

BASELine

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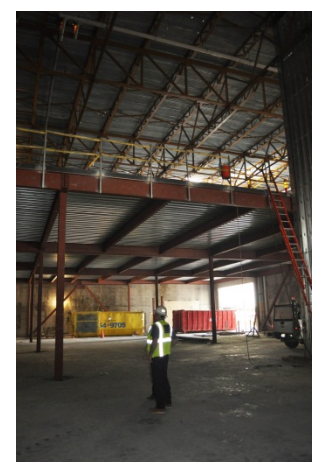
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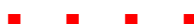
Burt Jenkins

The continued economic slump has not deterred major national retailers from expanding in Hawaii. Brands such as Victoria's Secret, Ross Dress for Less, Safeway, and Walgreens have all recently opened flagship stores in Honolulu and other retailers have relocated and renovated existing shops. BASE's experience in new construction and renovation delivers commercial and technical solutions that create exceptional value for our clients. The following are some of our recent retail projects.

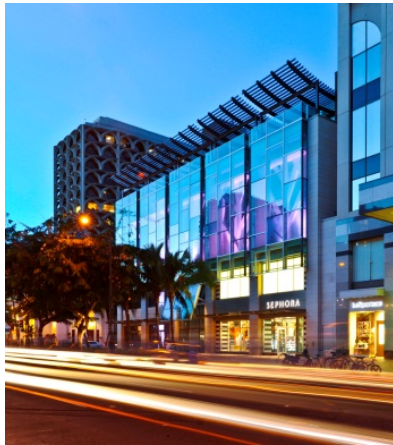
➤ The 40,000 sq. ft. **Ross Dress for Less** opened in October 2011 and to fit a clothing store in the heart of Waikiki, BASE adapted an unused theater building by removing portions of walls between theaters and adding an entire second floor within the high-ceilinged space. We specified small piles (called "micropiles") to allow a new foundation to be added inside the existing building. Constraints from other retail clients on the ground floor led to an unusual three-sided lateral system. Fiber-reinforced polymer was used to reinforce existing concrete walls at new openings, saving the expense associated with traditional reinforcement methods.



➤ The new 118,000 sq. ft. **Safeway** store on Beretania Street is a floating "grocery store in the sky", with the entire store located above the parking area. The unusual design allows nearly the entire footprint of the site to be used for parking, adding value by maximizing the number of store visitors. BASE employed a long span concrete podium system optimized for the parking layout to create the elevated retail floor. This podium supported a relatively conventional steel framed roof system for the elevated shell of the Safeway store.



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*2230 Kalakaua
(Waikiki Shopping Plaza Expansion Project)*

➤ BASE’s experience in retail projects proved advantageous in the **2230 Kalakaua (Waikiki Shopping Plaza expansion project)**. We facilitated a steel framing system that could be readily modified for changes in tenant/leasing requirements. Also, our familiarity in modifying existing concrete structures enabled the client to adapt the existing adjacent building so the two buildings would function as if they were built at the same time.

➤ As 2230 Kalakaua was nearing completion, **Victoria’s Secret** expressed interest in leasing space in the building to create a 21,000 sq. ft. flagship store. The lease, however, was dependent on the ability to modify the structure significantly for their preferred layout. BASE’s flexibility in the original design concept along with its team of skilled engineers were able to “fashion” a renovation plan that could accommodate the desired changes in a short period to help the owner secure this major and prestigious tenant. The store utilizes two floors and included modifications to existing shear walls, cutting and infilling decks to allow for a new escalator and elevator, and a new storage area.



Laulani Village

➤ BASE worked closely with the project team on the **A|X Armani Exchange** build-out in an existing space formerly occupied by Guess. To provide Armani Exchange with increased retail space, two smaller spaces on the first and second floor of Waikiki Shopping Plaza were combined by demolishing sections of the second floor to introduce a new stair and a dumbwaiter. Due to space constraints a unique L-shaped steel and glass stair requiring a suspended mid-level landing was developed for the project. BASE utilized structural steel to engineer a new support system that facilitated the connections to the existing concrete precast elements, minimized impacts to the existing structure, and complemented the architectural concept.



Wave One

➤ Perhaps one of the largest strip malls on O’ahu in recent years, the over 218,000 sq. ft. **Laulani Village** is currently under construction for a November 2012 completion. Halfway through the design phase BASE re-engineered the roof from a traditional steel joist and metal deck system to a more cost effective panelized wood roof system as part value engineering suggested by the contractor. In coordination with the developer, architect, and contractor, we were able to redesign the roof system and still meet the original aggressive design phase schedule.

➤ **Wave One and Wave 11** are mixed-use projects in Noida, India with a combined retail and cinema space of approximately 1,000,000 sq. ft.

Retail projects not only provide us with the opportunity to work on fun projects that we can often use on a regular basis, it’s also rewarding to know that these projects bring economic growth and employment to communities in which they’re built.

