The Elliot at River’s Edge, the largest privately-owned parking structure in the State of New Hampshire

The Elliot at River’s Edge in Manchester, NH is a new 259,000 sf ambulatory care center. Thus it follows that the Architects, CUBE 3 Studio LLC, deemed it necessary to keep patient parking as close to the hospital’s front entrance as possible, rather than spreading out with surface parking. To keep the structure simple, it utilizes a single ramp, located on the side between the two buildings, so that all of the decks from the visible side appear level. The garage has six decks, with one level semi-underground, and provides about 243,000 sf of parking area.

The exterior precast members are cast with all white cement to match the white block of the main building. The strong vertical strips were sandblasted to expose the aggregate and provide contrast from the smooth finished surfaces; they have light fixtures near the top to highlight them as architectural features at night. The structure was kept as simple and efficient as possible, using standard structural bays, and to minimize the parts and erection time for this 978-space garage.

Project Credits: Architect Engineer: CUBE 3 Studio, LLC; Engineer of Record: Veitas & Veitas Engineers; Construction Manager: Suffolk/Eckman Joint Venture; Precaster: Dailey Precast.

Our thanks to Adam Wagner, AIA, and Chris Santoro for project information, and Bob Wilcox, Dailey Precast for the photos.
Huntington Hospital Parking Garage, Huntington, NY

The North Shore Long Island Jewish Health System needed to increase its parking capacity without making access to its Huntington Hospital problematic for its patients and families. Architect/Engineer Desman Associates proposed adding an all precast, single-level deck over the existing cross-sloping parking lot.

The final solution was a 4 bay 70,000 s.f. structure of prestressed double tees, beams, columns, and spandrels. In addition to the sloping landscape and tight site, Dailey Precast had to erect the deck while protecting numerous hospital underground service sub-structures located within the footprint of the garage, and of course, keep as much of the ground parking operable as possible. Desman Associates were the Architect/Engineer, and Dailey Precast supplied the structure.

Cubist Pharmaceuticals Parking Garage, Lexington, MA

This project consisted of four levels of parking deck, two stair towers (one with elevator), and a pedestrian bridge to serve a new manufacturing plant addition. Credits – Architect: Spagnolo, Gisness & Associates, Inc; Structural Engineer: Capobianco Consulting Engineers, Inc. (see page 3; Construction Manager: The Richmond Group; Precaster: Dailey Precast.

PCANY MEETINGS – October 31, 2011

Association Meeting – 9:00 a.m. to noon, at AGC Headquarters, 10 Airline Drive, Albany
Joint Meeting – PCANY & NYSDOT Materials and Structures, 1:00 to 4:00 p.m., 50 Wolf Road, Albany
Wentworth Douglas Hospital Parking Garage, Dover, NH

This project consisted of a two-and-one-half level vertical expansion of an existing parking deck, plus a new elevator and stair tower. Erection planning required protection of the pre-existing retaining wall at grade level and extensive coordination with Hospital authorities for site safety and traffic control. Architect/Engineer: Leo A. Daly; Precast supplier: Dailey Precast.

Our thanks to Bob Wilcox and Robin Outwater, Dailey Precast, for the photos and information regarding these four projects.

SGH expands services, acquires Capobianco Consulting Engineers

Simpson Gumpertz and Heger, national engineering firm involved in building, transportation, nuclear, water/wastewater, and science/defense projects strengthens existing parking structure engineering services, acquires Capobianco Consulting Engineers.

Simpson Gumpertz & Heger Inc. (SGH), a 400-person national engineering firm, announced that it has acquired Capobianco Consulting Engineers, LLC (CCE), a consulting engineering firm headquartered in Waltham, Mass. Through the acquisition, SGH expanded its Parking Structure Engineering Services; introduced Sal A. Capobianco, P.E., as a SGH senior principal; and added the CCE team to its Boston-area headquarters.

CCE specialized in design management and structural engineering for new parking structures. Facility owners, developers, and contractor-led design-build teams frequently hired CCE as the prime design consultant on parking structure projects to manage geotechnical, civil, structural, architectural, mechanical, and electrical engineering disciplines. CCE was also the structural engineer of record for most of its clients’ projects. CCE managed and designed numerous parking garage restoration projects. In addition, CCE had specific expertise in designing precast parking garage components for precast concrete manufacturers.

By joining forces with CCE, SGH augments its national parking structure design and rehabilitation services that it provides to clients throughout the United States. They offer a full range of capabilities and manage projects through initial planning, preliminary and final design, and construction administration. Their combined client base includes state and federal government agencies, commercial properties owners, real estate developers, architects, and contractors. Their specific parking-related capabilities include:

- Parking structure planning including feasibility studies, site selection, and permitting.
- Parking structure design management as prime consultant.
- Precast concrete component design.
- Existing facility condition appraisal and restoration engineering.
- Existing facility pre-purchase inspections.

Eastman Savings and Loan Parking Garage

The complete enclosure of this new concrete parking structure in downtown Rochester, NY was provided by Lakelands Concrete Products, Inc. from their plant in Lima, NY. The spandrel panels and column covers were cast using a brick formliner, and stained at the plant before shipping. The concrete sills and lintels were poured monolithically with the panel, and received an acid wash treatment. Credits: Contractor – LeChase Construction; Precaster – Lakelands Concrete Products. Thanks to Laurie Arner, Lakelands Concrete Products Marketing for this story.
LUNCH AND LEARN in your office –
One Hour Talks (1 AIA Learning Unit or 1 PDH)

Choose your topic:
- Architectural Precast Concrete
- Designing Precast Bridges
- Designing with Hollowcore
- Precast Housing Structures
- Industrial Structures Design and Construction
- Precast Parking Structures
- Precast 101
- Designing Precast Concrete School Buildings
- Precast Concrete Stadium Design
- Sustainable Building Design Using Precast Concrete
- Total Precast Structures

Also, PCANY’s “Accelerated Bridge Design (Get In, Get Out, Stay Out),” showing several completely precast bridge projects around the country, from precast footings to prestressed bridge beams; this program includes two handouts on prestressed concrete box and bridge beam evaluation and repair. One PDH is awarded to attendees.

Lunch will be provided if any of these talks are scheduled over the noon hour.