

10. Parking Garage Rehabilitation

Goal C25

C25. Repair and update of the parking garage to ensure long-term structural integrity and integrate entrances, exits and access-control systems with the rest of the College's parking facilities.

Problem Statement

The College's six-story, 230,000 square foot parking garage was completed in 1986. The garage is used intensively 12 months a year, and after 16 years of service is now at a stage where a significant renewal of the garage structure is essential in order to avoid undesirable deterioration in the garage which will result in a reduced life span for the structure. A detailed assessment of the parking garage was made by a consulting engineer (Walker Parker Consultants) and cost estimates developed for the complete renewal of the garage.

While the existing garage was determined to be in fair shape, there are four major areas of deterioration: expansion joints; numerous areas of ponding; deteriorated or failed T-joints; and cracking and localizing spalling on the double Ts. In addition, lighting needs to be upgraded and new access control system integrated with the College's other parking facilities is required.

Proposed Solution

A five-year maintenance plan to address all issues has been developed by Walker Consultants.

Cost Estimate

The projected renewal costs in 2001 dollars, as developed by Walker Parking Consultants, is \$1,100,000.

