



Tindall

MIXED USE PROJECTS

DISTRICT AT HOWELL MILL

ATLANTA, GA | GEORGIA DIVISION

What do you do when a client requests one mega-box store, four big-box stores, and ample parking to be erected on a tight nine-acre metro site? You call Tindall. The District at Howell Mill planned a pedestrian-friendly, upscale shopping destination that would house the city's first urban Walmart, plus several other big-box stores. To achieve this goal, Tindall crafted a solution that was unprecedented — stack them on top of each other. And to top it off, this economic design was achieved within a 10-month design/fabrication/erection schedule.

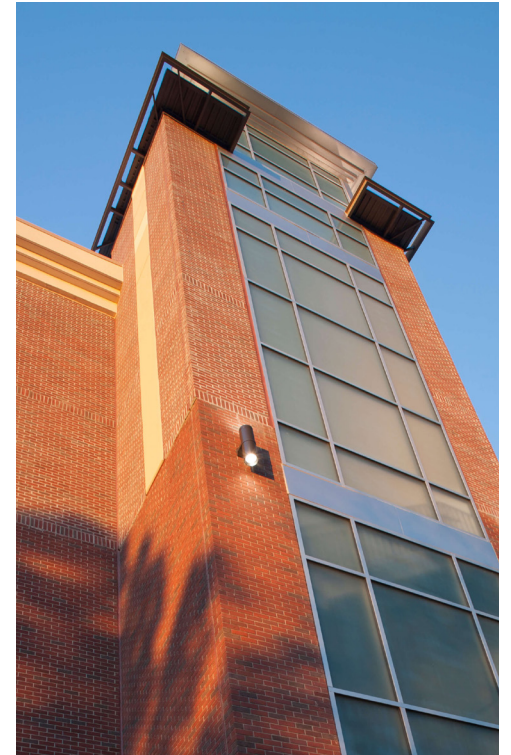


DISTRICT AT HOWELL MILL (CONT.)

ATLANTA, GA | GEORGIA DIVISION



Tindall's solution to this complex construction on a highly sloped site was to establish Walmart with a huge presence at grade level, close to well-lit parking, then stack big-box retail on top. They would be served by wide streets and pedestrian-friendly walkways. To allow access to the basement loading docks, Tindall created unique 140-foot spans to support 250-psf live loading as well as aid vehicle access on grade. The resulting 435,000-square-foot precast structure features three levels of parking, five stores, and seven different independent structures — all on just nine acres. The seven structures were separated in order to control vibration transmission, and portions of the parking area are rated for HS20 loading. Tindall's ability to tackle even the most challenging of projects was proven time and time again during the construction of this mixed-use structure.



TARGET

WOODFORD, VA | VIRGINIA DIVISION



The Target mixed-use project combines the best of total precast construction with a steel frame roof system. This well-tested hybrid approach allows for long, clear spans that support heavy commercial loads. This technique also allows for open bays with minimal column clutter on both the store and garage levels. When compared to a traditional steel-framed system, the mass and strength of precast members on the store level provide enhanced deflection resistance and vibration dampening.

In addition to the typical advantages of precast concrete, this project has several specific benefits over a comparable steel construction. One of these advantages is the inherent fire resistance of precast double tees and beams. Steel would have required additional applied fire-proofing at the floor level. Other benefits of precast construction include minimized site disruption, the ability to erect product year round, and enhanced long-term durability.



CORNELIUS COMMERCE PARK — BUILDING 500

CORNELIUS, NC | SOUTH CAROLINA DIVISION

When Legacy Pointe Properties needed a new office and warehouse structure constructed, they had a handful of serious challenges ahead. They wouldn't learn until later that precast was the perfect solution. Initially, this 165,416-square-foot facility was intended to be built from tilt-up and steel, but as the necessity for speed became increasingly clear, they turned to Tindall for a faster, more cost-effective method — total precast.

Tindall began engineering for this project in October 2017, converting the existing design into an all precast structure. This new design would expedite the project, allowing Legacy Pointe Properties to meet the deadline required by Yokohama, but at a more economical price than tilt-up and steel construction. The design was not without its challenges though, as it required 85-foot clear roof spans capable of supporting heavy loads in the warehouse and storage areas. Through clever engineering, Tindall's team of expert engineers was able to design standard double tees to meet both requirements with ease.



