

BASE Line

The quarterly newsletter of BASE

Winter 2018

B A S E

Year in Review

It's hard to believe that another year has gone by. As they say, "Time flies when you're having fun," and we were privileged to be involved in exciting projects in 2018. In this issue of BASELine we recap some of the highlights from last year, which were not possible without our valued clients and BASE employees.



BASE IS A BEST STRUCTURAL ENGINEERING FIRM TO WORK FOR

We were excited and honored to be #2 on a national ranking of best structural firms to work for. The award recognizes firms for superior achievements in criteria such as workplace practices, employee benefits, and employee retention rates. The annual list is compiled by ZweigGroup, a leading A/E/C industry consulting firm, that bases its ranking on employee surveys.

BASE has made the ranking consistently for the past eight years, more than any other structural firm, and we couldn't have done it without our talented staff who truly make BASE a great place to work.



HAWAII STATE HOSPITAL NEW PATIENT FACILITY BREAKS GROUND

KANELOHE, HAWAII

The New Patient Facility on the upper campus of the existing Hawaii State Hospital broke ground in August 2018. The 144-bed (approx. 170,000 GSF) Forensic (Secured) Psychiatric Facility includes patient care units, a comprehensive rehabilitation mall, building support, admissions and transfer suite office spaces, various outdoor yards, rooftop penthouse and a stand-alone central utility plant (approx. 3,800 GSF). The facility is expected to be completed in mid-2020.

The structure is a hybrid precast and cast-in-place superstructure that required a fully-collaborative (BIM enhanced) effort with the design team, contractor, precaster, and MEP subcontractors throughout the entire design process.



Rendering courtesy of Hensel Phelps

Owner: State of Hawaii - Dept. of Accounting & General Services
Architect: G70 (Architect of Record) & KMD (Design Architect)
Contractor: Hensel Phelps

4555 N SHERIDAN TOPS OFF

CHICAGO, ILLINOIS



Rendering courtesy of CRG

This new 12-story multi-family residential building on the north side of Chicago is approximately 126,800 GSF and features a mix of retail spaces and resident services on the ground level, residential units on levels 2-11, and residential amenities on level 12.

The design maximized the interior span and exterior cantilever on the north face of the building to eliminate eight columns, grade beams, and foundations. This had the added benefit of creating a more open retail space with flexibility for the tenant layouts. The penthouse was designed to be column free to maximize usable space and functionality of the recreational and tenant spaces. Formwork for shear walls and other elements was simplified to accelerate the construction schedule.

Developer: CRG
Architect: BatesForum
Contractor: Clayco

AE’O OPENS TO RESIDENTS
HONOLULU, HAWAII



The final phase of Ae’o was completed and residents began moving into its residential tower in December 2018. The 35-story, approximately 496,000 SF tower sits atop a seven-story parking and retail podium with stalls for 1,073 vehicles and anchored by a 72,500 SF flagship Whole Foods Market. The square footage of this mixed-use project is 1.2 million SF.

The structural system of post-tensioned concrete helped navigate many structural challenges, including:

- Stringent height restrictions for both the podium and tower requiring thin floor systems;
- Maximizing ocean-facing views with inset columns and long cantilevers;
- Resisting multi-directional horizontal thrust from the sloping columns within the PT slab;
- Transitioning the residential tower onto a parking column grid without transfer girders; and
- Enhancing the parking podium exterior through free-flowing organic, landscaped slab edges and long cantilevers.

Owner: The Howard Hughes Corporation
Architect: AHL (Architect of Record) & Bohlin Cywinski Jackson (Design Architect)
Contractor: Layton Construction Co., Inc.

3462 N LINCOLN TO OPEN SOON
CHICAGO, ILLINOIS



Construction is nearly complete on 3462 N Lincoln, a new four-story transit-oriented development in the Roscoe Village neighborhood of Chicago. This 22,344 SF apartment is constructed using a structural steel podium at the 2nd level which supports three levels of residential units framed with wood construction.

Developer: Fifield Companies
Architect: STL Architects
Contractor: Tandem, Inc.

BASE was originally hired to value engineer the steel podium floor and foundations to reduce cost and was ultimately retained by the client to complete the design.

PHASE 2 OF THE RITZ-CARLTON RESIDENCES WAIKIKI BEACH COMPLETED
HONOLULU, HAWAII

The second tower of The Ritz-Carlton Residences opened to the public in October 2018. The 38-story, 245-unit luxury tower sits atop an eight-story podium shared with the Phase 1 tower.

While not intending to upstage its neighboring Phase 1 tower, the Phase 2 tower was designed with a unique geometry. As the tower reaches the mean height of approximately 240 feet in urban Waikiki, the floor plan rotates east to face the landmark Diamond Head crater located at the far end of the district. In order to achieve this a large portion of the floor plan had to cantilever as much as 30 feet beyond the floor plan below.

Owner: PACREP 2, LLC
Architect: Guerin Glass Architects, PC
Contractor: Albert C. Kobyashi, Inc.



Looking ahead

What we have on the boards for 2019:

- Kō’ula - Honolulu, HI
- Paseo Boricua Arts Building - Chicago, IL
- 902 Alder Street - Honolulu, HI
- Alegria Boutique Hotel - Sint Maarten
- Ashland + Taylor - Chicago, IL
- P-601 Aircraft Maintenance Hangar - Andersen AFB, Guam
- P-714 Navy Unaccompanied Housing - Great Lakes, IL
- Wave City Centre 3L - Noida, India