

BASE Line

The quarterly newsletter of BASE

Fall 2018

B A S E

On the Move

A look at what's been moving around lately.

NEW BASE OFFICES: MIAMI AND HONOLULU



MIAMI

September was a busy month for BASE as we prepared to open two offices. On September 4 we opened our newest office in Miami to better service our clients and projects in the Caribbean and Southeast U.S. The office is staffed with BASE veterans Senior Structural Engineer Rolando Farias, P.E., S.E. and BIM Technician Mike Matsko. BASE's current projects in the region include the renovation of the Alegria Boutique Hotel on the island of St. Maarten after it sustained damage from Hurricane Irma in 2017.

On October 1 our Honolulu office moved up to the 16th floor of the Finance Factors Building in downtown Honolulu where we've been headquartered since 2000. The new office provides more private offices as well as open space and a large conference room. We're still putting finishing touches on it but if you're in the area please stop by for a visit. We look forward to seeing you.



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730 N MILWAUKEE CHICAGO, ILLINOIS



Ground began moving in June for the construction of a new 24-story mixed-use tower in Chicago's vibrant River West area. The project includes 196 apartment units with ground floor retail spaces and parking on levels 1 through 4.

Due to the limited space in the building's footprint, the amenity deck on level 5 cantilevers 15 feet over the roof of the adjacent

building. This not only increased the area for amenities but also helped to act as a fire separation between the two buildings. The podium level slabs on the north side of the building were cantilevered off long, thin blade columns placed between parking stalls, allowing the caissons on the perimeter to be moved back to ease installation against neighboring properties. The work also includes the renovation of an adjacent four-story building.



Owner: Tandem Development
Architect: Antunovich Associates
Contractor: Tandem Construction

HALE MAHANA HONOLULU, HAWAII



In August students moved into Hale Mahana, a new collegiate apartment near the University of Hawaii at Manoa and Chaminade University. The well-appointed community features amenities such as a rooftop fitness center and terrace, bike storage, laundry facilities, study room, and ground level retail.

The 14-story, 178,373 SF structure starts with a 3-level base consisting of commercial and lobby uses on the ground floor and two levels of parking above grade. Above the base there are 10 levels of apartments with a total of 195 units. Portions of the top four floors utilized the BASE "skyhook" support system that employs steel HSS hanger columns supported by upturn post-tensioned transfer beams at the roof. This system allowed for an expanded residential floor area without the need for additional columns through the bottom 10 floors.

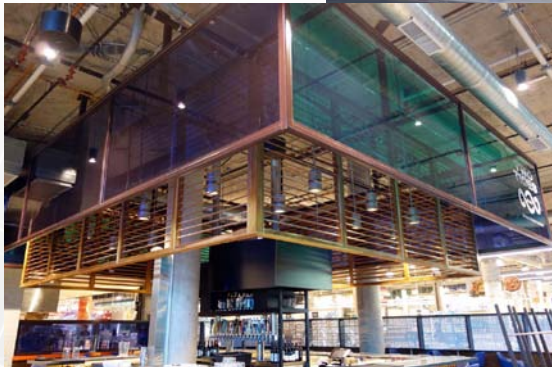
Owner: Laconia Development LLC and EdR Collegiate Housing Joint Venture
Architect: Lowney Architecture
Contractor: Albert C. Kobayashi, Inc.



WHOLE FOODS MARKET HONOLULU, HAWAII

Over 900 locally made products moved into the shelves of Whole Foods’ newest two-level store in Honolulu, their flagship location in Hawaii. Located on the ground level of Ae’o in Ward Village, the 72,000 SF store with 314,329 SF of parking opened in May and features a monumental staircase with a central stringer and cantilevered steel plate treads. The stringer is supported on a single column cantilevered from the base and supported on top of the steel framing for the entry vestibule. The entry vestibule also doubles as the mid-landing for the stair.

A large hanging soffit measuring approximately 30' x 24' was designed to float over the bar and restaurant service areas. The hanging soffit was framed with slender HSS tubes. Several other hanging soffits were supported laterally by cantilevered open web joists hanging down from the 2nd Level slab and are visible through the translucent polycarbonate fascia. Other large floating soffits over the coffee lounge and Whole Body areas were suspended with threaded rods and braced laterally by aircraft cables to minimize visual impact.



Owner: Whole Foods Market
Architect: AHL
Contractor: Bogart Construction, Inc.

ART VAN FURNITURE HARWOOD HEIGHTS, ILLINOIS



Owner: Art Van Furniture, Inc. Contractor: Ryan Companies
Architect: UrbanWorks

If you’re moving you need furniture! This Art Van Furniture store was one of the first new stores utilizing an external design team which was intended to serve as a prototype store to help streamline and standardize the design process for future stores. Art Van’s reliance on the external design team paid off as this project was completed on time and under budget. The 60,000 SF building includes a 40,000 SF showroom, 4,000 SF warehouse, and space for a 10,000 SF future expansion. The project utilized a very aggressive design and construction schedule. Design began in earnest in late September of 2016 and inventory moved in for the store’s grand opening on Black Friday only one year later.

THE PALM DRIVE GURGAON, INDIA

After 10 years in the making, residents finally began moving into the 16 towers of The Palm Drive in 2017. Each tower is 18 stories high with two building types: the Joint Tower and the Iconic Tower. The total project includes approximately 3.9 million SF of structure. Work includes a structured plaza deck over two levels of basement measuring approximately 590,000 SF at each level.



BASE was brought in by the international development and construction team to incorporate fast flat plate construction to the Indian market. Traditional systems included laborious and slow beam and slab construction.



Owner: Emaar MGF
Architect: Crisp Design Solutions
Contractor: Turner Construction