

BASE Line

The quarterly newsletter of BASE

Winter 2014

B A S E

IT WAS A VERY GOOD YEAR

2014 was busy for BASE and we'd like to say thank you to our clients and colleagues for making it a great year for us. We established new relationships, started several important projects, and grew our group of talented employees. In this issue of **BASELine** we share some highlights of 2014.

Milestones



COMPLETED IN
APRIL 2014
**HALEKAUWILA
PLACE**
HONOLULU, HI

BASE was the engineer of record and special inspection firm for this \$70 million, 204-unit affordable rental project that opened in April 2014. The units are available to tenants making less than 60 percent of the area median income, or roughly \$36,000 to \$41,000 a year for a single person.

The structure utilizes tunnel-form construction for the typical apartment floor. In order to accommodate community-desired retail and meeting space at an active ground floor, the tunnel-form walls needed to be modified to open up space for these functions.



TOPPED OFF IN
SEPTEMBER 2014
**801 SOUTH
BUILDING A**
HONOLULU, HI

BASE was the engineer of record and special inspection firm for this 46-story, 635-unit affordable housing project and accompanying 11-story parking structure. The tower includes a mix of fee-simple studios, one, and two-bedroom units, all of which sold out in 2013.

Construction began in July 2013 and the tower was topped off in September 2014. The use of tunnel-form construction for the walls allowed the tower to be erected at a very high rate, increasing in height by one floor every four working days.



TOPPED OFF IN
DECEMBER 2014
WAVE ONE
NOIDA, INDIA

Structural design for a 44-level, 600-foot tall structure starting with three basement levels, 15 levels of podium structure, topped with two towers joined together at the top eight levels. The podium levels consist of split floors for retail and parking up to level six. Levels six to eight are split for movie theaters and parking, levels nine to 15 are solely for parking. The ground floor consists of retail space with entry lobbies.



TOPPED OFF IN
NOVEMBER 2014
ROSS UNIVERSITY
PORTSMOUTH,
DOMINICA

BASE was the engineer of record for a \$13.4 million expansion at the Ross University School of Medicine in Dominica. The project consisted of a new 44,800 SF three-story Campus Center building to accommodate academic, student, administrative and study space.

BASE was brought in to provide peer review and value-engineering services on the project, which subsequently led to producing fast-track construction documents to keep the project on schedule. The building's framing system consists of hollowcore precast planks supported on cast-in-place concrete shear walls and exterior precast load bearing walls. The building is designed to withstand high seismic (Category D) and wind loads (172 mph).



New Projects

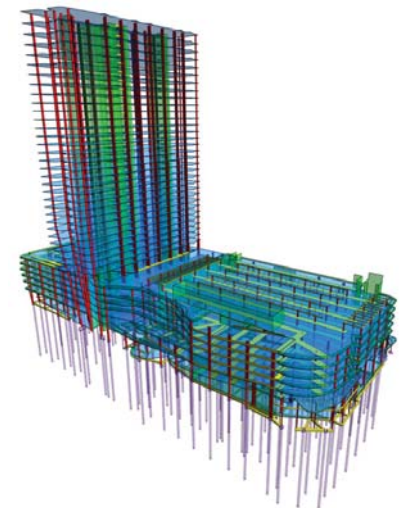
THE PLAZA AT WAIKIKI HONOLULU, HI

Currently under construction, this latest Plaza Assisted Living project consists of a 153-bed, 115,803 SF community in Waikiki located adjacent to the old Hard Rock Cafe site. The building consists of six residential floors over two stories of common space and parking. The parking within the building will accommodate approximately 44 cars and include one 10'x35' loading stall. This precast concrete structure utilizes innovative shallow Deltabeams to reduce floor to floor heights.



WARD VILLAGE BLOCK M HONOLULU, HI

This \$390 million mixed-use residential and retail project of approximately 1.2 million SF is part of Howard Hughes Corporation's master plan for Kaka'ako. The project features a 38-story residential tower atop a 6-story parking and retail podium. The retail anchor is Whole Foods who will occupy the ground floor and mezzanine space on the east half of the podium. 1,301 parking stalls are provided on levels one to seven of the podium.



HOTEL NIKKO GUAM ANNEX TAMUNING, GUAM



This new tower annex at Hotel Nikko Guam will provide much needed room inventory on the popular island destination. The new 25-story (approximately 319-foot) building will include 310 guest rooms; the lobby, restaurant, and lounge on the first floor; a fitness center and function rooms on the 2nd floor; and specialty restaurant and bar on the 25th floor. The total gross square footage is approximately 336,000 SF. When completed it will be one of the tallest buildings in Guam designed to withstand some of the most stringent earthquake and typhoon loads in the world.

Accolades



#7 IN THE BEST STRUCTURAL ENGINEERING FIRM TO WORK FOR RANKING

We jumped four slots from last year to #7 in this year's national ranking of best structural firms to work for by *Structural+Civil Engineer* magazine. The award recognizes firms for superior achievements in criteria such as workplace practices, employee benefits, and employee retention rates.



OUTSTANDING CIVIL ENGINEERING ACHIEVEMENT AWARD BEST LARGE PROJECT: PACIFICA HONOLULU

Recognized for its innovative application of engineering technologies to solve design challenges, Pacifica Honolulu was awarded Best Large Project by the ASCE Hawaii Section in its Outstanding Civil Engineering Achievement Awards program.