



# Design-Build Services for Cablevision Call Center and Parking Garage

494 Broad Street, Newark, NJ

**PROJECT NAME**  
Structural Engineering / Design-Build Services

**PROJECT OWNER**  
Broad Street Fidelco, LLC

**PROJECT CLIENT**  
Rotwein & Blake Associated Architects, P.A.

**START/END DATES**  
2013 – Present

**PROJECT DESCRIPTION**  
KS Engineers, P.C. (KSE) performed the structural and foundation design for a 10-story, precast concrete, mixed-use structure based on a design prepared by Rotwein & Blake Associated Architects, P.A.

The parking garage consists of eight levels of parking for approximately 630 cars. The upper two stories consist of office space to be occupied by Cablevision. The first floor contains a commercial bank with an approximate area of 4,100 square feet. The steel framing for the bank is an independent structure from the precast concrete parking garage to minimize vibration. The structure is supported on a deep foundation consisting of drilled shafts four feet in diameter extending approximately 70 feet to bedrock. KSE designed the foundations for the shear walls, as well as the staircases and elevator shafts. Cast-in-place concrete basement walls and footings were detailed.

KSE prepared the following structural design drawings and documentation for the office building/garage for submission to the Planning Board for approval:

- Pile Foundation Design
- Building Framing Plan for Garage and Office/Retail Space
- Seismic Design and Specifications
- General Construction Details and Construction Connection Details
- Structural Design for Equipment Dunnage

This project was constructed utilizing design-build, a method of project delivery in which the design-build team worked under a single contract with the project owner to provide both design and construction services. This method provided a unified flow of work from initial concept through completion and single-source responsibility.

The design-build process streamlined project delivery through a single contract between the owner and the design-build team. This simple but fundamental difference saved money and time by transforming the relationship between designers and builders into an alliance which fostered collaboration and teamwork.



**KS Engineers, P.C.**  
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