

Two Parking Structures Restored at Bryan Medical Center in Lincoln, NE

McGill Restoration completed phase one of the Bryan Medical Center project by restoring two of their four parking structures. Connector repairs and replacements dominated the scope of the work. General concrete repair, floor restoration and joint sealants were also completed to restore the structures so they can enter a preventative maintenance program for longevity.

THE CHALLENGE

Restore Parking Structures on Tight Deadline

Bryan Health is the largest health care system in Lincoln, Nebraska. They engaged McGill Restoration to address structural issues in two parking garages on one of their campuses. The parking structures are vital for staff, patients, visitors and members of the community. Minimal downtime and operational disruptions were critical requirements for the project.



MEET STRICT TIMELINES

McGill Restoration was tasked with a quick 60-day timeline to complete both parking structures. The hard deadline was established because an influx of 500+ new nursing and medical students were expected to arrive on campus at the start of the school term. Meeting this challenge required detailed planning and resource allocation to work efficiently through each phase of restoration.

SCHEDULE ACROSS MULTIPLE BUDGET CYCLES

Budget cycles are a common concern on large projects, and McGill Restoration works with partners to find solutions. In this case, spreading the project across two annual budget cycles eased expense allocations for the health care system. A phased approach was planned to complete the restoration of all four of Bryan Health's parking structures across multiple budget cycles. The two parking structures specific to this study were grouped into phase one, which impacted the first annual budget cycle.



RESTORE DOUBLE-T STYLE PARKING STRUCTURES

The scope of work on this restoration project included the replacement of all top-deck joint sealants and hundreds of double-T flange connectors. Structural and nonstructural repairs to high-traffic areas were also needed across both garage structures. The nature of the project required acute attention to detail to mitigate vulnerabilities from water entry and general wear and tear.



THE SOLUTION

Take a Top-to-Bottom Restoration Approach

McGill Restoration created a plan that coordinated engineers, equipment, supplies and a labor force so the crews could hit the ground running on launch day. Clear communication between Bryan Health and McGill Restoration made it possible to ensure everything was in place when the crew began work.

RECOMMEND ENGINEERS TO BRYAN HEALTH

McGill Restoration connected Bryan Health with Walker Consultants to involve engineers early in the planning phase. With designs approved, the restoration team was able to allocate personnel, equipment and materials effectively to keep the strict project timeline on schedule.





INCORPORATE COST SAVINGS THROUGH PHASED SHUTDOWNS

It was determined that consecutive shutdowns of each garage would deliver a significant cost savings while also maintaining adequate parking. Through a phased shutdown approach, McGill Restoration was able to focus intensive resources in the closed garage to complete work more efficiently and economically.

TOP-DOWN RESTORATION WORK

A top-to-bottom approach was taken to restore both facilities. The top deck on the Zone B garage was especially resource intensive. Working from top to bottom created a smooth logistical transition through each level of the garage structures.

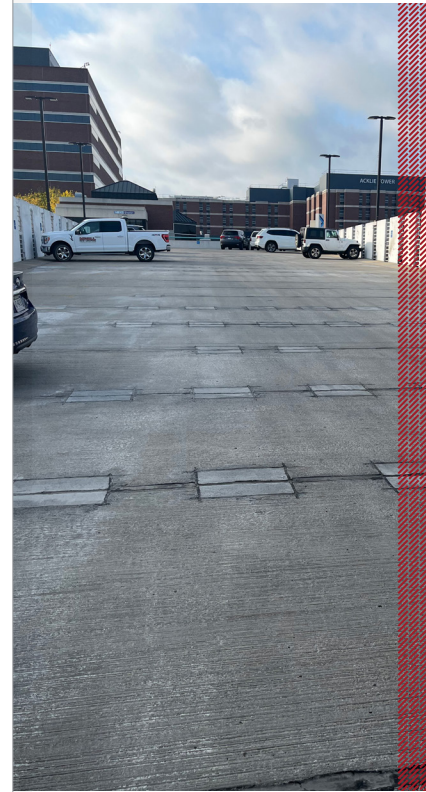
THE PRIMARY SCOPE OF WORK INCLUDED:

- ✓ Flange Connector Repairs/Replacements
- ✓ Concrete Floor Repair
- ✓ Joint Sealant Repairs
- ✓ Concrete Restoration
- ✓ Exterior Facade Joint Repair

Having a dedicated team of high-caliber personnel on-site for the duration of the project was critical to meeting the project's timeline.

THE PROJECT'S CORE TEAM INCLUDED:

- ✓ Estimator/Project Manager
- ✓ Superintendent
- ✓ Zone A Garage Foreman
- ✓ Zone B Garage Foreman
- ✓ Equipment Manager
- ✓ 10-12 Zone A Garage Crew Members (Concrete Restoration Specialists)
- ✓ 4 Zone B Garage Crew Members (Concrete Restoration Specialists)

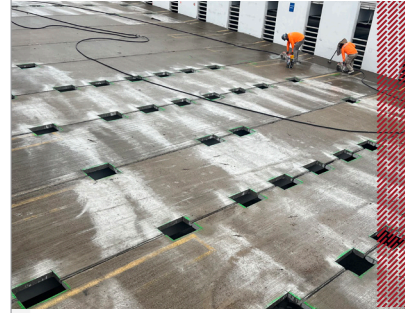


ZONE A GARAGE:

The Zone A garage required a heavy focus on the main entry and the northwest corner of the top floor. Joint sealants were replaced in the main entry, and connectors were repaired to accommodate high traffic. While the work was focused on these two areas, McGill Restoration consolidated into this space, which allowed for another contractor to take advantage of the closed structure to complete a separate job. This win-win strategy provided additional timeline efficiencies and cost savings.

ZONE B GARAGE:

The Zone B garage required major top deck restoration work. McGill Restoration removed and replaced all joint sealants (more than 8000LF), and replaced over 200 double tee flange connectors. Efficient use of crew and resources was accomplished by working on the interior structural elements and exterior nonstructural restoration simultaneously.



THE RESULT

Harney Street Garage Restored and Returned to Safe Daily Operations

The McGill Restoration team worked diligently and completed both parking garages two weeks ahead of schedule. The quick turnaround allowed the garages to return to normal operations, reducing the inconvenience to the staff, patients and visitors.

While the garages experienced shutdowns for restoration, the health care system was still running at full operational capacity. That left visitors and staff with a need for parking and access to the main facilities. McGill Restoration blocked all surface parking on campus for patients to prioritize their needs. All other parking was assigned to surface lots at other locations, and a shuttle system transported staff and visitors.

Both parking structures were fully restored and transitioned to preventative maintenance plans to prevent major restoration projects in the future. With phase one completed in the initial budget cycle, phase two is ready to roll out in the subsequent budget year.

Want to Work with McGill Restoration?

**Do you have a health care parking structure or a project that requires unique solutions?
Call our team to learn how McGill Restoration can bring your project to life.**

Omaha, NE
(402) 558-7989

Lincoln, NE
(402) 438-4110

Tulsa, OK
(918) 251-0084

Oklahoma City, OK
(405) 759-2049