



PIERCE ENGINEERS
CONSULTING STRUCTURAL ENGINEERS



2025 YEAR IN REVIEW



THEORY MADISON
MADISON, WI

What a year! One of our primary strengths continues to be the diversity of our projects. In 2025, we saw industrial, healthcare and residential markets continue to thrive. This year we also launched our Steel Connections department, offering an additional service and added value to clients.

We are excited about the continued opportunities for our Chicago office as we approach year five in Illinois! The Chicago team's dedication to mentorship and building a staff of highly technical minds has built significant capacity for PE. We regularly share work between all offices to provide the highest level of expertise and service on every project. We can confidently say we are ready for your next project!

While expanding our reach in new locations across the nation, we are very proud to be a part of significant projects in our own backyards as well.

Milwaukee

- The Milwaukee Rep's Associated Bank Theater Center
- Landmark Credit Union Live
- Uline H4 Office
- MSOE's Robert D. Kern Engineering Innovation Center

Madison

- Chapter at Mifflin
- The Intersect Apartments
- Seven20
- Theory Madison
- UW Health's D2 Expansion
- UW Health's University Row Clinic

Chicago

- Chase Bank Winnetka
- 100 N Broadway
- Loyola Academy Renovations
- Beverly Country Club Renovations
- Brookfield Zoo Additions and Renovations
- Kollel Zichron Eliyahu

As we continue to grow, we are passionate about maintaining our culture and our efficient, nimble working style. We are also proud to share that for the 3rd year in a row, PE received the Zweig Group Best Firms To Work For Award. Many thanks to our entire team for making this possible!

As we reflect on 2025, we want to thank you, our clients, for the opportunity to work together. We appreciate the confidence you show in our work and look forward to many successful projects in 2026!

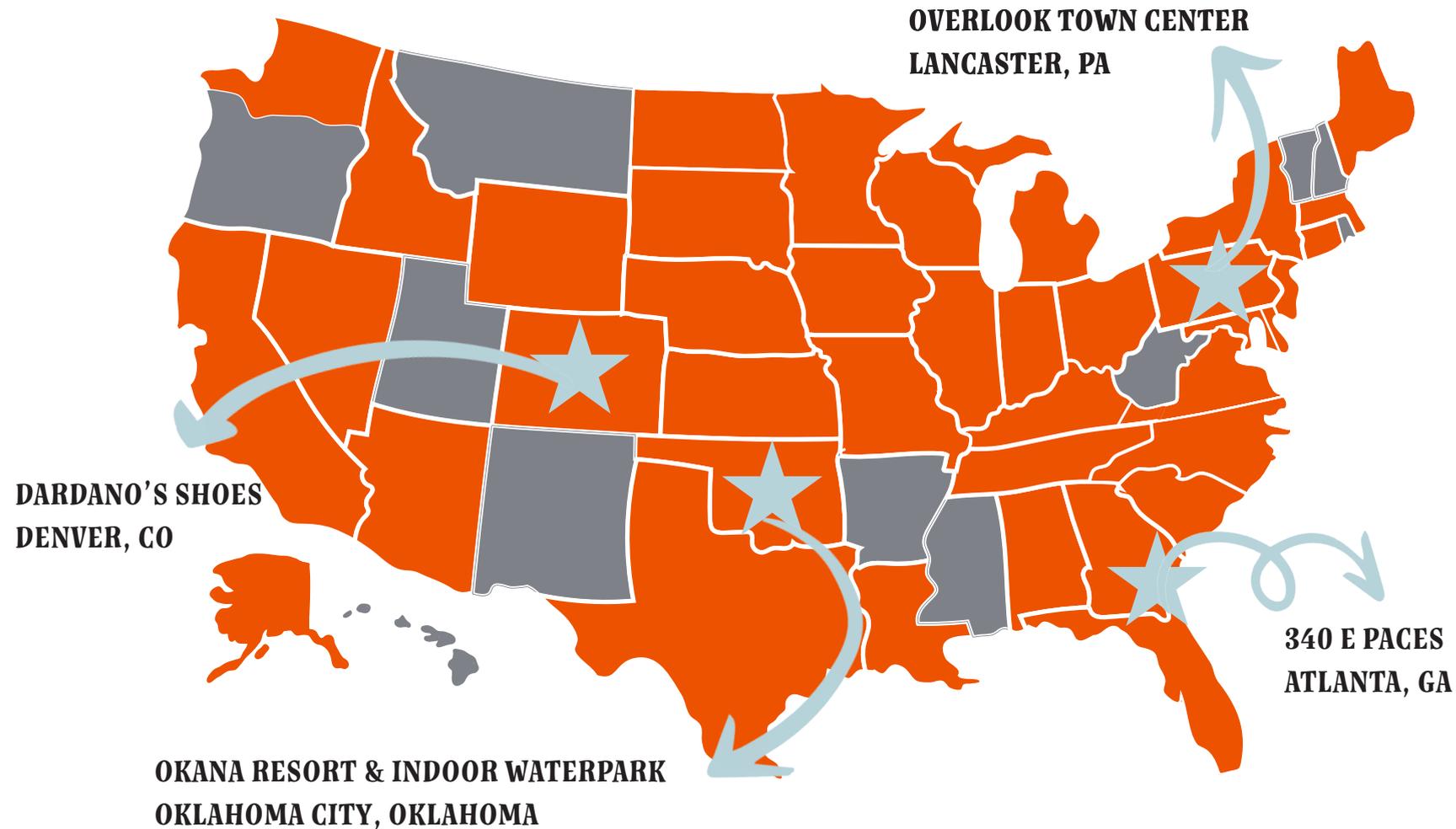
- Pierce Engineers Executive Leadership Team

