



BETWEEN THE LINES

How Can CWC Complete A Casino Garage Like This For Just \$10,325 PER SPACE?

Cannery Casino Resorts of Las Vegas has awarded CWC a 408,000-square-foot parking garage project that will add space for 1,362 vehicles at the **Meadows Racetrack and Casino** in Washington, PA. The design/build project, valued at more than \$14 million, is slated for completion in May, 2012.

Even with 3,000 spaces available, sharply rising attendance has strained parking capacity at The Meadows. The casino's 1,200 employees alone routinely impose heavy parking demand.

The new garage will occupy the site of an open parking lot adjacent to a five-story, 1,000-car garage that CWC completed in 2009. To harmonize with the design of that garage and the casino itself, CWC will clad the new structure in an economical stucco-like elastomeric finishing system similar in color and texture to the casino's Dryvit exterior.

The tight deadline and modest budget are feasible thanks to the CWC design/build approach, says CWC president **Len Tsupros**. "For a project like this one, design/build is ideal. It simplifies the chain of command and lowers construction costs by compressing the timeline from groundbreaking to completion."

We do this by eliminating excess construction management, engineering consultants, and feasibility studies. Structural and MEP engineering, and our efforts as design/builder and engineer of record, working directly with the owner, are included. No consultants, no soft costs. It's all in there.

Car count, traffic flow, scheduling and duration are huge issues. But by taking all that up-front time out, we can remove six or eight months from the equation. From contract to parking cars, it's going to be 11 months of streamlined efficiency. An engineering firm would easily add three to six months on the front end before they even produced any kind of document.

Sands Bethworks Casino



Cannery Casino Resorts co-founder and principal **Bill Paulos** is enthusiastic about both CWC and the design/build approach. "The Carl Walker team had already done fantastic work for us, so we had a lot of confidence in their ability to make this one happen," he says. "They're super-efficient, always looking for ways to add value. And on top of that, they're just nice people to work with — incredibly patient and helpful."

CWC has built a reputation for fast, economical casino parking solutions. In the 2009 parking structure at The Meadows, CWC incorporated an efficient pre-stressed, pre-cast concrete frame with cast-in-place deck surfaces.

Later in 2009, at **The Sands BethWorks** casino resort in Bethlehem, PA, CWC reduced project costs by \$3.25 million by value-engineering the RFP design specs to eliminate 1,300 tons of galvanized structural steel.



Meadows Parking Garage

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MORE BUILDING OWNERS CHOOSE TO CONTROL COST, TIME AND QUALITY WITH DESIGN/BUILD

THOUGHTFUL SOLUTIONS AND HARD-NOSED MANAGEMENT EARN MAJOR PENNSYLVANIA, OHIO PROJECTS FOR CWC

In a surge of parking construction starts propelled by the budget- and schedule-crunching potential of design/build, Carl Walker Construction, Inc. (CWC), has been awarded four projects that will enclose almost three quarters of a million square feet by the end of 2012.

The contracts, for three parking structures and one mixed-use facility, demonstrate the steadily growing acceptance of design/build techniques in the public building sector over the past decade. According to a recent study, more than 40 percent of U.S. non-residential construction projects involved design-build in 2010 — a ten percent increase since 2005. Building owners cite lower cost, shorter timelines and increased quality control as proven advantages.

CWS specializes in parking garage construction, design and restoration, and has completed more than 400 garage projects, enclosing more than 4 million square feet of parking space, since 1996.

The new projects include:

- A 408,000-square-foot structure at the **Meadows Racetrack and Casino** in Washington, PA.
- A 60,000-square-foot facility for **Springhill Suites**, in Mt. Lebanon, PA.
- A 32,000-square-foot garage at the **Fifth Avenue Lofts**, in Pittsburgh, PA.
- A 247,000-square-foot project for the **VA Medical Center** in Cincinnati, OH.

“Each of these projects demonstrates the value our clients gain with the design/build approach,” says CWC president **Len Tsupros**. “By reducing the multiple layers of consultants who usually participate in conventional projects, design/build makes a dramatic impact on engineering costs.”

BLENDING 21ST-CENTURY FUNCTION WITH 19TH-CENTURY CHARACTER IN A HISTORIC NEIGHBORHOOD

Under contract to Pittsburgh-based **Impakt Development, Inc.**, CWC is constructing a 32,000-square-foot urban parking facility at the historic **Fifth Avenue Lofts**. The compact, 86-car garage will occupy the site of a disused playground, next to a soon-to-be converted, 1894 high school. The original 110,000-square-foot building is listed on the National Register of Historic Places.

