

## CWC WINS FOURTH LTV PARKING GARAGE CONTRACT

Carl Walker Construction is playing a significant role in creating the new **LTV South Side Works**, a major waterfront redevelopment that is turning a former Pittsburgh industrial site into a mixed-use development that will include residential, commercial, entertainment, light industrial, and research and development facilities.

The project required contamination removal, infrastructure development, renovation of the Hot Metal Bridge for vehicular and pedestrian access, expansion of the adjacent Carson Street to two lanes at entrance, and 1,900 feet of urban streets for new housing sites as well as commercial enterprises. The riverbank site, where steel mills and other factories once emitted black smoke and foul odors, now holds a biotechnology incubator, a sports performance complex, a marina and luxury townhomes.



*Graves Architects, Inc.*

The cost to remove contamination at this brownfield site, build new roads and bring in new utility lines was about \$500,000 an acre, according to the Urban Redevelopment Authority, a quasi-governmental arm of the city that bought the blighted property in 1993. The total investment in this project is \$423,800,000.

Carl Walker Construction (CWC) is now acting as general contractor on Garage #4 at LTV South Side Works, located at the corner South 28th and Tunnel Streets in Pittsburgh's South Side. The parking structure is the fourth of five parking garages to be constructed on this exciting new commercial and housing development — and the fourth that CWC has been involved with.

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## CWC COMPLETES REPAIRS TO MOUNT LEBANON SOUTH PARKING GARAGE

CWC has recently completed structural repairs to the **Mt. Lebanon South Parking Garage** near Pittsburgh. The six-story structure contains 305 parking spaces.

According to CWC Project Manager, Shane McCartney, CWC carried out repairs to columns, walls, beams and slabs, while also repairing and replacing parts of a cathodic protection system that was installed twelve years ago.

Cathodic protection (CP) is a method of controlling corrosion of steel reinforcement in parking structures. This is crucial to extending the life of the structure because as steel corrodes, it expands, causing cracking of the concrete and related leakage and deterioration.

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## CWC WINS FOURTH LTV PARKING GARAGE CONTRACT *Continued from page 1.*

CWC was a subcontractor in the construction of LTV Garage #1, and then general contractor on the LTV Garage #2 and Garage #3 projects. Garages #1 and #2 are now complete; Garage #3 is in the precast concrete erection stage and scheduled to be completed in September; and ground was broken in March for construction of LTV Garage #4, to be completed in December.

Garage #4 will be a four-level precast concrete parking structure offering about 409 parking

spaces to accommodate the many people who work or conduct business in South Side Works.

Others involved in this \$12 million parking garage project include **Turner Construction**, the construction manager; **Graves Architects, Inc.**; **A & A Consultants, Inc.**, geotechnical consultants; **L. Robert Kimball & Associates**, engineers; **Urban Redevelopment Authority and Soffer Organization**, developers; and **Sidley Precast**.



*Graves Architects, Inc.*



## NEW GARAGE A VITAL PART OF MORGANTOWN WHARF DISTRICT REDEVELOPMENT

In December 2003, Carl Walker Construction completed the \$4.1 million construction of the Wharf District Parking Structure in Morgantown, West Virginia. This modern four-story, 316-car parking structure, constructed with pre-stressed, precast concrete, is a vital part of yet another redevelopment project.

What was once an old warehouse district is now a revived commercial and residential center. Located next to the Monongahela River on the Caperton Trail, the Wharf District is growing rapidly. Public and private investments have combined to include street and trail improvements, restaurants, retail, professional services offices, and high-end loft apartments.

Tom Arnold, of the **Morgantown Parking Authority** noted, "Joe Racz, CWC's on-site supervisor represented our concerns as well as those of the project design team — and the company kept us within budget."



## CWC COMPLETES REPAIRS TO MOUNT LEBANON SOUTH PARKING GARAGE

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Parking garages are typically exposed to large amounts of chlorides via road salt, so they are susceptible to corrosion of the metal underneath. The presence of chlorides in concrete allows an electrochemical reaction to occur, which results in the corrosion of embedded reinforcing steel. CP counteracts this reaction and thereby reduces the corrosion rate. Portions of the existing titanium anode ribbon CP system were removed and replaced.

As columns, walls, beams and slabs were being repaired, new CP sections were installed, and 88,000 square feet of new cementitious overlay was applied at a depth of 1/4 to 3/8 inch thick.

