



900 N. Tucker

St. Louis, Mo

About the Project

During the discovery period of our project at 900 N. Tucker Blvd., we observed that minimal structural maintenance had been performed throughout the life of the building. The new tenant's plan was to fit out the above-grade office space and renovate and fit out the basement and the sub-basement. The sub-basement is 30 feet below grade and had seen some fairly significant water damage.



Challenge

Schedule restraints on the project forced multiple contractors to occupy the same space at the same time. A majority of our concrete restoration work was in an area where electrical equipment was to be staged, including a brand new switchgear. It was challenging to work around this equipment and to contain our work in smaller-than-typical areas, necessary here to avoid impacting the other trades.



Solution

Work was performed on a Time & Material basis for the concrete restoration portion of this project. This provided flexibility for all stakeholders as various issues were being addressed. After uncovering structural issues while demolishing existing MEP components, we performed additional scope on a T&M basis. This included column restoration/replacement, beam restoration/replacement, and concrete repairs (overhead, full depth, wall). We also filled numerous cracks with chemical grouting in an effort to eliminate water leaks in the basement. A restoration such as this can bring unforeseen issues, and the discovery period is critical to paving the way for project success. In this case, a Time & Material-based contract significantly sped up the project timeline and allowed for collaboration between Tarlton and the Engineer to provide quick and effective solutions to complex problems.