion of the project consisted of 19,200 square feet of buff color/light acid etch architectural cladding installed on three elevations of the nine-level cast-in-place office building. The Shockey Precast Group's extensive design coordination and architectural precast experience were important assets in handling the challenges associated with the project's unique nature and location.

For The Shockey Precast Group, the project required careful design and field services coordination. The building's location in a congested area with high vehicle and pedestrian traffic created issues in terms of site access, crane coordination, and erection. While the crane erected precast from the street, pedestrian traffic was closely monitored.

Shockey maintained access for two loading docks for the building across the street, which required additional coordination for crane set ups and precast delivery. The existing retail businesses on the ground floor of the parking structure also required further coordination since the precast pieces located over the business entrances could only be erected at particular times. E.E. Marr, which had erected the precast on the parking structure and understood the constraints associated with the project, helped ensure smooth and successful erection of the precast cladding.

The CIP office building was constructed on the roof of an existing six-level CIP parking structure, adding new complexity to the issues of crew and equipment access. Because the CIP work was completed ahead of schedule, the general contractor requested that Shockey also begin precast erection earlier than originally scheduled. Successful coordination with Shockey production ensured that the 137 pieces of architectural precast cladding were completed and erected to meet the general contractor's earlier completion date.

Despite the many obstacles associated with the congested site and issues involving erection planning/coordination, precast erection on the Democracy Tower project was completed in slightly more than three weeks.

From a design perspective, The Shockey Precast Group was faced with the challenge of matching the architectural precast cladding being installed on the office building with the existing precast cladding on the parking structure, which had been manufactured and installed by a different precaster. However, Shockey Precast's strong, long-term relationship with HITT Contracting and Boston Properties created a partnership of trust that resulted in a beautiful building and a successful project.

The Democracy Tower project team consisted of Duda Paine Architect, LLP, of Durham, NC; Tadjer-Cohen-Edelson Associates, of Silver Spring, MD, engineer; HITT Contracting, Inc., of Fairfax, VA, general contractor; Boston Properties, of Washington, DC, owner, and The Shockey Precast Group, of Winchester, VA, precaster. ■


THE SHOCKEY PRECAST GROUP
P.O. Box 2530, Winchester, VA 22604

For additional copies of elevations or for more information about The Shockey Precast Group, call (540) 667-7700. In MD, WV, PA, DE call (800) 368-4343. Visit our web site @ www.shockeyprecast.com

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SPG's precast lends winning advantage to Wilson Stadium project at W & L



WILSON STADIUM'S PROJECT TEAM consisted of Clough Harbor & Associates, Concord, MA, architect; Barton Malow, Charlottesville, general contractor, Washington & Lee University, owner, and The Shockey Precast Group, Winchester, precaster. The fast-track project was completed in time for football season, thanks to the use of precast concrete from Shockey. The stadium couldn't have been finished as quickly with cast-in-place concrete. 

For Washington & Lee University, the decision to use precast for the new football stadium main grandstand was a winning strategy that enabled the project to be completed on schedule—a feat that couldn't have been accomplished with cast-in-place concrete.

The scope of the Wilson Stadium project included providing 70 precast triple stadium risers, flat slabs, stairs, and handicap platforms. The main grandstand was connected to total precast flat slab walkways at the bottom and a total precast flat slab plaza level at the top.

Although the original scope only specified construction of the home grandstand, a change order was later added for The Shockey Precast Group to provide the visitors' side risers.

Shockey's extensive stadium experience played a key role in Barton Malow's selection of precaster. As the precaster for projects such as Camden Yards ballpark, Lane Stadium, Scott Stadium, Ericsson Stadium, and PSI Net Stadium, The Shockey Precast Group has a long and successful history of professional and collegiate sports facilities construction.

For The Shockey Precast Group, the project's greatest challenge was its fast-track nature. Precast production began in February 2008 and was completed in April 2008. Precast erection took place from March 24 through May 1, 2008, and the project was completed on August 1, 2008—just in time for Washington & Lee's 2008 football season. ■



Precast erection on the Democracy Tower project was completed in slightly more than three weeks.

See more on page 3.