“Plain” does not do justice to the wall panels enclosing the ESL Federal Credit Union Ramp Garage in Rochester. The panels enclosing this new structure are plant cast with a thin brick formliner. After removal from the casting bed, the panels are acid washed, and then hand stained by Nawkaw.

Likewise, “Fancy” does not do justice to the panels enclosing the Saratoga Springs Parking Ramp. Graceful curves, extending pilasters, and a delicate cast in brick color offset by the clean, plain concrete highlighting bands, change a simple functional structure into an attractive work of art. Precast panels are available in many textures, shapes, and sizes. Our thanks to Carl Ashley, Lakelands Concrete Products, for these photos of their work.
Hudson Valley Community College Parking Garage Adds 500 Long-Needed Spaces

Proving that precast offers speed of construction, William E Dailey Precast averaged over 15 pieces per day to build this structure in only 36½ winter days, finishing in mid-March. The detail work and finishing materials will follow this month. With the somewhat repetitive main structural frame in place, take a close look at the unusual details making up the external exposed stair structures.

In addition to the big cranes that did the heavy piece lifting, smaller lifts are used to enable erectors on work platforms to position and fasten the ‘lighter’ pieces – landings and stair-riser units, seen supported by brackets on the structural columns – tinker toy fashion. The column brackets were cast as part of the columns, in the plant!

After the stair structural pieces are in place, it is made useable for jobsite workers by adding temporary safety railings (the 2x4s and brackets). The double wall seen above frames an elevator shaft adjacent to the stairs. Yet to be put in place is a bridge between the garage and the classroom building seen on the left. The new adjacent parking with easy access will be a major improvement for students and teachers, now parking all over the neighborhood where ever an empty space can be found, and then walking, walking, walking. The architect, the contractor, and the owner all were amazed at how closely the new garage’s color matches other existing college buildings – an original project requirement. Other credits: owner: Dormitory Authority of the State of New York; general contractor: T. Moriarty and Son; architect: Polshek Partnership. Thanks to Bob Wicox at William E Dailey Precast for supplying the information.

Welcome to Our New Members

Our newest Full Producer Member is Camp Precast Concrete Products, 78 Precast Road, Milton, VT, 05468. Kevin Camp, President, and Tim Queior, New York Sales Manager advise the standard products they produce include retaining walls, erosion control systems, utility structures, drainage structures, septic tanks and other sanitary structures, segmental bridges, box culverts and 3-sided culverts, bridge slabs, lighting poles, vaults, and pump stations. Call them at 802-893-2407.

And Eriksson Technologies, Inc. has joined as both an Associate Member and a Professional Member. Roy Eriksson, President, is located at P.O. Box 16396, Tampa, FL 33687. Eriksson Technologies develops, markets, and supports engineering design software and renders engineering support services to the precast and prestressed concrete industries. Erikson is currently working on the LRFD upgrade to our CULVERT Design Program. His e-mail is Eriksson@eriktech.com.
Sustainability Parks in Chicago Garage

Incorporating elements unheard of for parking garages, developer Friedman Properties recently opened an 11-story structure in the (downtown-bounding) River North area of Chicago designed for maximum energy efficiency, minimal waste, and roughly 725 parking spaces. With a framework of precast elements supplied by J.W. Peters & Sons (double tees) and Lombard Precast (architectural precast spandrel and wall panels) subcontracting for lead contractor ATMI Precast, plus green glass and limited structural steel, the Greenway Self Park garage comes courtesy of Friedman, parking magnate Myron Warshauer, and architectural firm Cubellis. The Greenway Self Park is unique to the point that Friedman Properties has a patent pending, making it possible to license the design in other locations. The design and development team embedded into the building's prominent southwest corner a series of six vertically stacked wind turbines from Helix Wind that will produce electricity year-round, directly offset the facility's energy requirements, and power exterior lighting. The turbines' southwest location is meant to capitalize on Chicago's northwest winter and southwest summer winds, and they are estimated to generate 10,000-15,000 kWh per year, regardless of the wind direction or speed.

Designed not to look like a parking garage, the building is meant to blend into its relatively upscale surroundings. On the ground level, it has about 15,000 sq. ft. of retail space; a second-level skybridge will connect the garage to two nearby hotels. In addition, openings between the glass planks allow air to flow naturally through the garage, eliminating the need for forced-air ventilation systems. Inside the Greenway will be plug-in stations for electric cars, spaces for car-sharing services, parking for bikes, and showers for cyclists. A green roof with landscaped gardens will combat urban heat island effects and control stormwater runoff. As is required to obtain LEED certification, all construction materials for the building were produced within a 500-mile radius.

