

McGill Experts Transform Condemned Garage into Downtown Asset

Through winter and summer weather, McGill Restoration completed a 12-month renovation on a condemned parking garage to alleviate parking issues in downtown Lincoln, Nebraska.

THE CHALLENGE

Renovating a Dilapidated Structure

In 2019, the City of Lincoln vowed to solve the parking problem in the city's bustling downtown district. Finding an affordable solution wasn't as easy as erecting a new parking ramp. Building a new parking structure would cost the city \$25 million—a far cry from the budget they had to improve parking issues.

The city got creative and saw an opportunity to not only save money but bring new life to an already existing structure: the Eagle Parking Garage. In recent years, the six-story parking structure—which included retail space on the ground level—had fallen into disrepair due to retail vacancies, lack of parkers and tight budgets. The structure was in such dismal shape that it was recommended to be condemned in 2014.

The City of Lincoln needed a partner who could bring unique restoration solutions and expertise to the project, stick to the 12-month deadline, and work within the city's budget constraints.

SOME OF THE VISIBLE ISSUES INCLUDED:

- ⊗ Holes in the parking deck
- ⊗ Large Areas of exposed rebar
- ⊗ Spalls on the structural columns and overhead joists





THE SOLUTION

Collaboration with McGill Restoration Experts

The City of Lincoln partnered with McGill Restoration and began structural renovations in December 2019 with a 12-month deadline and an anticipated cost of \$5.2 million.

TO SUCCESSFULLY RESTORE EAGLE PARKING GARAGE, MCGILL RESTORATION NEEDED TO:

- ✓ Successfully coordinate project plans with external and internal parties
- ✓ Create a working environment during cold-weather months
- ✓ Develop a unique and efficient repair process
- ✓ Utilize specialized shoring and forming to match the existing structure (erected in the 1960s)

DETAILED COMMUNICATION WITH ALL INVOLVED PARTIES

The entire parking structure was shut down to complete the work as quickly as possible, however, all pedestrian walkways and adjacent facilities remained open. Extensive communication between McGill's team, multiple City of Lincoln departments and adjacent property management was critical to the success of the project. Significant planning and coordination were also required for the construction path due to the extent of the concrete repairs, the switchback design of the garage, and to ensure the safety of all workers.



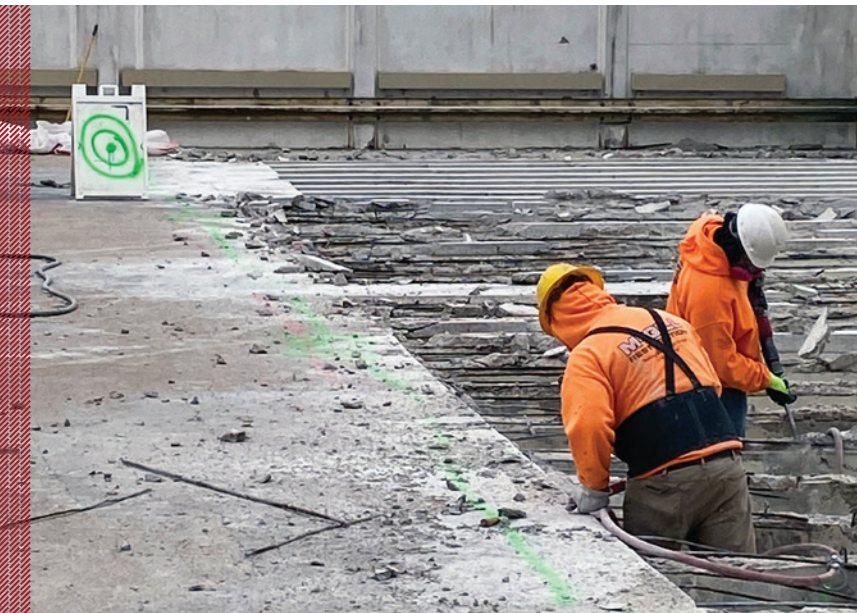
WORKING AROUND THE WEATHER

Jumping into such a large project at the start of winter brought many challenges, most notably, the weather! The McGill team enclosed the entire garage to heat the area and allow structural work to begin almost immediately.



CREATIVE PROBLEM-SOLVING TO MEET DEADLINES

The tight project timeline led to creative solutions for completing concrete work as efficiently as possible. In coordination with the customer, McGill developed a process of sounding and marking each deck to map all repairs between joists. We removed full slabs of concrete in single panels to prevent time-consuming moving of rubble. With two skids working simultaneously to catch and remove panels; this method of demolition allowed our crew to achieve maximum productivity.



OTHER SOLUTIONS USED BY THE MCGILL EXPERTS INCLUDED:

- ✓ Utilizing specially measured and designed foam forms provided substantial cost-savings and the opportunity for our crew to form and shore quickly
- ✓ Taking additional steps to key cut the top of each individual joist to prevent excessive spalling during demolition
- ✓ Using specialized shoring and forming after the discovery of unknown conditions caused major changes to the construction path and safety plan

THE RESULTS

A Modern Parking Facility in Downtown Lincoln

In just 10 months, McGill Restoration helped the City of Lincoln transform a condemned structure into a modernized parking facility using unique demolition and repair methods. More than 57,000 square feet, or 52%, of the Eagle Parking Garage was completely removed and replaced. McGill's focus on maximum efficiency led to creative solutions that helped the client stay on-time with project deadlines and within their budget.

The completed project helped the city solve limited parking in the downtown district that will meet the demands of the bustling city for decades.



The McGill Way: What We Accomplished



Over 10 months, more than 57,000 square feet of the parking deck was completely removed and replaced.



More than 500 cubic yards of concrete were used on pan and slab repairs.



The renovation project was completed in 12 months.



The cost of the structural repairs was \$3.5 million—\$20 million less than building a new structure!



Extended the life of a condemned parking garage by, an estimated, 30 years.

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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