In addition, CWC has installed new electric traction elevators to replace the existing hydraulic system.

Work was carefully planned so that the Mount Lebanon South Parking Garage remained open



for business, with at least one elevator operational, throughout the restoration. The restoration began September 2, 2003 and was completed by Memorial Day, 2004. (See the article: "Repair of Cathodic Protection Systems" in the July 2004 issue of *Parking* magazine written by Carl Walker Construction and Atlantic Engineering Services.)

## SAFETY COMMITTEE FORMED

In a renewed effort to protect our workers and subcontractors, decrease time off due to injuries, and lower insurance premiums, Carl Walker Construction has established a Safety Committee composed of employees from all levels and from both sides of the company (renovation/restoration and new construction). The committee's role is to:

- establish safety policies,
- develop informational literature on safe practices, and
- participate in OSHA training and certification classes.

As part of the safety program, CWC employees are encouraged to participate in a first aid/CPR certification class that CWC has made available. An all-day seminar in proper respirator fitting was also offered. Further safety education and training will be provided frequently.

Monthly meetings of CWC's Safety Committee are held at different work sites each time, giving employees the benefit of seeing how other crews work.

Will the Safety Committee's efforts have an impact? Apparently they are already, according to Joe White, who leads the committee. White tells of a recent incident: after a Friday meeting of the committee in March, employees were perhaps a bit more alert to safety issues than usual. It happened that the next Tuesday, OSHA inspectors paid a surprise visit to one of CWC's work sites. One inspector shook his head in amazement and remarked, "I've never been to a work site like this, where there is absolutely nothing to write up!"

Members of the Safety Committee include: Vice President Joe White; Administrator Georgia



Yeager; Project Managers Shane McCartney and Chris McElhane; Project Manager Trainee Alan Sarasan; Superintendents Gerry Bahur (New Construction) and Greg Bunce (Restoration); Rob Hineman (waterproofing mechanic); and Andy Wenger (carpenter lead foreman).

"It's a good mix of people," notes White, "and we feel very optimistic that our efforts will have a significant impact on our people and our business."

## BANK ONE

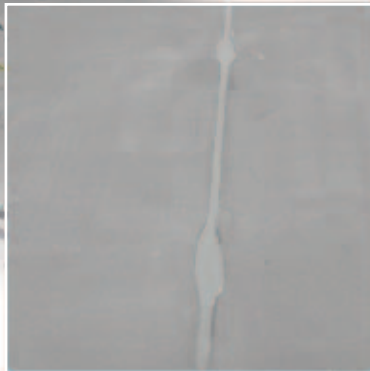
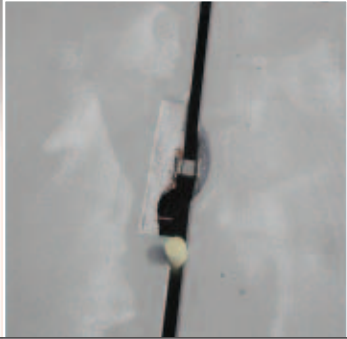
Over the last two years, Carl Walker Construction has been carrying out repairs to four **Bank One** parking garages in Columbus, Ohio. Work on garages M, L, J and K have all been completed. Each of these parking structures is about 180,000 square feet and made of precast, pre-topped double Ts.

Numerous problems with the joints between the precast units of these garages had resulted in extensive leakage. To solve the problem, CWC, working under the direction of Norm Scott of **Consulting Engineers Group**, saw-cut 2x2-inch x 3-foot-long grooves between the precast deck units to create a new connection detail to hold

the units together. A galvanized rebar was placed into the slots and filled with epoxy mortar to reestablish the connections. CWC then repaired deteriorated weld connections of the precast units, removed and replaced joint sealants at all joint locations, and provided a deck surface coating in selected areas.



## BANK ONE PHOTOS



## PULLMAN SQUARE PROJECT NEARS COMPLETION

Carl Walker Construction is now completing construction of two precast parking structures for Pullman Square, a new commercial complex to be built in a long-vacant urban renewal area in downtown Huntington, West Virginia.

Under a \$13 to 14 million contract with construction manager **Continental Building Systems**, CWC is in the process of completing two parking garages at Pullman Square alongside Veterans Memorial Boulevard between 8th and 10th Streets. Building 1 will have 305 spaces on two levels and a shell building at the top to be developed as a movie theater; Building 7 will provide 596 spaces on three levels.

