



Proud Partner of St. Augustine Preparatory Academy in Milwaukee

Our mission is to build meaningful buildings in which to live, work and play. These are not just words to us, but an opportunity to impact people in an amazing way. We are extremely grateful to have been part of building St. Augustine Preparatory Academy in Milwaukee, now entering its second school year open to students.

Mid-States was excited to partner on this project, and provided 96 Wall Panels (32,136 square-feet), five precast columns, and 1,562 square feet of Hollowcore for the school's natatorium and gymnasium.



Thanks for Visiting the AIA Iowa Convention

THANK YOU to everyone who visited us at AIA Iowa last week! Design teams are such an important part of the success of any project. It is a privilege to get to partner with some of the best around.

Troy Yaun and Colin Jones of our Preconstruction Team represented Mid-States Concrete at this year's convention.

St. Augustine Preparatory Academy is a K4-12 non-denominational Christian school on Milwaukee's south side. The school is a student-centered environment where young learners take ownership of their education not only in academics, but also physical health, creativity, and faith. The school's vision statement is: "St. Augustine Preparatory Academy develops students to be tomorrow's leaders. They will be known by their strength of character, courage, intellect, impactful contributions and their faith."

The Ramirez Family Foundation supplied \$43 million of the \$53 million cost and is subsidizing students' tuition at the private school. The 192,454 square-foot school was developed around a 5.6-acre parcel. The athletics facilities are open to the community and include a 1,000-seat gymnasium, a turf athletic field and running track on the 12-acre property, as well as a competition natatorium housing a competition-sized pool. St. Augustine is also home to an in-school health clinic.

The school's curriculum is based on curriculums from successful schools across the country and sets high expectations for every student. It aims to be one of the highest performing urban schools in the country. St. Augustine Preparatory Academy just completed its first school year in 2017-18.

Project Partners:

Owner: Achieving Educational Excellence Inc.

GC: VJS Construction Services

Architect: Korb & Associates Inc.

EOR: Graef



Get to Know Our Leadership Team

By Mallory Combs, Marketing Intern

We recently sat down with the members of our Leadership Team to learn a little bit more about what makes them tick. Here are some fun facts to help you get to know the team.

Hagen Harker, President

Hagen decided to go into the work he does now because he loves seeing people grow and achieving what they want out of life. He also likes being a coach to his teammates and being part of the learning process. He also likes that he can learn from others. Hagen enjoys the challenge of trying to grow a business. One artist Hagen likes, but rarely admits to liking, is the Beastie Boys. Hagen enjoys swimming, walking the dog, golfing, being outdoors, ice skating, and hockey. Some



Design Assist Impacts Project Delivery

In recent years, a trend toward early integration of the design/build process has developed into what is now called design assist.

In this process, the precast concrete producer is selected based on qualifications for executing the demands of the specific project, PCI Certification, and the capability for technical expertise to assist the design and construction team in the development of the project. A contract is then awarded and should, at a minimum, include compensation for the design assistance. Significant benefits can be achieved if the contract also includes the supply and installation of the final products.

Benefits of design assist include development of concrete mixtures and finishes during the development process rather than going through a sample approval process after bid and award. Requests for information are eliminated with the precast supplier as a participating member of the design team. Precast erection drawings are prepared

hobbies you may not know Hagen enjoys include fishing, going to concerts, and that he used to collect beer cans because he thought the designs on them looked cool. Hagen hopes his last words will be: "I love you guys." I don't know about you, but that is the sweetest thing I've heard all week. Finally, Hagen's spirit animal is either a dolphin or a cheetah, because they are fast and smart.

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How are we doing?

As you have exchanged emails with us here at Mid-States, you may have noticed a new survey has appeared with our email signatures. We want to know what you think of us. What do we do well? Where do we have room to improve, to make your

as design development nears completion, leading to a much smoother shop drawing review process. The structural design of the precast panel connections are completed in collaboration with the Engineer of Record to assure coordination with the design of the supporting and bracing structural system. The construction schedule is coordinated with the precast production schedule to assure timely delivery and installation. Any activity that normally occurs after award in a typical bid/build arrangement would be coordinated much earlier when the total precast contract is executed shortly after the design and construction team is assembled.

Precasters can offer detailed expertise that allows for expedited development of the design with engineering innovations and scheduling improvements while enhancing aesthetics and controlling budgets from conceptual design to project completion. Each element can be made as cost-effective as possible, taking advantage of the inherent performance characteristics of precast concrete. The precaster will be able to contribute design and detailing suggestions to ensure that maximum efficiency is achieved at the lowest erected cost. The result should be a functionally efficient and aesthetically pleasing enclosure that meets or exceeds the expectations for the project. Finally, the precaster should be considered as a partner on the design team. This will impose a responsibility on the precaster to understand related construction materials that must interface with the precast concrete so details appropriate to all the materials can be developed.

- Information courtesy of [PCI](#)

life easier?

If you haven't filled a survey out recently, please do. It only takes a minute. Feel free to just type "Newsletter" when it asks which of our team members you interacted with.

[Mid-States Concrete Survey >>](#)



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Stephanie McCord
Marketing



MID-STATES
CONCRETE INDUSTRIES

800.236.1072 (w)

815.389.2339 (f)

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500 South Park Ave., South Beloit, IL 61080, United States

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