CORNELIUS COMMERCE PARK — BUILDING 500 (CONT.)

CORNELIUS, NC | SOUTH CAROLINA DIVISION



By May of 2018, just seven months after engineering began, Building 500 was fully constructed. The exterior of the facility was comprised of form finished and painted load-bearing insulated wall panels. The structure also featured a variety of other precast components, including beams, columns, double tees, and slabs. By converting the original design into total precast, Tindall was able to meet an aggressive schedule and save the customer money, proving once again that, when it comes to speed and cost, precast is more than a match for tilt-up and steel construction.



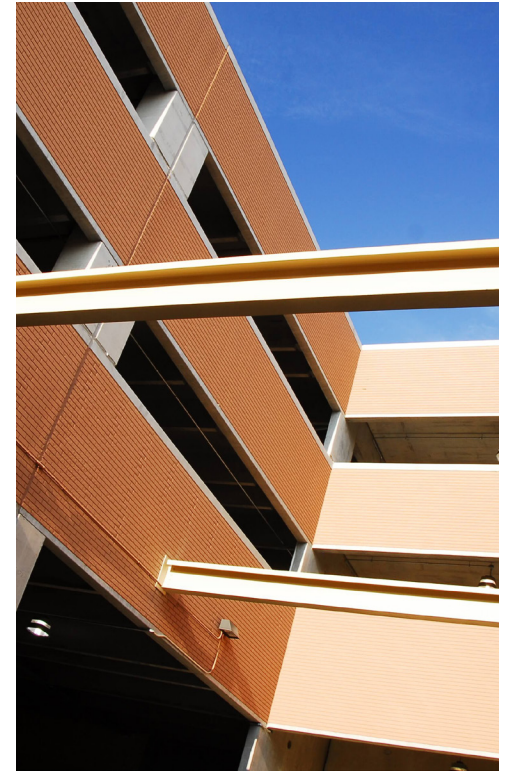
BELCREST RETAIL CENTER

HYATTSVILLE, MD | VIRGINIA DIVISION



With a challenging design and rapid schedule, the developers of the Belcrest Retail Center and Parking Structure relied on the design, schedule, and budget advantages available through Tindall. The original design for this project called for cast-in-place construction. By redesigning and adapting the plans for precast, Tindall was able to substantially decrease the overall cost of the project. The finished result was a vertically integrated structure with wide-open retail spaces below three levels of parking.

This 193,000-square-foot mixed-use structure houses boutique and big-box retail stores on the ground level, with 500 parking spaces above. 24-foot-wide speed ramps provide access to the upper levels, all of which have a two-hour fire rating. Tindall utilized wall panels, columns, spandrels, beams, and shear walls in the construction of this structure. Strategic placement of shear walls outside big-box retailers ensured wide-open floor plans and lateral stability, while the overall composite system controlled vibration and deflection.



LEXUS OF NEW ORLEANS

METAIRIE, LA | MISSISSIPPI DIVISION

Selling the lifestyle and luxury of brand-new Lexus vehicles can be difficult at best when the lot is under construction. That's why Lexus of New Orleans chose Tindall's precast, prestressed concrete for their new service department and parking garage. They needed a company that could deliver on an aggressive schedule, in a tight construction zone, with as little disruption as possible. They needed Tindall.



LEXUS OF NEW ORLEANS (CONT.)

METAIRIE, LA | MISSISSIPPI DIVISION



To achieve what the customer was requesting, Tindall developed a solution to stack a 250-vehicle parking garage atop the new auto service department. With the location being a heavily populated suburb of New Orleans, delivering a unique solution on a small footprint, all at a very competitive price, was crucial. Tindall's design kept on-site disruption to a minimum, maintained the smallest construction zone possible, and saved the client both time and money. The resulting 50,054-square-foot elevated precast structure was achieved in a four-month design-build schedule, all while accommodating design changes after groundbreaking.

Tindall went above and beyond to deliver with this structure, integrating a higher-than-normal ceiling clearance between the first and second floors so vehicle lifts could operate properly, a unique speed ramp with transition slopes, and a waterproof roof topping slab structurally ready to serve as a third floor when needed.