Inside the Romanesque-Gothic-style schoolhouse, a landmark in Pittsburgh’s resurgent Uptown district, Impakt is building 65 loft apartments with upscale amenities. The parking structure is valued at nearly \$1.3 million, and is due for completion by June, 2012.

According to CWC president **Len Tsupros**, “The function of a garage, the cost of a garage, the security and the durability and the maintenance aspects of a garage — we’ve been there many, many times. Working with the developer or owner from the ground up, we supply a depth of experience that’s priceless. Site selection, topography, traffic, architectural considerations — our clients can pick our brains and get decision-making perspective that pays off again and again.”



BUILDING UP, NOT OUT, CWC COMPLETES INNOVATIVE \$17 MILLION HOSPITAL PARKING STRUCTURE

“This addition essentially doubles the parking capacity on the same parcel of land.”

– Len Tsupros, CWC president

The parking garage construction, design and restoration specialists at Carl Walker Construction (CWC), Inc., have just completed an innovative design/build project at **Winthrop-University Hospital**, in Minneola, N.Y.

A teaching hospital located on Long Island, Winthrop – like many urban institutions – long ago ran out of space for ground-level parking. By the late 2000s, even a three-story, 680-car garage completed in 2002 was no longer a match for the 600-bed hospital’s parking demands. With real estate at a premium, Winthrop management opted to build up rather than spread out.

Budget and schedule constraints disposed the client toward the design/build strategy that CWC had employed in constructing the 2002 garage. In the fall of 2009, CWC began work on a \$17-million, three-story vertical expansion of the existing structure. The addition would add 700 parking spaces, primarily for hospital staff.

Winthrop opened the upper levels this past July with an approving nod for CWC’s quality, cost control and adherence to deadline.

“When we constructed the 2002 garage, we built a structure with parking on grade, as well as on two upper levels,” recalls CWC president **Len Tsupros**, who oversaw both projects. “The original garage is three bays wide, and has a footprint of about 70,000 square feet. This addition essentially doubles the parking capacity on the same parcel of land.

“Design/build was the ideal approach for this project, because it eliminated layers of intermediary consultants, and that controls engineering costs. It also reduced construction costs because it shortened construction time,” Tsupros says.

The addition consists of three post-tensioned, cast-in-place concrete decks supported by a steel frame — the same technique that CWS employed in building the original structure.



INNOVATIVE REDESIGN HELPS REVIVE A PROJECT STALLED BY BUDGET CONCERNS

In Mt. Lebanon, PA, just south of Pittsburgh, CWC value engineering helped a developer get past an as-designed cost that exceeded pro-forma budget limits.

Now design/build work is under way on a 60,000-square-foot commercial mixed-use **Springhill Suites** property for Pittsburgh-based developer **Kratsa Properties**. CWC broke ground in early 2010, and is on track to meet this October's 15-month completion deadline.

Occupying a main-street site previously devoted to metered and permit parking, the \$3 million structure will include a seven-story, 108-room boutique hotel and spaces for a total of 81 cars on three levels. Among the complex's other features are an indoor pool and a row of storefront windows that will complement the surrounding Washington Road shopping district.

According to **Louie Calabria**, Kratsa's director of development, "Carl Walker helped us redesign the garage to reduce construction costs and make the whole project more efficient. We just gave them our criteria and they came up with a solution. They're garage construction specialists, so they were able to bring us a lot of design and layout expertise."

"When I say we brought value to the project," says CWC president **Len Tsupros**, "I mean we actually made it possible to build for the budget the client had set out. Working with a structural consultant, he explains, the architects had designed the parking structure very conservatively in concrete.

"We suggested a redesign, all the way from the footings up to the transfer slab for the hotel, in steel. That cut out just tons of money, and suddenly the clients' pro forma worked — now they could get the funding they needed to build the project. We found ways to take about three million dollars out of the project budget. We'll go a long way to make the numbers work."

Calabria agrees. "Now we're relying on Carl Walker to help solve some foundation issues that are an integral part of the overall hotel. We'd definitely work with Len again."