Randy Elliott President	Eric Feile Principal	Jill Berenz Principal	Sarah Frecska Principal	Seth Pfeil Principal	Tom Hildebrandt Principal
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Abby Reuter Associate Principal	Jonathan Sladek Vice President	Lucas Marshall Associate Principal
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2025 PROJECTS

This year, we had active projects in 38 states! Our clients have taken us to new locations and new heights across the nation while allowing us to maintain our strong Midwestern roots. We are proud of the diverse work we accomplished this year and look forward to continued growth and new design challenges in 2026!



A FEW PROJECT HIGHLIGHTS:



The **Overlook Town Center** Development has five apartment buildings and a 5,500 square-foot clubhouse that includes a fitness center and gathering spaces. The three and four story buildings collectively house 175 apartments.



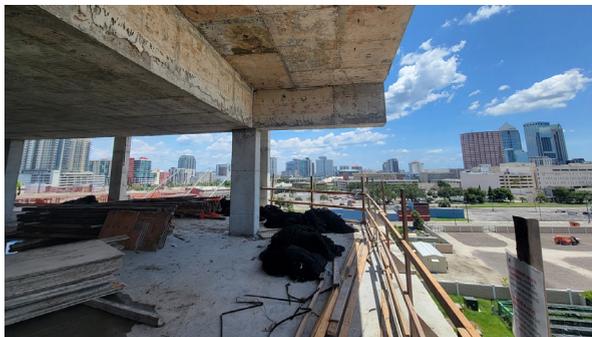
In 1938, Frank Dardano opened his first shoe repair shop in Denver. Nearly 100 years and four generations later, **Dardano's Shoes** remains strong and alive today. Their legacy lives on with this new commercial building that includes retail and office spaces with a large storage space in the back. The building is all steel framed with exaggerated cantilevers and opposing roof slopes requiring creative steel detailing.



The Okana Resort and Indoor Waterpark, located on the banks of the Oklahoma River in Oklahoma City, opened earlier this year. PE provided the structural building design for the 100,000 square-foot indoor waterpark, the 144,000 square-foot family entertainment center, the 11-story hotel, a two-story connector bridge, and five independent lagoon outbuildings for the resort complex.



340 E Paces is nearing completion! This 22-story, 800,000 square-foot addition to the Buckhead neighborhood of Atlanta will house 483 luxury apartments. The project features parking, including spaces for electrical vehicles, nearly 20,000 square feet of retail and a large amenity space on the ninth floor that includes an outdoor deck with a pool, hot tub, clubroom, and cabanas.



CONCRETE IN FLORIDA

Construction is moving along on Encore Lot 12 - Part of the Encore! District, a 40+ acre mixed-use redevelopment district in downtown Tampa.

What was once the Central Avenue business district and entertainment destination will become a new vibrant mixed-use development. Encore! Lot 12, a 20-story, mixed-use apartment, will be the feature building on this development, standing several stories above the other buildings on this site. This project features a variety of amenities, including a pool, club room, fitness center, yoga studio, golf simulator, pickleball court, and a co-working library.

In lieu of a transfer beam supporting 19 levels, PE designed a column to slope over 4 levels through the parking garage (top right photo). This innovative and cost-effective design allows for proper truck maneuvering at the ground floor loading dock without compromising column layout in the units above. We are excited to see this building come to life and contribute to this growing neighborhood!