ERATO STREET CRUISE TERMINAL

NEW ORLEANS, LA | MISSISSIPPI DIVISION



At first, a tight deadline was the serious challenge facing the Erato Street Cruise Terminal and Parking Structure construction. Then, Hurricane Katrina devastated the Gulf Coast. Despite 120-mph winds, ten inches of rain, and 20-foot storm surges, the erected precast members of the structure suffered no damage. Afterward, rapid precast erection allowed the project to be completed with minimum delays caused by site conditions. Despite the unforeseen interruption in construction, the project budget was unaffected. Tindall's engineering, delivery, and erection teams faced some of the most complex challenges during this build. But at Tindall, that's just another day at the office.



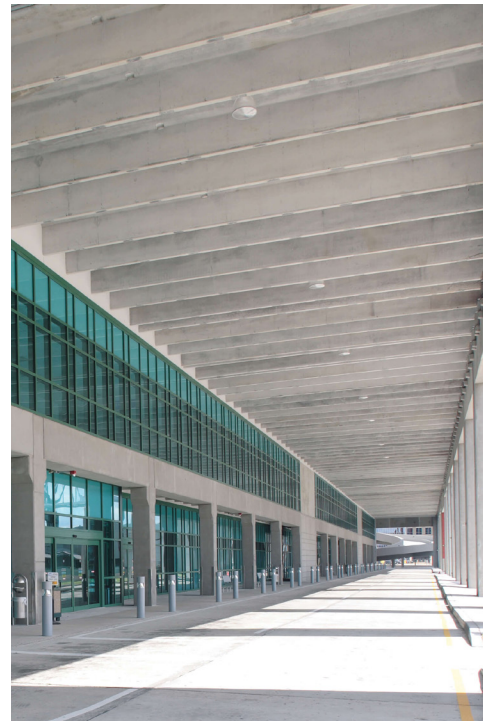
ERATO STREET CRUISE TERMINAL (CONT.)

NEW ORLEANS, LA | MISSISSIPPI DIVISION



Despite the previously erected precast members sustaining no damage during the storm, Tindall still faced the serious challenge of reevaluating the project schedule afterwards. This 367,054-square-foot elevated precast, prestressed concrete structure's fast-track construction schedule was accelerated by dividing the design into three phases. Tindall was able to maintain the revised schedule by changing erection sequence mid-project to coordinate with foundation work.

The six-story terminal/garage efficiently handles drop-offs, baggage, and customs on the ground level. Ticketing, waiting areas, and the cruise liner gangway appear on the second floor, and approximately 1,000 vehicle stalls make up the top four floors. The 1,800 precast pieces used for this project included double tees, columns, beams, spandrels, and wall panels. Deep double tees and shortened double tees handle the extra loading in the high load areas. These precast pieces are capable of withstanding the harsh conditions of the Gulf Coast, providing peace of mind for the client — no matter what the weather may bring.



SARATOGA STREET

BALTIMORE, MD | VIRGINIA DIVISION



The University of Maryland Saratoga Street Office, Parking, and Retail Structure adds 14 stories of 100% precast mixed-use space to Baltimore's skyline. This mammoth construction features exciting exterior finishes and special interior touches, making it appealing to both the eye and to the customers' budget. The goal of this build was to deliver a total precast solution, one that featured zero structural steel or cast-in-place construction, that was visually stunning, long-lasting, and capable of serving a variety of specific purposes. Tindall delivered just that.

Creating a structure capable of serving as a parking deck, retail outlet, and office building is a serious challenge. Trying to build the same structure during high winds and record winter weather, all on a constricted construction site, is a Tindall-level challenge. The finished structure was a total precast construction totaling 415,000 square feet, rising 206 feet high. That makes this project one of the tallest total precast structures in the Mid-Atlantic region.