According to project manager Chris McElhaney, both parking structures will be completed by the end of the summer.

CWC was also awarded change orders to build a pedestrian bridge linking the two garages. Also, under a separate contract with Continental Building Systems, CWC is performing foundation work for Buildings 2 and 3A in the development.

Pullman Square, a \$54 million private-public development venture, will occupy two city blocks and feature a mix of entertainment, retail and restaurant businesses, as well as commercial office space and a Holiday Inn.

**Continental Real Estate Companies**, from Columbus, Ohio, who also developed the Waterfront in Pittsburgh, Pennsylvania, is the construction manager for the project. **Metropolitan Partners**, also from Columbus, is the developer for the private sector component of this public-private partnership venture. The architects are **Meacham & Apel Architects** of Dublin, Ohio.



## GATEWAY CENTER PLAZA IN PHASE TWO

Carl Walker Construction has completed Phase One of the repair and restoration of Gateway Center Parking Garage in Downtown, Pittsburgh. The three-story structure, which lies underground beneath Gateway Center Plaza, received complete slab replacement and deck coating of the new surface. This involved removing and replacing a 14-inch-thick concrete slab on the uppermost parking level, developing an innovative wall bracing system to support 50-foot-wide wall sections during construction, and waterproofing/landscaping of the plaza level.

Phase Two of the Plaza reconstruction is underway. Phase Two, in another area of Gateway Center, began in the fall of 2003. CWC's work includes removal and replacement of the waterproofing membrane, installation of new drains, laying of a new curving walkway, installation of new pavers, and planting of vegetation. This phase was completed May 1, 2004.

The entire repair and restoration project, which includes replacement of 160,000 square feet of slab, is scheduled for completion in December 2004.

*Armand Wright Photography*



## NEW WATERFRONT REDEVELOPMENT PROJECT IN NEW JERSEY

Carl Walker Construction is now acting as the design-builder for a portion of an exciting new waterfront redevelopment project in Perth-Amboy, New Jersey. The Landings at Harborside is a \$600 million development that will incorporate residential and retail development, recreation, parks, restaurants, a marina and a hotel.

Perth-Amboy, New Jersey, was founded in 1683 and has a distinguished history as a place of commerce, art and culture. One of the city's most striking features is its scenic harbor, which looks out over Newark Bay, where Staten Island can be seen.

The Landings at Harborside will capitalize on the potential of the waterfront area, offering a waterfront esplanade that will tie the area together. The comprehensive plan calls for the cleanup of blighted areas, demolition of dilapidated structures, and the creation of a 49-acre



Courtesy of *New York Construction*.

mixed-use neighborhood featuring more than 2,000 homes clustered around communal courtyards. Cars

will be parked in garages beneath the courtyards, secure and out of sight.

CWC is working on a \$4.3 million contract to design and build a three-level, 83,000-square-foot substructure parking garage (in Building 136A) that will offer 117 spaces. The underground level will be slab-on-grade, the intermediate level will be slightly above grade, and the top level will be a podium where a landscaped plaza and housing units will be constructed.

The project is being constructed utilizing a filigree structural framing system, which consists of a stay-in-place precast concrete form system with composite cast-in-place concrete decks.

The principles of “New Urbanism” underlie the Landings at Harborside project, where the goal is to create a real urban community with pedestrian-friendly streets, trees, recreation areas and shopping areas.

“We at CWC are pleased to be part of this new state-of-the-art redevelopment project. It’s similar to the South Side Works redevelopment project we are involved in here in Pittsburgh,” noted CWC President David Monroe. “In each case, a rundown area is being transformed into a what we hope will become a thriving neighborhood.”

According to Dan Duncan, project manager for **Kushner Companies/Westminster Communities**, Phase One of this four-phase project is now underway. “Kushner has long been a specialist in greenfield development,” said Duncan. “When we moved into the mixed-use area, we wanted a company with significant parking structure expertise and that’s why we chose Carl Walker Construction.”



## 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 —

***Carl Walker Construction can help!***

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.

Carl Walker can provide comprehensive construction services as:

- Design/Builder
- General Contractor
- Specialty Contractor

***Call Carl Walker Construction today for a free evaluation of your project requirements!***

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