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*— Louie Calabria,
Director of Development, Kratsa*



*Read article written by CWC's Business Development and Engineering Director **Chuck Churches, P.E.**, as seen in **Parking Today Magazine** at www.carlwalkerconstruction.com on the **NEWS** page.*

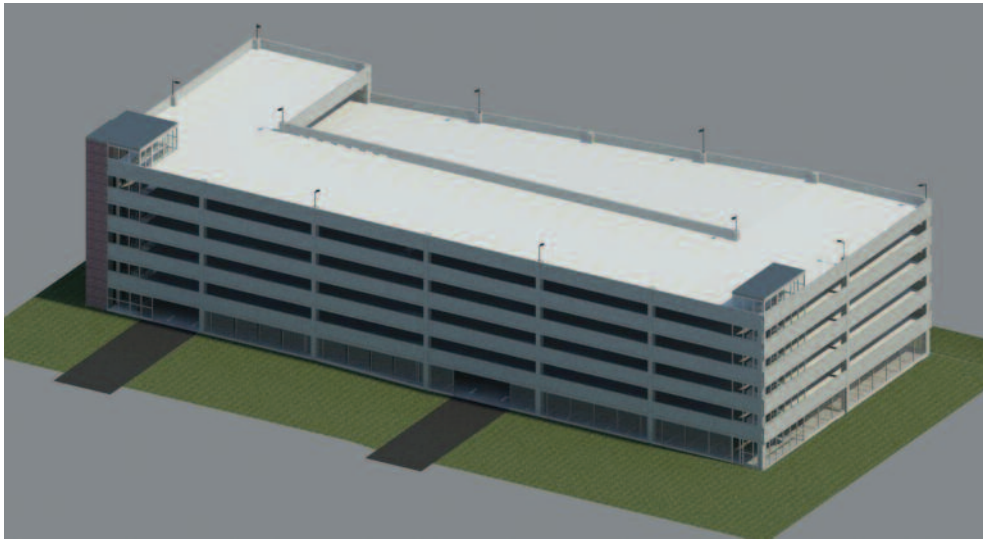
UNIQUE HYBRID DESIGN TAKES GARAGE UP A LEVEL

PARKING GARAGE CRACKING MEETS ITS MATCH WITH CARBON FIBER REINFORCEMENT AND REPAIR

Chuck Churches describes the challenge Carl Walker Construction, Inc. faced when they were asked to add a vertical expansion to an existing structure where there really was no way to add another level, using the same type of precast structure system at **Ruby Hospital** in Morgantown, WV. But, Carl Walker Construction,



FOR VETERANS, BOOSTING PARKING CAPACITY WITHOUT HAMPERING HEALTH CARE ACCESS



Under contract from the federal government, CWC has begun construction of a 700-space parking facility at the bustling **Veterans Affairs Medical Center** in Cincinnati. The addition of 247,000 square feet of parking will add convenience for arriving veterans and family members arriving from a 17-county region of southwestern Ohio.

The \$8.6 million project will be completed by September, 2012. Making it happen on time and within budget presents a few challenges, according to CWC president **Len Tsupros**. "It's an occupied site, so we have to raze two existing structures, relocate utilities and do extensive site preparation — including deep, augur-cast concrete piles for the foundation. And through it all, we have to make sure there's no impact on the medical center's accessibility or function.

"When we sat down with the Cincinnati VA team, together we were able to pin down exactly what the job would require, based on a short series of key questions. Since we've made a specialty of design/build for parking garages, we could hit the ground running. No learning curve to get over, just the shortest path from conception to completion."

The Cincinnati building is the latest in a long series of CWC healthcare parking projects, among them **St. Francis Hospital** in Charleston, W. VA, the **Louis Stokes VA Medical Center** in Cleveland and the **St. Vincent Health System** in Erie, PA.

"Since we've made a specialty out of design/build parking garages, we can hit the ground running."

— Len Tsupros, CWC president



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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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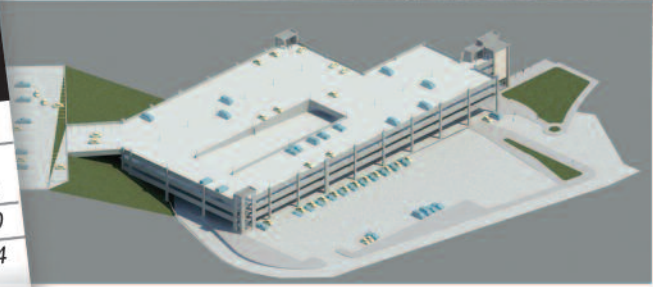
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HOW CAN CWC COMPLETE A CASINO GARAGE LIKE THIS FOR JUST \$10,325 PER SPACE?

Answer inside!



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