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Rehabilitate the Building & Finance by Indoor Parking

If the building is not demolished, and the future use as well as the timing of any construction remain uncertain, it is important to protect the structure to maintain its integrity during this period of vacancy. The most critical step is to immediately rehabilitate the entire existing structure. This will involve repairing, reinforcing, and safeguarding the building to restore its structural integrity and prepare it for future reuse. Part of this process includes installing a permanent, insulated roof that is designed to support future solar panels. This approach ensures the building remains available for future development.

As noted in the RJC Engineers 2012 Structural Analysis, the scope of this project includes removing the remaining roofing and deck, sandblasting all steel to achieve a bright, clean finish, replacing and reinforcing damaged and deteriorated purlins and truss members, and reinforcing the webs and flanges of deteriorated steel columns with all steel coated with Galvafroid or an equivalent protective coating. Deteriorated concrete slab around column bases will be chipped away and replaced, and damaged mezzanine concrete will be repaired. Delaminated areas of concrete walls were removed and repaired by injecting cracks. Brick veneer, masonry infill, and cladding will be repaired, and new cladding and glazing will be installed in the existing openings. A new insulated roof assembly, including strapping and decking designed to support future solar panels, will be completed. This includes the rebuild of soffits and fascias and the installation of new roof drains and water leaders.

To use the space as a parking garage, the existing interior concrete curbs and bases will be removed, the concrete floor slab will be patched and made good, and the floor area will be line-painted to define interior parking spaces. This use will also require the building to have a sprinkler system, a carbon monoxide exhaust and fresh air supply system, interior and emergency signaling, eight exterior exits, two temporary user entrances with parking POS, four automatic sectional doors for vehicle access and egress, and parking garage equipment to operate the system that will finance the building rehabilitation.

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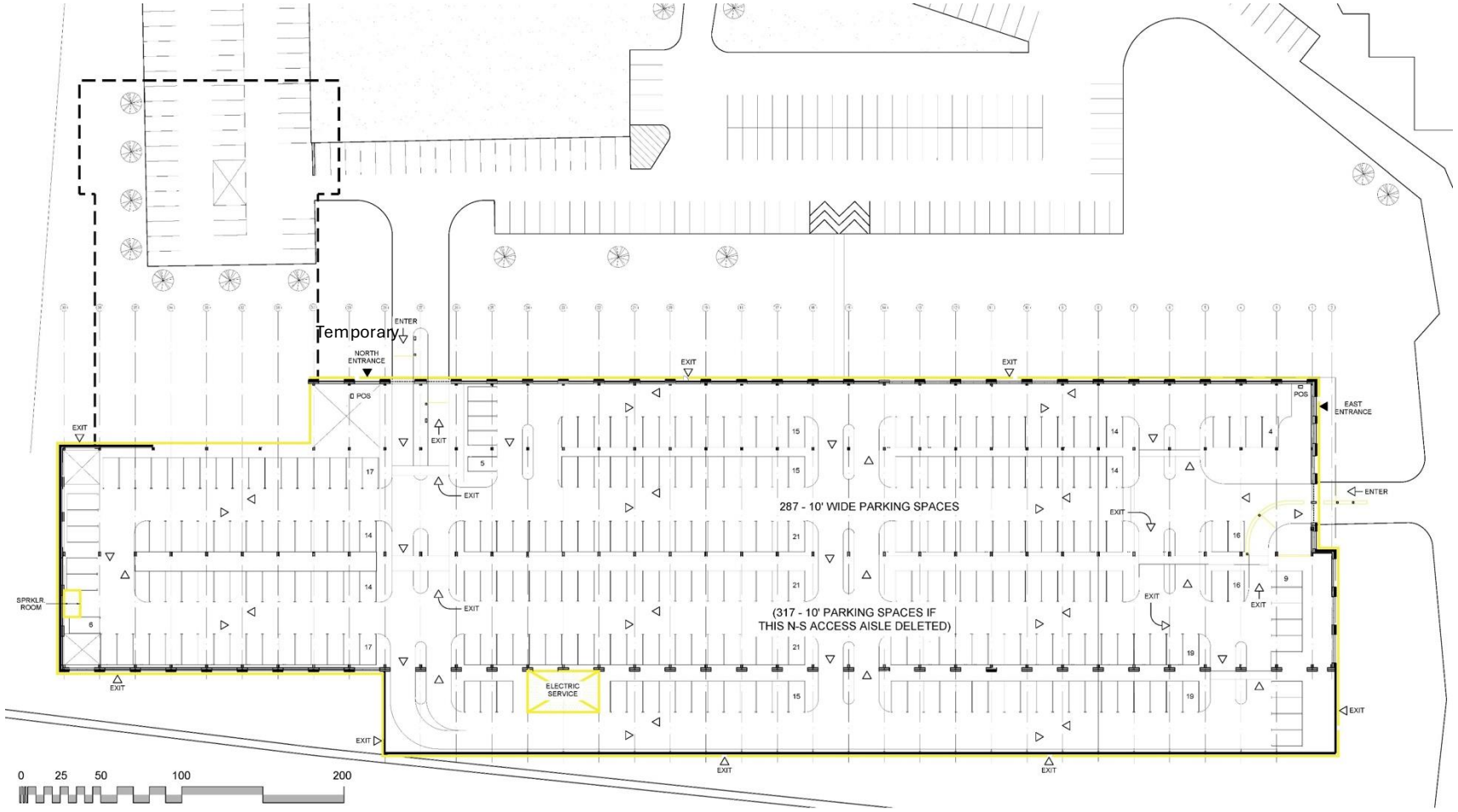