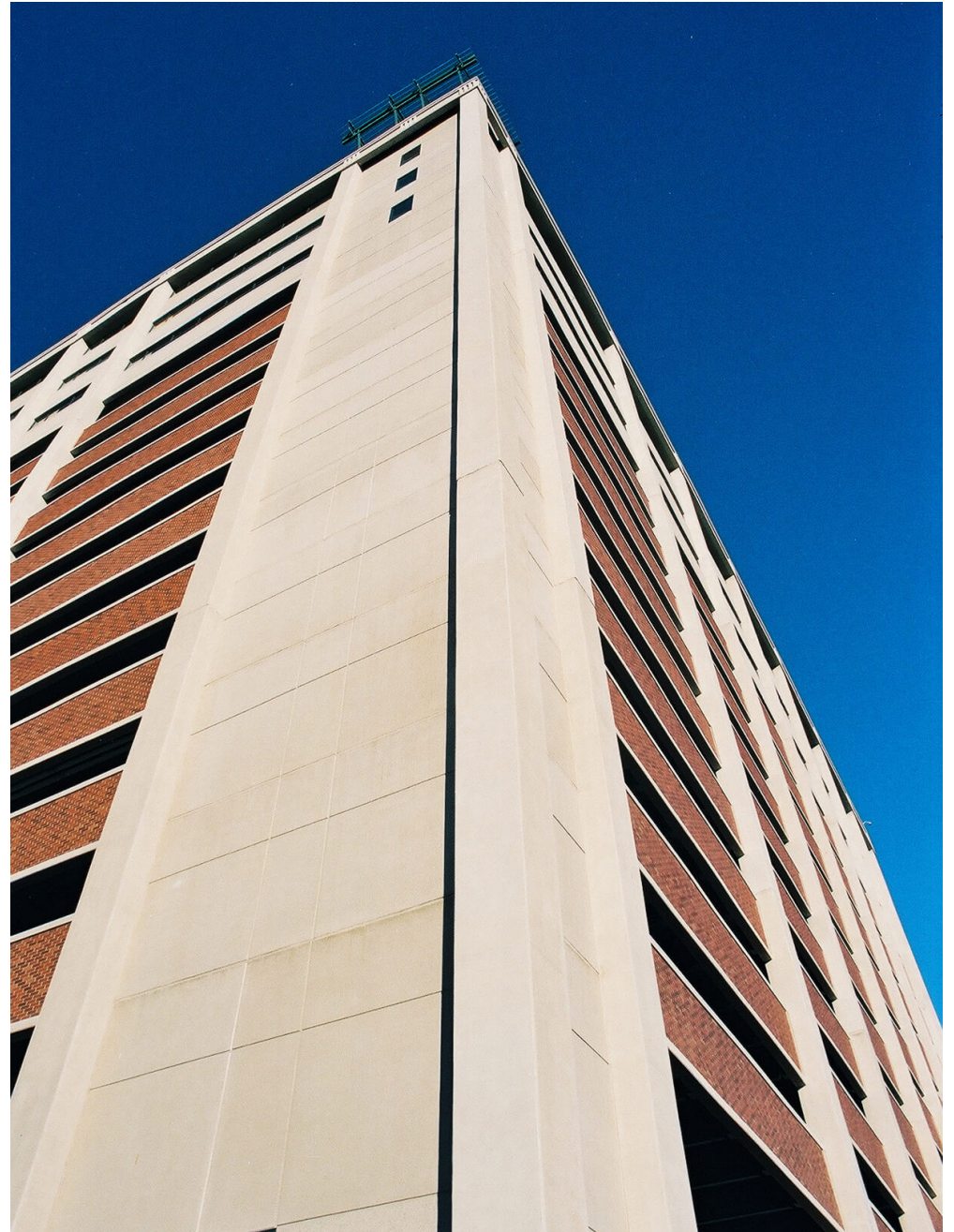


SARATOGA STREET (CONT.)

BALTIMORE, MD | VIRGINIA DIVISION



The Saratoga Street building features 11 levels of parking, approximately 800 spaces, three levels of office space, and an upscale ground-level lobby with retail. The interior precast components include double tee floors, beams, columns, stairs, and more. The exterior of the space exhibits architectural concrete, inlaid brick, reveals, and sandblasting, creating an aesthetically pleasing addition to the Baltimore skyline.



MORE MIXED USE PROJECTS



SHEM CREEK OFFICE BUILDING & PARKING STRUCTURE

MT. PLEASANT, SC

Typically, the primary draws of Tindall's total precast construction are the swiftness of erection, the ability to achieve precise design requirements, and the strength and durability of the materials.

[READ FULL PROFILE](#)

DICK'S SPORTING GOODS RETAIL & PARKING STRUCTURE

VIRGINIA BEACH, VA

The job: design a building that would conform to the Virginia Beach Town Center concept with a five-level parking deck, two-story retail space, high ceilings, and a massive atrium.

[READ FULL PROFILE](#)



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