ENCORE! LOT 12

LOCATION: TAMPA, FL
LEVELS: 20
SQUARE FEET: 646,400
STATUS: ONGOING

Post-tensioned concrete construction at The Tristan in Pensacola has topped out! This boutique hotel is planned to open in 2026 as the first investment in the new East Garden District. The rooftop bar with views of the Gulf will overlook a new pedestrian corridor formed by multifamily condos and retail space to the south.

PT slabs are a natural fit for the architectural program, project site, and elevated performance characteristics. Structural steel is introduced to frame the south porch and entry canopy, which reflect the local aesthetic context to create welcoming spaces to relax and take in the new neighborhood. We're excited to have completed design and watch it take shape next year!



THE TRISTAN

LOCATION: PENSACOLA, FL **LEVELS: 8**
SQUARE FEET: 91,000 **STATUS: ONGOING**





INDUSTRIAL PROJECTS

This 300,350 square-foot, 50-foot-tall Midwest Distribution Facility is made up of dry storage, cooler, freezer, and dock areas. The facility is segmented into these areas by insulated metal panels, supported by steel girts and steel columns, to create the necessary temperature zones. The dry storage, cooler, and freezer areas are equipped with automated storage and retrieval systems.

Also on this site, there is a 2-story office building abutting the distribution facility and a single-story, with partial mezzanine, truck maintenance facility. The exterior façade consists of metal panels supported by cold-formed framing.

MIDWEST DISTRIBUTION FACILITY

LOCATION: AURORA, IL

LEVELS: 2

SQUARE FEET: 300,350

STATUS: COMPLETE



FONTANESI WEST END EXPANSION

LOCATION: HENDERSON, NV

LEVELS: 2

SQUARE FEET: 184,000

STATUS: ONGOING

The 184,000 square-foot Fontanesi West End Expansion industrial complex is made up of warehouses, docks, an office building and a truck maintenance facility. The main facility was segmented into five smaller warehouses and docks by insulated metal panels, supported by steel girt systems, to create the necessary temperature zones.

There is a two-story office building abutting the south side of the warehouse. Also on the site, a single-story, with partial mezzanine, truck maintenance facility was constructed.

Since the facility was located south of Las Vegas, seismic loads controlled the lateral design. A combination of ordinary steel braced frames and exterior tilt-up concrete shear walls were utilized for the lateral load resisting system. PE designed and detailed all aspects of the gravity and lateral system including the tilt-up concrete walls.





WOOD FRAMING ACROSS THE NATION

This 245,500 square-foot medieval themed resort will include a four-story (208 room) wood framed luxury hotel with a precast podium constructed over the lower level amenities. Amenities include two restaurants reminiscent of the Middle Ages, with a total of 350 seats, retail shops, six indoor and outdoor pools, a swim-up bar, a meeting space for up to 280 people, and a 9,000-square-foot family entertainment center with amusement rides.

Upon entering the resort, a monumental fire-breathing dragon welcomes visitors. When driving up to the porte cochère, gas lit torches carry out this unique theme. Inside, a grand lobby includes another dragon surrounded by a water moat. Stairs with forged iron railings lead to the first-floor suites.



DELLSHIRE RESORT
LOCATION: WI DELLS, WI
LEVELS: 4
SQUARE FEET: 245,500
STATUS: ONGOING

The Vista at Council Square is a multi-family residential development in growing Huntsville, Alabama.

The project is a mix of apartments and two-story town homes totaling 332 units around a parking ramp. The residential portion is 5-story wood-framed construction and the parking ramp is a precast concrete structure with a roof-top club room and pool. Both the residential and parking components are supported on ground improved soils with additional detailing for being in a flood plain.



VISTA AT COUNCIL SQUARE
LOCATION: HUNTSVILLE, AL LEVELS: 5
SQUARE FEET: 450,000 STATUS: COMPLETE



THE SYLVAN IN THE WOODLANDS



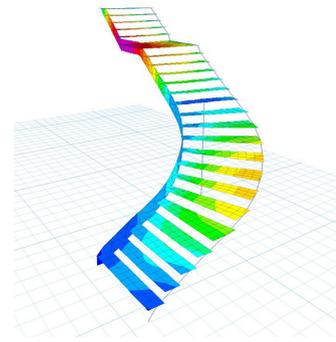
LOCATION: WOODLANDS, TX UNITS: 300

The Sylvan in the Woodlands is a 22.5-acre housing development that has 300 residential units, comprised of several different building types, including three-story apartments, two-story single-family houses and three-story town homes. The development also features several amenity buildings which house a fitness center, yoga studio, and spa. All structures are wood framed and have post-tensioned slab-on-ground foundations to accommodate the expansive clay soils in the region.



