

CASE STUDY

Keeping Car Parks Open During Refurbishment

MAKERS

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PROJECT

Broadgate MSCP, Lincoln

STRUCTURE

Car Park

CLIENT

City of Lincoln Council

CONTRACT VALUE

£650,000 circa

CONTRACT



Under the terms of its current operating lease, City of Lincoln Council was legally obliged to carry out essential car park repairs to Broadgate multi-storey car park as part of its refurbishment following previous programmes of repairs to the council's other two MSCP's – Lucy Towers and Thornbridge.

Project-managed by leading multi-disciplinary construction consultancy Pick Everard, based in Leicester, the refurbishment of Lincoln's 430-space Broadgate multi-storey car park had to be carried out whilst keeping the car park open for business whilst the extensive programme of works was delivered.

Broadgate's usage by both regular business and other visitor users alike has generally increased on a yearly basis given the proximity of adjacent new development schemes hence why it was so important to keep the car park open during the work carried out by Makers during the 22-week refurbishment scheme.

The scope of the works included a substantial volume of concrete repairs to the soffits of the car park's reinforced concrete 'waffle' decks and re-waterproofing the top and some intermediate decks.



Before



Before

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Association Membership



Accreditations



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Failed Repairs



Blistering Asphalt



'Live' Site

The top deck of this seven split-level, waffle-pot-constructed reinforced concrete car park was laid in asphalt which had split and cracked allowing water ingress. The soffits on the undersides of the waffle slabs had previously been patched repaired as a result of cracks and leaks but the repairs had re-failed.

The concrete repair works to this 1970's car park – measuring some 20m³ in volume - were carried out using Sika's pre-bagged concrete repair system with corrosion control product Sika Ferrogard 901 applied to some areas. Galvashield anodes were installed around the perimeter of repairs to prevent the formation of incipient anodes.

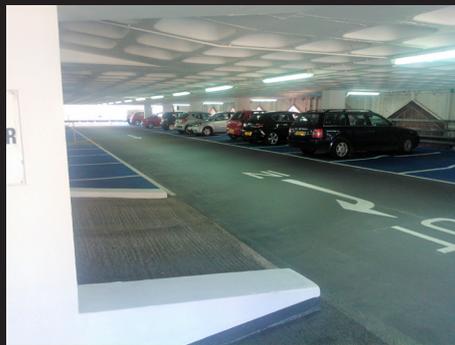
A total of 3,500m² of deck re-waterproofing had to be carried out (1400m² to the top deck; 2,100m² of intermediate deck) using Triflex's Deckfloor car park waterproofing system on the top deck. Triflex's DCS-C system was applied to the areas of intermediate deck.

The car park's main movement joints were replaced with Radflex's S200 car park joint waterproofing system. The leaking, failed-asphalt roofs to both stairwells totalling approximately 200m² in area were re-waterproofed using Sika-Liquid Plastics' cold, liquid-applied single-pack, moisture-curing polyurethane system.

Makers were praised for their collaborative approach as part of the refurbishment project's delivery team citing the close working between all parties enabling the solving of problems as they arose. Makers continually pushed forward to return the car park to full public use ahead of the planned programme completion and we also delivered the project below budget.



Waffles Repaired & Painted



Intermediate Decks Complete



Top Deck Complete

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