

## **PARKERSBURG INTERMODAL PARKING GARAGE**

The Mid Ohio Valley Transit Authority (MOVTA) has contracted with Carl Walker Construction to design-build a new intermodal/mixed-use parking facility in downtown Parkersburg, West Virginia.

The Parkersburg Intermodal Parking Garage was designed to accommodate buses and cars. The grade level houses a MOVTA office, parking spaces for buses, and a passenger waiting area. Levels two through six offer spaces for 378 cars. A pedestrian bridge connects the parking structure to the adjacent Dil Center.

In seeking proposals, MOVTA took advantage of West Virginia's Design-Build Procurement Act, passed in 1999, which enables some government agencies to contract out design-build

projects, taking into account design as well as cost. Using the guidelines set forth in the new law, MOVTA developed an RFP that called for evaluation of proposals on a two-part basis: First, certain design requirements had to be met in order to move on to the next step.

The second part was cost effectiveness; that is, given the technical and performance requirements and the \$5,088,000 budget, how many parking spaces could be provided? Of the companies that submitted proposals, Carl Walker Construction provided the greatest number of spaces. With a total of 378 spaces – 50 more than the next highest-ranking proposal – CWC achieved the lowest cost-per-parking-space and won the contract. To read more about this new design-build approach for public buildings, see **David Monroe's** article in the July 2003 issue of *Parking*.



## **PULLMAN SQUARE PARKING GARAGES**

CWC has been awarded the first construction contract for **Pullman Square**, a new commercial complex to be built in a long-vacant urban renewal area in downtown Huntington, WV.

The Transit Authority awarded CWC \$13 to 14 million in contracts to build two parking garages at Pullman Square, alongside Veterans Memorial Boulevard between 8th and 10th Streets.

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## GATEWAY CENTER

After successful completion of Phase 1 of the repair and restoration of **Gateway Center Parking Garage** in Downtown Pittsburgh, Carl Walker Construction has been retained by owner **Trizecahn Office Properties** to carry out change orders amounting to \$4.5 million.



CWC will complete the restoration of the entire three-story structure, which lies underground beneath Gateway Center Plaza. The work consists of complete slab replacement and deck coating of the new surface.

Phase 1 of the repair and restoration, completed last year, involved total removal and replacement of a 14-inch-thick concrete slab on the uppermost parking level. CWC developed an innovative wall bracing system to support 50-foot-wide wall sections during construction. New waterproofing and plaza landscaping at the upper level were also part of the phase I repairs. Work was completed without injury to workers or the public.

The total project, consisting of 160,000 sq. ft. of slab replacement, is scheduled for completion in December 2004.



## CHARLESTON AREA MEDICAL CENTER

Anyone who owns or operates a parking garage knows that a regular maintenance and repair program is crucial to preserving the structure, providing a satisfactory level of service and meeting service-life expectations.

### *CAMC repair project*

**Ray George**, corporate director of construction management for **Charleston Area Medical Center, Inc.** understands this very well. That's why for the past five years, he has contracted with Carl Walker Construction to carry out such a program at CAMC's

three garages at two of its medical facilities. CAMC Memorial Hospital has two separate garages, while CAMC General Hospital has one huge six-story, 650,000 sq. ft. garage. Two of those garages were built in the late 1970s, noted George.

"We've got a lot invested in these garages, so it makes sense to have a regular maintenance and repair plan in place," said George. "Joe White (CWC's vice president of restoration services) and Bobby Haught (CWC's job site superintendent) have been working on these parking garages during the past few years, and I have great confidence in them. They bring their own team and also use local union members, which we appreciate. We've got an excellent working relationship."

Project Manager Joe White explained that CWC develops a suggested regular maintenance plan each year for CAMC, which is then reviewed by Desman Associates, the



## PULLMAN SQUARE PARKING GARAGES

*Continued from page 1.*

One garage will provide 593 spaces on three levels; the other will have 329 spaces on two levels with a shell at the top to hold a movie theater. Also under consideration, pending a state grant, are an adjacent surface lot and a pedestrian bridge linking the two garages.

Pullman Square, a \$54 million private-public development venture, will occupy four city blocks and feature a mix of entertainment, retail and restaurant businesses, as well as commercial office space and a Holiday Inn. The Transit Authority is administering a federal grant to build the garages, as the public sector component of the project. The architects are Meacham & Apel Architects of Dublin, Ohio. Continental Building Systems, Columbus, Ohio, is the construction manager.



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BUILDING #1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

hospital's parking consultant. CWC's work on these garages has included structural concrete repairs, followed by various waterproofing applications, using either traffic-bearing membranes, joint sealants or concrete sealers as appropriate.

*CAMC construction project*



## EUROPEAN AMERICAN BANK

Last fall, Carl Walker Construction completed restoration, concrete repair and waterproofing on the **European American Bank Parking Garage** in Uniondale, New York. The \$1.8 million contract involved patching concrete, and removing and replacing all expansion joints on the 700,000 sq. ft. structure, which provides over 3,000 parking spaces. CWC began work in August 2001 and, working through the warm months, completed the project in November 2002.



Since the project started. CWC received contracts for \$400,000 in change orders. These include repairs to a bridge to the upper level, two pedestrian bridges to the stairs, and six stair towers.

# WEST VIRGINIA UNIVERSITY'S RUBY MEMORIAL HOSPITAL

Carl Walker Construction recently finished the construction of a new 236-car precast design/build parking garage for **Ruby Memorial Hospital at West Virginia University** in Morgantown, West Virginia. CWC partnered with **Churches Consulting Engineers** of Claysville, Pennsylvania, to design-build the innovative structure.

CWC Project Manager **Chris McElhaney** noted that a particular challenge was presented by the existence of several underground structures, including electrical and fiber optic duct banks (conduits within concrete) and a 10-foot-high, 12-foot-wide utility line running from the nearby Cancer Center to the Physician's Office Center at a depth of three feet below the existing surface. As-built site drawings were provided by the owner. These enabled Churches Consulting Engineers and CWC to develop plans for the foundations, composed of deep caissons and piers. Several caissons were shifted in the design so as not to run into the underground structures.

The project began in November 2002 and was completed in June 2003.

## MAINTENANCE TIPS

Sometimes concrete may be damaged even though it shows no visible cracks or surface deterioration. A simple "chain dragging" survey can help evaluate suspicious areas. Drag a length of chain over the concrete wherever a problem is suspected. A hollow sound indicates that the concrete is delaminating and a significant problem may be developing.

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A good maintenance program will include regular wash-downs with water to remove debris. This is especially important in the spring to remove dust, debris and especially road salt, which contains harmful chlorides.

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*For more information on the maintenance of parking structures, call the **American Concrete Institute at (248) 848-3700** for a copy of Guide for Structural Maintenance of Parking Structures.*



## BETWEEN / THE / LINES

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Whether you are considering a new parking structure project or have an existing one in need of repair or restoration —

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From concept to completion we have the experience, technical capabilities and personnel required to provide single-source solutions for a wide variety of parking structure project requirements.

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- Design/Builder
- General Contractor
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