Photo and Article from Concrete Products Magazine, February 2010.

Turbines Ready to Power Windy City's Greenway Self Park Structure

Lunch-Box Talks Reminder

Check the PCANY website for listings of the accredited one-hour lunch-box talks that you can arrange to be presented in your own office – and PCANY supplies the lunch!
**OVERVIEW**

The 915 Walnut Street Parking Structure is sandwiched between two older buildings in downtown Kansas City. The 106,000 ft² structure provides 325 parking spaces for the adjacent condominiums. The owner’s goal was to create a highly sustainable design and a green presence that would attract attention to the project. To that end, the parking structure features a dramatic rooftop garden. The garden serves as a key selling point for the condominiums. It provides residents with a safe, fun and beautiful area to have picnics, walk their pets, or just enjoy the outdoors. The 16,000 ft² green rooftop area has also created a great deal of interest within the community, being used for public tours, weddings, receptions, and other special events.

The all-precast concrete structure was originally designed as a cast-in-place, but none of the design variations being considered could meet the budget or schedule requirements. “This project is an excellent example of the benefits a total precast concrete solution can provide,” explains Michael Stott, principal of Stott & Associates Architects, PC. “By switching to an all-precast solution, the cost was reduced by approximately 25%, and the challenging schedule met.”

Site conditions were also a challenge. The site was sandwiched between two existing older buildings in a congested downtown area. The structure was built within 2 in. to 3 in. of the existing buildings, which were not square. Precast concrete components produced off site in a controlled environment assured precise tolerances would be met. Finished components delivered to the site reduced site impact and construction time.
The Dormitory Authority of the State of New York has turned to precast parking structures to solve parking problems for several years. Working with Construction Manager Jacobs Facilities, General Contractor T. Moriarty and Son, Architect Polshek Partnership, and Precaster Dailey Precast, this 540 parking space structure, exceeding 187,000 sq. ft. for parking was built and opened in record time.

Notice the two different designs of screens (applied to the east and west elevations only). The long-term pieces can be seen through the glass. Located next to the simple but efficient garage entrance, the stair/elevator addition works well and looks good.

Repeating from the November ’09 Newsletter, this garage was designed by Desman Associates, Boston, MA, Tom Basile, lead architect. The three supported levels were made using 88 double tees, 13 columns, 2 stair and 1 elevator towers – 262 pieces in total. Thanks again to Bob Wilcox, Dailey Precast, precaster of this structure, and supplier of this article.

Staten Island Parking Garage

The Dormitory Authority of the State of New York has turned to precast parking structures to solve parking problems for several years. Working with Construction Manager Jacobs Facilities, General Contractor T. Moriarty and Son, Architect Polshek Partnership, and Precaster Dailey Precast, this 540 parking space structure, exceeding 187,000 sq. ft. for parking was built and opened in record time.

Notice the two different designs of screens (applied to the east and west elevations only). The long-term
Staten Island Parking Garage (continued from page 4)

plan for the “shingled or layered screens” is to populate them with some type of plant or vine, producing a living “green screen.”

The strong façade lines are constructed by alternating span德尔 panels and structural support shear walls, all cast with the same concrete mix. Plain sections are finished with a light sandblast, while the intermediate sections are made with a 1/4” deep rustication reveal. Integral with the vertical sections is a corbel to support the transverse inverted tee beams, which in turn support the double tees. Double tees are typically “pre-topped” by using a thick flange, lightly roughened in the plant. Shear connections are completed between double tee flanges, and the joints caulked. (comments on this, guys?) The easy access ramps and wide, column free bays, allow safe entry and exit for each driver. Sometimes the signage is confusing, but these open, firesafe, easily-maintained parking structures are always a welcome end to every trip. Thanks again to Robin Outwater and Bob Wilcox, William E Dailey

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There are several free parking related resources on the PCI website. These include:

• Maintenance Manual for Precast Parking Structures
• “Parking Structure: Snow Removal” (excerpt from Maintenance Manual)
• “Joists in Precast Parking Structures” (report from PCI Journal)
• “Precast Concrete Parking Structure Lighting Study” (from the PCI Journal)

The Parking Resources section of the website was last located under the Publications menu. You can contact Brian Miller at bmiller@pci.org for more information.