

# Cheerio Apartments deteriorating balcony restored within 30-days

McGill Restoration replaced rusted balcony supports and eroding concrete while also discovering and subsequently repairing damaged structural steel in the open stairwell at Cheerio Apartments in Lincoln, Nebraska. The project was bid within budget and completed in less than one month with minimal tenant displacement.

## THE CHALLENGE

### Restore Structural Integrity for Two Level Balcony

The Cheerio Apartment Complex is a 36 unit, multi-level property in Lincoln, NE. The property management team noticed advanced rusting and deterioration in the galvanized mild steel balcony pans. The level of degradation reached a point where concrete was visible through rusted steel.

The aesthetic looked dangerous and property management consulted with an independent engineer who confirmed the need for repair. The engineer designed plans to renovate and restore the structures. Project duration was a major concern because construction would require temporary tenant relocation.

Replacing rusted balcony structures would require working 20-feet off the ground while navigating a sensitive retaining wall with big equipment. Permitting, design, advanced steel welding and sourcing materials on a tight timeline all posed unique challenges.

#### SOME OF THE VISIBLE ISSUES INCLUDED:

- ⊗ Rusted steel reducing integrity of balcony structures
- ⊗ Exposed concrete vulnerable to degradation
- ⊗ Poor aesthetic of deteriorated materials
- ⊗ Tenant safety on balcony structures
- ⊗ Rehoming tenants during construction





## THE SOLUTION

# Utilize McGill Restoration Expertise to Fully Restore Balcony Structures

McGill Restoration delivered a reasonable bid while offering an attractive one-month timeline to completion (during construction). The bid was accepted with a 6-month lead on the construction start date.

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

- ✓ Communicate with Project Engineers to understand design solutions
- ✓ Leverage City of Lincoln permitting relationships to move forward quickly
- ✓ Secure materials, plan equipment and organize team members
- ✓ Fabricated steel structures pre-launch to save on-site wait times
- ✓ Position equipment and setup project for maximum efficiency

### LEVERAGE RELATIONSHIPS TO MOVE PROJECT WITHOUT INTERRUPTIONS

McGill Restoration utilized the 6-month lead time to manage permitting and planning. When unforeseen damage was discovered, their long standing relationships with the City of Lincoln and the PE expedited site evaluations, inspections and recommendations to drive the project forward without interruptions. The ability to move quickly allowed the project to run smoothly and complete all work within the 30-day timeframe.





### SELF PERFORM ALL SITE WELDING

McGill Restoration saved an exceptional amount of time by self performing all site welding with their in-house certified welder. This eliminated the need for subcontractors along with associated wait times in a high demand market. The steel structures were completely welded and built by the McGill Restoration team.



### SENSITIVE AREAS

A sensitive retaining wall presented unique access challenges for the equipment required to move and manage materials. McGill Restoration tapped internal equipment resources to position 12-feet back, along garden level apartments. The strategic positioning protected the existing retaining wall while creating a safe access point for both demolition and construction.

Before McGill Restoration could reconstruct balcony structures and pour new concrete, they removed the deteriorating steel balcony structures. After the demolition was completed, the equipment remained in position for a seamless transfer to the construction phase.

#### DEMOLITION INCLUDED:

- ✓ Positioning equipment and prepping site
- ✓ Covering windows with plywood
- ✓ Establishing a safe work zone with fall safety for crew members
- ✓ Cutting old steel to remove two levels of balcony structures without damaging upright structural support steel, doors, windows or the building.

#### RECONSTRUCTION INCLUDED:

- ✓ Transport and manipulation of prefabricated steel components.
- ✓ Site installation, welding and construction of new balcony structure
- ✓ Inspection against moisture and elemental damage for longevity

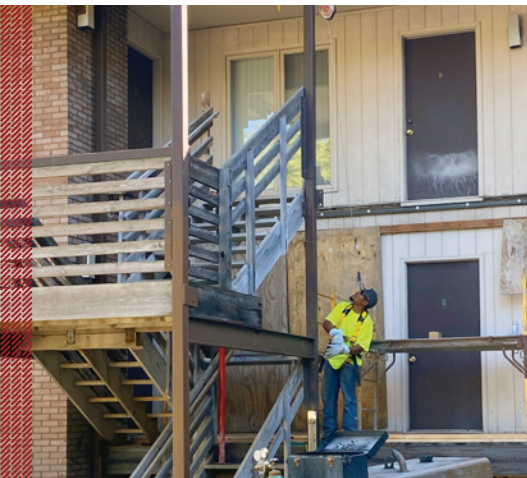


### SITE SAFETY

Working 20-feet above ground required fall safety measures to protect the crew during construction. McGill Restoration met high level safety standards and also utilized big equipment to move materials and operate above ground with limited space.

#### WORKING IN A TIGHT SPACE REQUIRED:

- ✓ Safety measures to protect crew members while working above ground
- ✓ Big equipment to move materials and reach the balcony level
- ✓ Plywood window coverings to prevent damage
- ✓ Advanced site assessment to meet tight space requirements



### STAIRWELL CORROSION DISCOVERY AND REPAIR

During the demolition process, McGill Restoration discovered significant unidentified corrosion of the structural support steel from water pooling in channel grooves. The damage was covered and unrecognizable until the demolition exposed the affected area. Site work stopped while McGill Restoration quickly incorporated the PE to design and quote additional repairs.

### TO RESTORE THE STRUCTURAL DAMAGE, MCGILL RESTORATION HAD TO:

- ✓ Expedite inspection and design solutions by the engineer
- ✓ Add and approve change order to repair the damage
- ✓ Source materials and incorporate repairs into current project
- ✓ Complete additional repairs within the original 30-day timeframe

### THE RESULTS

## Renewed Structural Integrity to Balconies and Tenant Safety

McGill Restoration's expert team was able to complete the site work within 30-days despite the 7 day work stoppage, add-on repairs and time needed to engineer a new solution. Cheerio Apartments property management team minimized tenant relocation times, saving expense while delivering a timely new balcony to increase safety and overall tenant satisfaction.



### The McGill Way: What We Accomplished



Completed within 30-days despite add-on repairs and engineering.



Two levels of balcony construction for long term structural stability.



The original project bid and change order came in within budget.



Minimal tenant relocation times decreased disruption.

## 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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