SPECIAL STRUCTURES

Thoughtful structural elements provide an impactful architectural moment and inspire engagement through experience of space. PE loves exploring design possibilities to advance playfulness and aesthetic vision through nuanced connection details and refined structural geometries. We push technical boundaries of materiality and analysis to efficiently serve aesthetic goals. Beautiful forms are often simple and elegant, so we work collaboratively to find options that serve the design vision while maximizing efficiency.



The design brief for **1587 Prime**, a steakhouse in the heart of Kansas City co-founded by Patrick Mahomes and Travis Kelce, called for bold aesthetic movements and refined design details, including a monumental stair worthy of a “social media moment”. Our designers sketched with our project partners to explore ideas and refine structural connections that frame and support this stunning space. In addition to tailoring and optimizing the stair structure, we developed concepts for the showpiece overbar, operable walls, ceiling elements, visual components, and infrastructure upgrades.

A BLAST FROM THE PAST PREVIOUSLY COMPLETED STRUCTURES

The Bradley Symphony Center in Milwaukee, WI features a show stopping monumental spiral stair located as the focal point of the modern addition. PE designed a curved interior stringer, with treads that span to exterior supports hung from the second floor. The unique nature of the stair required intense analysis to restrain vertical and lateral movement to maximize user comfort.



Wiikiaami is a 50-foot-tall artistic structure in Columbus, IN. The conical, wire-frame nature of the structure is inspired by the homes of the Miyaamia people indigenous to Indiana. Wiikiaami, which translates to “wigwam” in the native language, is a modern take on the dwellings that once rested on this land. PE designed the structural frame out of welded rebar to achieve the artist’s open, airy vision, and also to facilitate construction of the intricate geometry in field. While the structure is lightweight, the frame was designed for the considerable ice weight that would accumulate, given its unusually high surface area.



The **Acuity Corporate Office** in Sheboygan, WI contains a full-size, custom designed and fabricated Ferris wheel. While PE did not design the Ferris wheel itself, we had extensive involvement in coordinating the framing around the opening, to ensure adequate clearances, and the Ferris wheel foundations with those of the adjacent primary structure.





AIA COURSES OFFERED BY PE



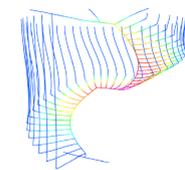
Mass Timber 101 is an introductory course introducing mass timber as an efficient structural building material. We discuss the basics of mass timber products, identify what building elements can be mass timber in each construction type, the major design factors that influence the use of mass timber, cost and availability, and the sustainability benefits of using mass timber.



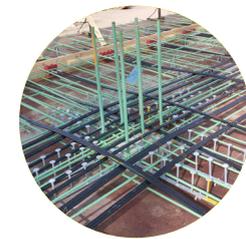
Conventional wood-framed construction is very popular due to its economic efficiency. In **Efficient Design of Wood-Framed Structures, Wood 101**, we discuss the impacts of various systems and layouts, as well as tips and tricks on how to keep wood-framed projects efficient.



Efficient Design of Multi-Story Load-Bearing Cold-Formed Metal Framed Buildings, CFMF 101, introduces cold-formed metal framing systems and design considerations, including discussing typical layouts and detailing, floor system options, and other considerations for CFMF buildings.



In **Vibration 101**, we discuss the basic principles of vibrations in building structures, survey common sources of excitation input energy, connect excitation to dynamic response, define vibration acceptance criteria, and explore mitigation and management techniques targeting occupant comfort and optimal equipment performance.



Post-Tensioned Concrete 101 introduces PT concrete as an efficient structural building material. We discuss the advantages of unbonded vs bonded post-tensioned concrete, identify general terminology, define general parameters for a post-tensioned concrete building layout, including column sizing and slab thicknesses, and determine the differences between concrete lateral systems.

We are passionate about maximizing every opportunity to build or strengthen a lasting relationship. The principles learned in our courses will make projects more constructable, perform better, and be more cost effective without sacrificing architectural or developer goals. As such, we are happy to offer continuing education to make the entire project team stronger.

If you are interested in setting up a presentation or would like to learn more, scan this QR code or visit our website at pierceengineers.com/aia



