

# BASELine

The quarterly newsletter of BASE

Winter 2019

B A S E

## 2019 Year in Review

12 months seem to go by faster every year and we were again privileged to be involved in exciting projects in 2019. In this issue of BASELine we recap some of the highlights from last year, which were not possible without our valued clients and employees.

### FULTON EAST TOPS OFF

CHICAGO, IL

The 12-story, 126,000 SF office building located at 215 North Peoria topped off on December 19. With three levels of parking, eight levels of offices supported on transfer beams, and an amenity deck, the building relies on an offset core to provide open and flexible offices while making the most of a compact site.

Owner: Peoria Green Owner, LLC  
Architect: The Lamar Johnson Collaborative  
Contractor: Clayco



### CONRAC KAHULUI AIRPORT OPENS

KAHULUI, HAWAII



Photo: Hawaii Dept. of Transportation

The \$340 million Consolidated Rent-A-Car (ConRAC) facility at Kahului Airport opened to the public on May 15. Initially engaged to conduct a value engineering review, we were subsequently retained as SER to maximize structural cost savings. The primary challenge was implementation of a complete structural redesign without delaying the final completion date.

Read more about the project [here](#).

Owner: State of Hawaii - Dept. of Transportation  
Architect: Demattei Wong Architecture  
Contractor: Hawaiian Dredging Construction Co.

### TSUBAKI TOWER TOPS OFF

TAMUNING, GUAM

The 26-story, performance-based designed 476,000 GSF tower annex at Hotel Nikko Guam topped off on October 30. The hotel includes 325 guest rooms, a club lounge on the 25th floor, and guest amenities and a "sky wedding" facility on the 26th floor.

Owner: PHR Ken Micronesia, Inc.  
Architect: RIM Architects  
Contractor: Asanuma Corp.



### POST-TENSIONING INSTITUTE AWARD OF MERIT

THE RITZ-CARLTON RESIDENCES, WAIKIKI BEACH, PHASE 2

Phase 2 of this luxury development was recognized by the Post-Tensioning Institute with its Award of Merit in the Buildings category. This project overcame challenges of height limits, easements, a large wastewater pump station, and truck maneuvering areas under the building by incorporating long spans that could only be efficiently achieved through post-tensioning. Add to this hanging columns

with a roof level transfer slab, transfer girders and a transfer truss. The rotation and cantilever of the upper floors is visually striking.

Developer: Irongate  
Architect: Guérin Glass Architects  
Contractor: Albert C. Kobayashi, Inc.  
PT Supplier: CMC



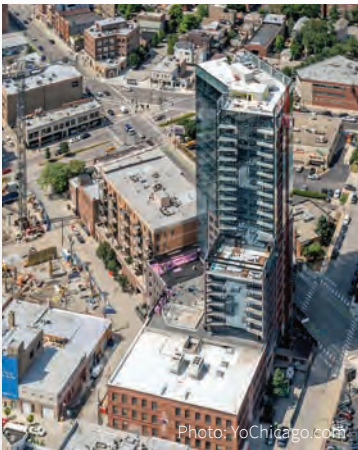
BASE IS A BEST STRUCTURAL ENGINEERING FIRM TO WORK FOR

We placed in the top ten in a national ranking of best structural firms to work for - our ninth year in a row in the top 15. The award recognizes firms for superior achievements in criteria such as work-place 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.



AVENIR OPENS SOON  
CHICAGO, ILLINOIS

Located at the intersection of N Carpenter Street and N Milwaukee Avenue in Chicago, this 24-story mixed-use building is ready for occupancy in early 2020. The 240,799 GSF tower includes two retail spaces and resident services on the ground level, parking on levels 2-4, and residential units on levels 5-23. Our scope of work also included the renovation of an existing three-story building.



Developer: Tandem Inc.  
Architect: Antunovich Associates  
Contractor: Tandem Inc.

KO‘ULA STARTS CONSTRUCTION  
HONOLULU, HAWAII

Foundation work is currently underway at Ko‘ula, a 40-story mixed-use development of 865,000 GSF. The project features a residential tower with 566 units in a mix of studio, 1-, 2- and 3-bedroom units, and the podium will contain Studio and 1-bedroom units.



Owner: The Howard Hughes Corporation  
Architect: Studio Gang  
Contractor: Hawaiian Dredging Construction Co.

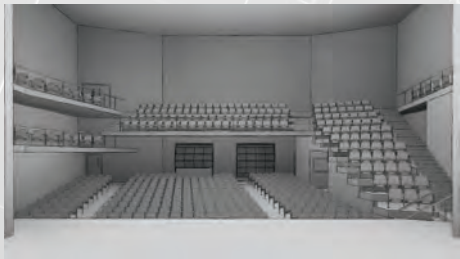
RICHLAND COUNTY HIGH SCHOOL ADDITION  
BREAKS GROUND  
OLNEY, ILLINOIS



Owner: Richland County Community School District #1  
Architect: BLDD Architects  
Contractor: Poettker Construction

The 50,000 SF addition to the existing Richland County High School broke ground in June. The original high school opened in 1952 and the addition will primarily reside on the main ground level with a small second floor area. The additions are

anticipated to house a new gymnasium, theater, band and orchestra rooms, cafeteria, and other classrooms. The addition also includes new exterior canopies at the south facades and at the new theater.



Looking ahead

What we have on the boards for 2020:

- Victoria Place - Honolulu, HI
- 777 Franklin - Chicago, IL
- ITC Campus Phase II - Bengaluru, India
- 1125 W Van Buren - Chicago, IL
- University of Hawaii New Multi-Family Mixed-Use Rental Project - Honolulu, HI
- PalmTower - Phoenix, AZ
- 1 Hotel Hanalei Bay - Princeville, HI
- Consolidated Headquarters Building - Marine Corps Base Finegayan, Guam
- University of Hawaii Atherton Redevelopment - Honolulu, HI