

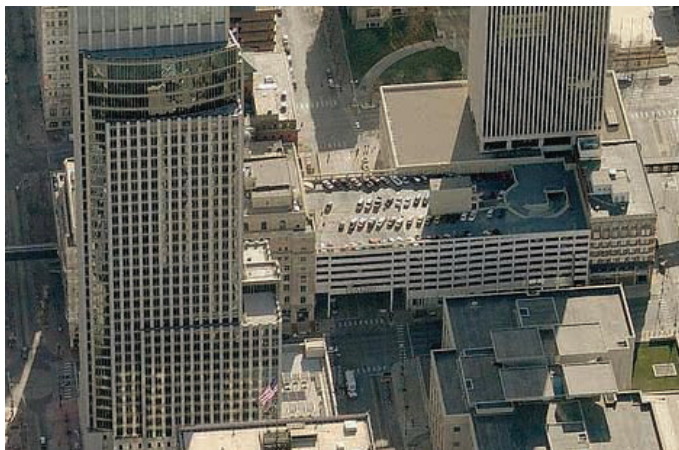
PARKING STRUCTURES CATEGORY

Brandeis Parking Garage

OMAHA, NE

SUBMITTED BY SIKA CORPORATION

The Brandeis eight-story building was built in 1905 to serve as the flagship location for the Brandeis Department Store chain in Omaha, Nebraska. Designed in the Neo-Renaissance style by architect John Latenser Sr., the building is unique for its intricate masonry work where every floor of the building has a different outward appearance. The adjoining eight-story parking garage with over 700 parking stalls was built in the early 1960s to accommodate increased vehicle traffic. The Brandeis Department Store chain



enjoyed major success in the 1960s and 1970s, before faltering in 1980. The building was placed on the National Register of Historic Places in 1982, two years after the department store's closing.

In the following decades, both the garage and store building underwent several alterations and minor renovations as ownership switched hands. By the time the properties were purchased by TAB Properties in 2015, the garage was in such disrepair that many levels were under threat of being condemned by the city.



With a commitment by TAB to bring the building up to code, the structures were given a new lease on life.

Repair of the parking garage, consisting of cast-in-place concrete with a pan and joist system, was performed while the adjoining building was occupied and functional, and the project had to be completed in one year.

In total, over 12,000 sf (1115 sm) of horizontal repairs were performed in the parking deck. Repair materials included traditional ready-mix concrete, pre-packaged repair mortar, and pre-packaged dry-process shotcrete. All horizontal, vertical, and overhead concrete received protective coatings.

The building now serves as upscale, mixed residential and commercial space and will continue to be a major Omaha landmark for years to come. Despite being in a sorry state prior to renovations, the Brandeis building and its accompanying garage were given a second chance.

Brandeis Parking Garage

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