



Brandeis Parking Garage Restored in 12 Months without Displacing Tenants

McGill Restoration experts repaired all eight levels of the Brandeis Parking Garage that were neglected by previous owners without major disruptions to tenants and businesses.

THE CHALLENGE

Renovate & Expand Parking in One Year

The Brandeis Parking Garage was built in the early 1960s to provide parking for the Brandeis department store customers in downtown Omaha, Nebraska. In 2015, TAB Properties purchased both the building and adjoining eight-level parking garage. The building was renovated into lofts/condos and commercial office space, but the parking garage was a liability with its limited parking spaces and decrepit state.

Previous owners had neglected the parking garage, and the lack of maintenance forced city officials to threaten to condemn several levels of the parking garage. With the acquisition of the Brandeis building and parking garage, TAB Properties committed to bringing the garage up to city codes.

To tear down and rebuild the garage would leave tenants without parking for 18–24 months. This was not an option for TAB Properties. They turned to McGill Restoration to restore all eight levels of the ramp within a year, even working through the winter months.

THE BIGGEST AREAS OF CONCERN:

- ⊗ Concrete deterioration to the wearing decks caused by poorly designed repairs completed prior to 2008
- ⊗ Low-clearance issues due to steel stir-ups used for strengthening of the garage
- ⊗ Excess moisture and weight from the asphalt used to cover the topside of the steel stir-ups
- ⊗ Traffic coatings that had not been properly maintained for approximately 30 years
- ⊗ Damaged expansion joints from improper snow removal





THE SOLUTION

Team up with McGill Restoration Experts

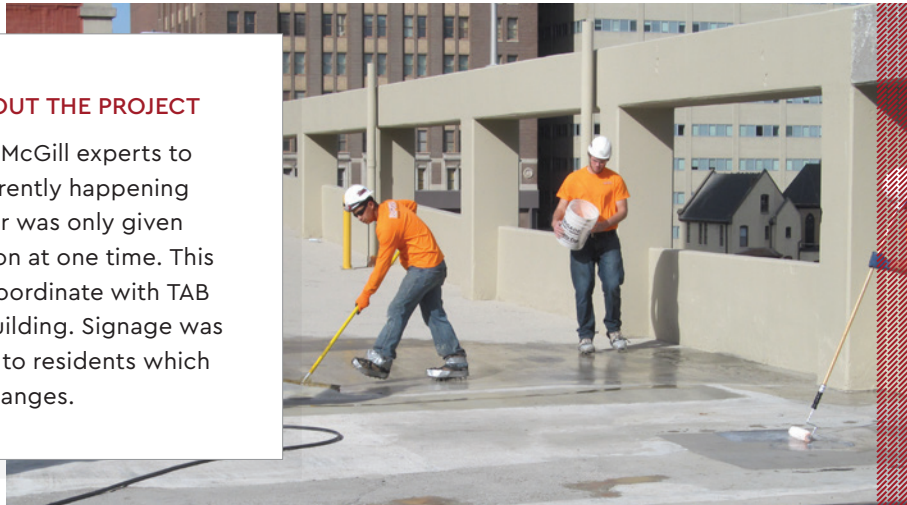
TAB Properties tasked McGill Restoration with completing the project in 12 months with a \$3.5 million budget.

TO MEET THE DEADLINE AND STAY WITHIN THE BUDGET CONSTRAINTS, MCGILL EXPERTS NEEDED TO:

- ✓ Effectively communicate with internal and external parties
- ✓ Develop a plan to work through cold-weather months
- ✓ Manage extensive preparations to the parking garage prior to project repairs
- ✓ Utilize a unique restoration method to allow the facility to remain open during construction

EFFECTIVE COMMUNICATION THROUGHOUT THE PROJECT

This massive restoration project required McGill experts to keep all parties informed of what was currently happening and next steps. The restoration contractor was only given approximately 150 parking stalls to work on at one time. This huge undertaking made it necessary to coordinate with TAB Properties as well as the tenants of the building. Signage was utilized in elevators to help communicate to residents which areas would close and when to expect changes.



RENOVATIONS DURING WINTER MONTHS

Since the deadline for the project was one year, McGill Restoration needed a plan to keep working through cold-weather months. They were able to achieve this by enclosing work areas and adding supplemental heat where and when it was necessary to keep the project moving forward.

