

Ames Mill Parking Lot – Scope Narrative

The Ames Mill parking lot has long faced water infiltration and drainage challenges due to its proximity to the river, hydrostatic pressure, and the lot's aging condition. Given budget constraints, a full replacement is not feasible. Instead, this project focuses on targeted, necessary repairs to back-of-house areas.

The primary objective is to improve site grading to direct water away from the building while maintaining the lot's existing character. This includes installing a new generator pad with screening for a future generator and a reinforced concrete haunch at the Ames Mill garage foundation. These structural enhancements are designed to provide necessary support while preserving the historic façade with solutions that minimize any impact on its original appearance.

Additionally, the project addresses water infiltration by filling abandoned tunnels and implementing interior waterproofing measures. These methods have been carefully selected to avoid unnecessary below-grade disturbance.

Overall, this project prioritizes essential surface water management, proactive structural preservation, and strategic waterproofing—ensuring that critical repairs are completed in a way that remains minimally invasive and respectful of the site's historical integrity.