



### PARKING STRUCTURE 257 SOUTH 500 EAST

### **Commercial Parking Structure**



#### PROJECT DESCRIPTION:

- ◆ For this project, we teamed with the structural department to help the property managers provide repairs to an existing parking structure to meet the needs of their clients.
- ◆ Our structural team visited the site and compiled a very detailed inventory of all visible cracks and deterioration. That was followed-up by dragging chains across the surface to listen for concrete that has separated from its reinforcement (called delaminating) and rapping on the underside of the concrete slab with a 5 lb. hammer to listen for more of the same. Once the inventory was complete, they created a report outlining all of the issues discovered, as well as recommendations for their repair.
- ◆ Our client used this report to help their tenants understand the issues involved and to give them an estimate of how much the repairs might cost, allowing them to work into their lease agreements the required budget for realizing the repairs. Once budgets had been determined, CBRE asked us to prepare documents for bidding, and to provide contract administration and construction oversight during the repair process.
- ◆ Because of budget constraints, the project was divided into several phases, ranging from the most important repairs (life/safety issues) to cosmetic/aesthetic issues that help tenants feel more at ease while using the parking structure. The final phase was completed in the spring of 2015.



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