EXTENSIVE SITE PREPARATIONS & DEMOLITION

This substantial restoration project was broken down into 12 phases—the first including preparation of the job site.

SITE PREPARATIONS FOR THE GARAGE RENOVATION INCLUDED:

- ✓ Traffic control for the garage to keep it operational throughout the 12-month project
- ✓ Removing existing coatings that were worn beyond repair
- ✓ Creating a working environment during winter conditions
- ✓ Safety considerations and equipment, like fall protections for some of the work and standard PPE equipment
- ✓ Consistent communication with residents about area closures

Before McGill could begin restoration of the parking garage, they needed to strip the structure of problematic coatings, stirrups, and concrete. Brandeis Garage was in such dismal shape that no hidden conditions were discovered during preparation and demolition of the project. Surface preparation/demolition of parts of the garage took seven weeks to complete and required the use of ride-on scrapers, grinders and shot blasters to remove traffic coatings and asphalt.

DEMOLITION INCLUDED:

- ✓ Removing external stirrups on 245 locations with steel cutting saws and plasma cutting torches
- ✓ Utilizing air-driven chipping hammers and concrete cutting saws to remove deteriorated concrete on horizontal surfaces
- ✓ Specialty demolition equipment for vertical and overhead concrete work
- ✓ Stripping 250,000 sq/ft of existing traffic coating with ride-on scraper and grinder



RESTORING BRANDEIS GARAGE TO A FUNCTIONAL ASSET

Once preparation and demolition of the garage was completed, McGill professionals began restoring the parking structure, 150 parking stalls at a time.

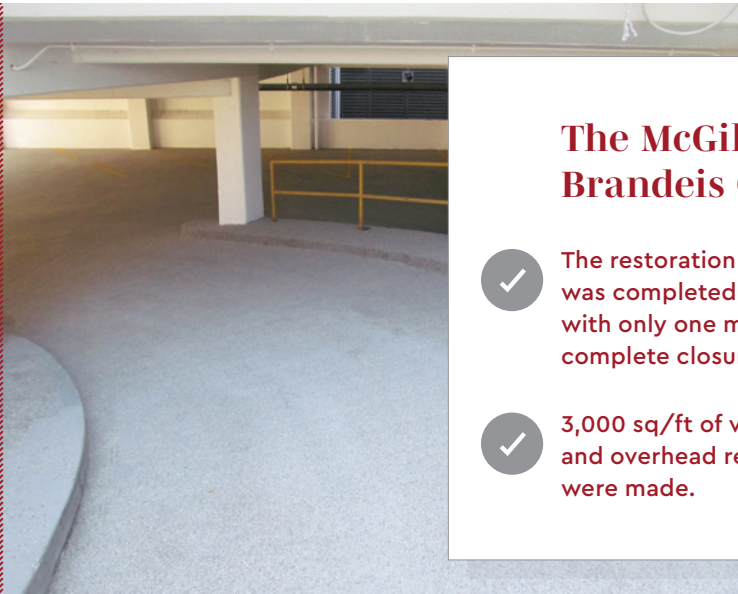
TO RESTORE THE BRANDEIS GARAGE, MCGILL UTILIZED:

- ✓ An epoxy overlay broadcast system
- ✓ A prepackaged, dry-process shotcrete mix on over 3,000 sq/ft of vertical and overhead repairs
- ✓ High-reflective, acrylic coating on over 400,000 sq/ft on all garage levels

THE RESULTS

Expanded Parking for the Brandeis Building Tenants

McGill Restoration experts were able to successfully complete the Brandeis Garage renovations within 12 months. They were able to accommodate tenants for 11 of those months, only needing to shut down the ramp for one month throughout the entire project. McGill also completed this extensive project within the \$3.5 million budget. TAB Properties now has an updated parking facility with 700+ stalls for their building occupants.



The McGill Way: Highlights of the Brandeis Garage Restoration Project



The restoration project was completed in 12 months with only one month of complete closure.



The cost of the project came in at \$3.5 million, the lowest bid TAB Properties received.



3,000 sq/ft of vertical and overhead repairs were made.



250,000 sq/ft of existing traffic coating was stripped prior to renovations.

Want to Work with McGill?

Do you have a project that needs unique solutions? Call our team to learn how McGill Restoration can bring your project to life.

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