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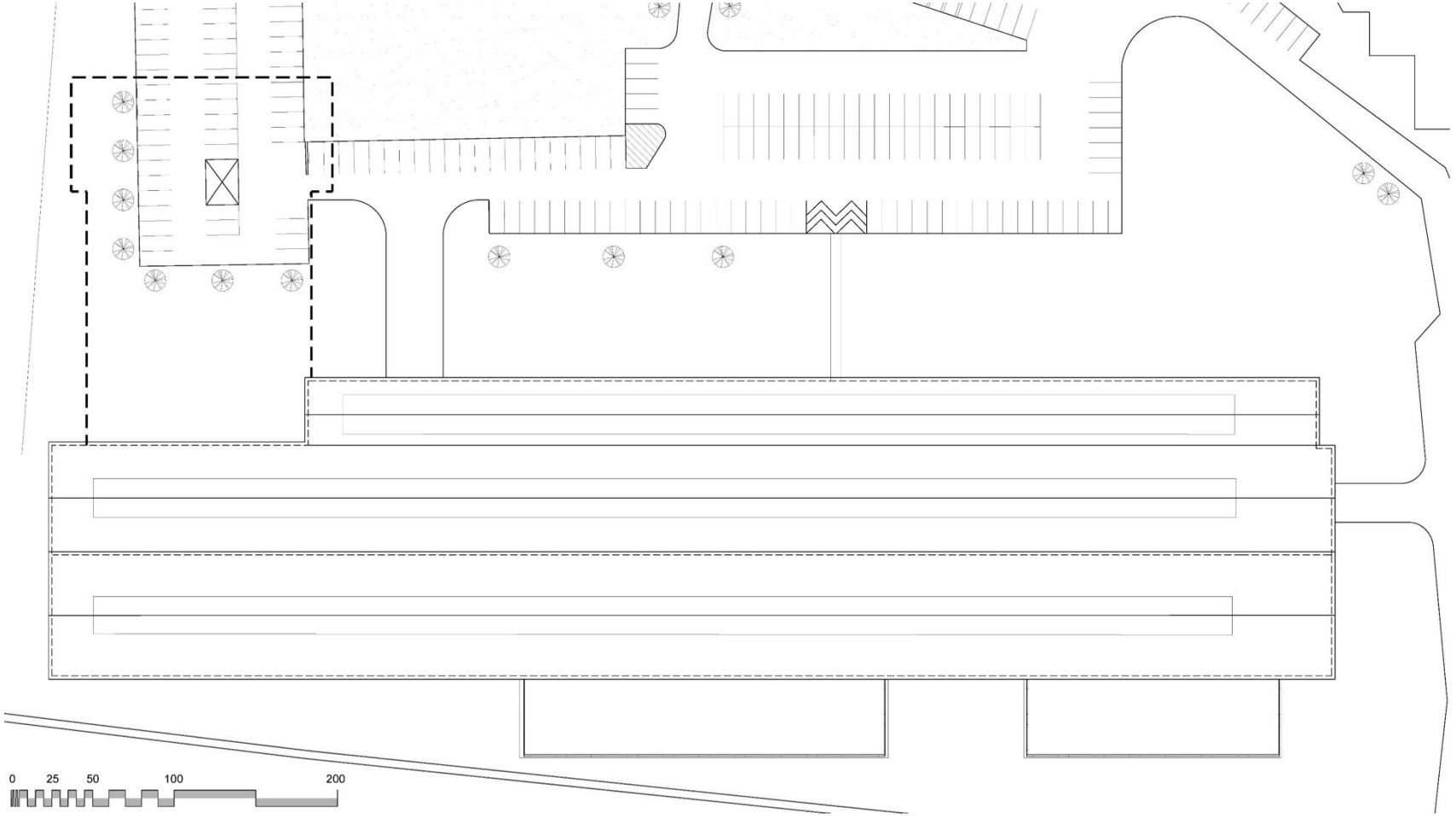
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