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Employee News

"We tend to forget that happiness doesn't come as a result of getting something we don't have, but rather of recognizing and appreciating what we do have."

Frederick Koenig

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*"We are what we repeatedly do.
Excellence then, is not an act but a habit"
Aristotle*

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REIGSTAD
_____ & Associates, Inc.

Message from the President

During these difficult economic times, particularly as it relates to new construction, owners are looking very closely at construction cost issues and utilizing Value Engineering wherever possible. However, owners should be aware that, depending on the use of the building, it is beneficial to look beyond initial construction costs when making these decisions.

Although Value Engineering revisions "meet code," we caution our clients that "meeting code" is the minimum requirement for life safety. That means that the building will be safe for its occupants and safe for egress during a catastrophic event such as a fire or an earthquake. Code does not directly address serviceability nor does it address constructability.

Serviceability is a consideration particularly significant to owners that intend to use the property for an extended period of time. That is the life cycle cost of ownership. This includes the cost of operation and maintaining the property. On the other hand, short-term owners/developers, who intend to immediately sell the property choose minimum initial costs for most components of the building, often accompanied by higher operating and maintenance costs, none of which the original owner/developer sees.

This is a judgment area, not a code area, and that decision belongs to the judgment of the owner and their professionals. My experience in structural

design for new buildings and doing considerable restoration work, tells me that flexibility of multi-story buildings and leaks are directly related. Simply put the more the building moves, the more likely that the exterior façade component will fail well before its expected life. Another consideration is in the area of seismic design. Only meeting the minimum code requirement is strictly for life safety of the occupants and not for any serviceability or future use after the design earthquake. By doing something more than "minimums", particularly with a more rigid/stiffer building, it gives the owner a better opportunity for restoration of the building after a seismic event.

Constructability is the ease which a building can be built. As components approach minimum code requirements, the owner must elevate quality in order to control efforts to assure design intent. Any as-built variations from "exact" become less acceptable.

Generally, if the owner of the building intends to keep the building for their own use, they should understand that reducing construction cost doesn't mean that you are getting the same building value for less cost. It is usually a "less for less" situation, meaning that the reduced construction cost will go hand in hand with reduced serviceability.



Featured Projects

Harrah's Cherokee Hotel & Casino Cherokee, North Carolina

(under construction)

Reigstad & Associates provided the structural design for the original casino resort. The existing 576-room, 15-story post-tensioned concrete hotel features a 15,000 square foot conference facility and a 660-car parking structure.

Currently, Reigstad & Associates is providing the structural design and parking consulting for the expansion of this hotel and casino.

Phase I includes:

- 300,500 sq. ft. of new construction, including 3,000-seat event center and 54,500 sq. ft. of remodeling
- Two new parking garages—a 6-story, 1,200-capacity garage and an 8-story, 2,300-capacity garage

Phase II consists of:

- Approximately 238,800 sq. ft. of additional new construction and 140,600 square feet of remodeling for
- A 456,500 sq. ft., 532-room, 21-story post-tensioned concrete hotel

Structural Engineer: Reigstad & Associates, Inc.
Parking Consultant: Reigstad & Associates, Inc.
Architect: Cunningham Group



Delisle Head Start Pass Christian, Mississippi

Reigstad & Associates designed four Head Start Centers in conjunction with G. Lamas Architects. The projects include Delisle Head Start, D'Iberville Head Start in D'Iberville, Dedeaux (Turkey Creek) Head Start in Gulfport and Isiah Fredericks Head Start also in Gulfport.

Each center consists of 16,800 square feet with a separate 320 square foot storage shed. Reigstad & Associates designed the structures with masonry bearing wall and lateral load systems.

Delisle, D'Iberville and Isiah Fredericks buildings have cold formed roof trusses while Turkey Creek utilizes steel roof joists with curved top chords installed on a slope.

Structural Engineer: Reigstad & Associates, Inc.
Architect: G. Lamas Architect, PA



Dedeaux (Turkey Creek)



D'Iberville



D'Iberville

Polar Bear Odyssey at the Como Zoo Saint Paul, Minnesota



Como Zoo is embarking on its very own arctic adventure as it prepares for Polar Bear Odyssey - a new polar bear habitat. Specific elements of the new habitat include:

- A 13,140 square foot outdoor habitat
- Three pools of various depths; one pool will contain live fish for the bears to hunt.
- A 260 square foot digging pit filled with bark chips, gravel and sand.
- A 1,270 square foot "Outpost" building to provide visitors with year-round climate-controlled experiences of the polar bears.
- A 650 square foot Lodge to provide a great get-away for business meetings, education classes and private receptions.
- Two separate habitat areas that can either be separated or joined by a corridor.
- Two designated stations for the public to watch animal training sessions
- A 3,260 square foot state-of-the-art holding building to provide large indoor bedrooms, daylight, pools and a cub den.

Precast Engineer: Reigstad & Associates, Inc.
Precast Supplier: Molin Concrete



Several Reigstad employees participated in a Blazing Wing challenge at Buffalo Wild Wings. Winning a t-shirt by eating 12 blazing wings in 6 minutes were Troy Broker (2.5 minutes!), Dustan Forschen, Randy Stockland, Alan Booth (not in photo), Brad Spence, & Yendra!! *Congratulations to all!*



Additions to the Reigstad Family



Gregory DiMare

Cindy & Greg Doyle welcome their 4th grandchild born on April 21, 2009.

Gregory, named after grandpa Greg, joins siblings, 6-yr old Emma, 4-yr old Anthony and 3-yr old Dominic. Congrats to all!

Baby Sierra

Dave Senter's grand-daughter Sierra was born on January 26, 2009. At 6 months old, Sierra is a happy and healthy little girl. Congratulations to grandparents, Dave & Naomi and to Sierra's Mom and Dad!



Chuck Ashton is Grandpa Again!

Dahlila, with her fingers in her mouth, was born on November 22, 2008 to Chuck and Jeanne's son and joins 3-yr old brother Tyus.

On March 5th, 2009, Daniel was born to their daughter and joins 2-year old sister Emilie.

We are certain that these four grandchildren will keep Grandpa and Grandma on their toes. *Congratulations to everyone!*



Employee Anniversaries:

January

1st—Gordon Reigstad—29 years
3rd—Kindra Jankowicz—3 years

February

4th—Alan Booth—7 years
19th—Chuck Ashton—13 years

April

7th—Randy Stockland—12 years

May

3rd—Bob Turnblad—5 years
11th—Jared Reigstad—7 years
15th—Vanessa Stockard—3 years

June

1st—Jason Reigstad—14 years
6th—Jimmy Jankowicz—4 years
25th—Brad Spence—2 years