

Contracting Specialists Incorporated – South East (CSI-SE) *Sian aka Ambassador Hotel*

Point of Interest:

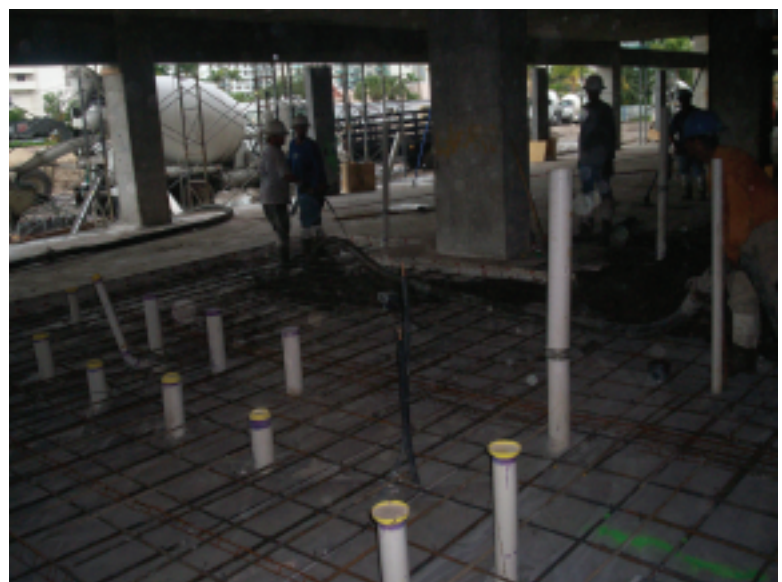
- Challenging schedule,
- Owner expectations
- Extremely difficult retrofit of a PT structure

Project:

- Hotel was originally constructed in the early 1970s.
- Building was typical Post Tensioned Construction i.e. thin slab long spans and minimal columns.
- Hotel was a ten (10) story building with an adjoining two (2) level parking structure set bordering the intercostals waterway in Hollywood, Florida.
- CSI-SE was involved in the repair design concepts prior to the conversion and were just completing the last of three large projects across A1A for the same developer.



Problems & Challenges:



- Removal and disposal of existing concrete decorative features
- Implementation of repair procedures as it relates to a post tension structure without the existence of as-builts or original construction documents..
- Retrofitting exterior façade and new columns to meet current hurricane ratings.

- Maintaining an aggressive schedule dictated by General Contractor.
- Tracking design changes, and deviations from original scope. Multiple change orders.
- Design called for so many penetrations to be created through the Post Tensioned Slabs for HVAC, Plumbing, and Electrical work.
- Towards the end of the project the Structural Engineer discovered that the columns needed to be enlarged at the capitols. This was after many of the finishes had been installed.
- Work space congestion due to multiple trades working in close proximity.
- Safety

Contracting Specialists Incorporated – South East (CSI-SE) *Sian aka Ambassador Hotel*

Scope of Work:

- CSI-SE was contracted to perform many structural enhancements in order to convert the building i.e. New Spandrel Beams, Parapet Walls, Column Enlargements.
- Removal of existing coating and application of new urethane deck coatings on balcony decks.
- Primary Bag Repair Product used was LA40 manufactured by BASF along with 5000 psi Ready Mix Concrete. Pedestrian urethane coating by Carlisle was used for balcony decks.



Site Challenges & Unforeseen Issues:

- Quality assurance criteria was developed during the course of the project. Lack of clear direction at "bidding stage."
- Implementing frequent design changes on the part of owner's design team.
- CSI-SE scheduled and performed many on site training seminars to help overcome most difficulties encountered throughout the entire project.



Project Status:

- Project has been complete since March 2007.
- Building has been sold by owner and will be utilized for Condominium/Hotel.
- Training of personnel was an important factor that contributed toward completion of the project.
- Documentation and close monitoring of owner's design changes by CSI project team hugely contributed toward a successful and profitable project for CSI.

