

REAL ESTATE & CONSTRUCTION REVIEW

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construction  communications

Facts & Figures

Developer: Taylor Woodrow, Dania Beach

Type of Project: A new condominium tower

Architect: BCArchitects AIA, Inc., Coral Gables

Construction Manager: Suffolk Construction Co., Inc.-Florida Division, West Palm Beach

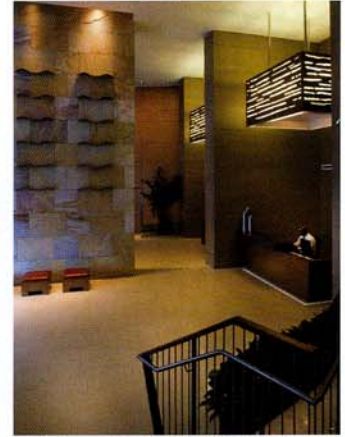
Size: 718,786 square feet

Cost: \$78 million (construction costs)

Construction Time: Completed in January 2007

The Need: A new condominium tower as part of an earlier hotel/resort development

The Challenge: Providing all units with views of the water while fitting the building on the tight, oceanfront site



Photos courtesy of John Gillan Photography

Hollywood, Florida

The Diplomat Oceanfront Residences

Supportive Team Members

Balance Staffing
Staffing Consultants

Daniel Electrical Contractors, Inc.
Electrical Contractors

Designer's Specialty Millwork
Architectural
Millwork/Casework/Woodwork

Door Systems Inc.
Doors/Frames/Hardware

HJ Foundation
Foundation Contractors

IBA Consultants, Inc.
Consulting, Inspection & Testing

Metro Caulking & Waterproofing
Caulking & Waterproofing
Contractors

Nagelbush Mechanical, Inc.
Mechanical Contractors

Perfection Permitting Services
Building Permits & Consulting

Rising 28 stories, The Diplomat Oceanfront Residences provides 135 luxury condominiums with high-end amenities and panoramic views of the Atlantic Ocean or the Intracoastal Waterway. In addition, the new tower is located adjacent to the Westin Diplomat Resort and Spa, allowing residents to take advantage of select amenities at the resort as well.

Designed to complement the Diplomat Resort, the new residential tower is a modern white building with glass rails and curtain wall. The tower steps down toward the ocean, with some units reaching almost to the sand. Three levels of parking are directly below the tower, and the outdoor swimming pool and spa area sits over the garage and on the waterfront facing the ocean. A service corridor leads to the adjacent hotel on the south side, allowing residents to take advantage of the hotel's room service.

Larry Cohan, managing principal for BCArchitects AIA, Inc., the project's architect, described the project as "The Diplomat hotel's little cousin," adding that the residential building was part of the original hotel plan. The hotel's developer planned to construct it at the same time as the hotel, but

due to cost overruns it was set aside for two years. When it was ready to build, the owner invited residential developers to bid on the project, using the previously completed plans. The original landowner selected BCArchitects before awarding the development contract to Taylor Woodrow. The architectural firm then went on to work with the developer, doing some redesign work where necessary.

Since zoning issues locked in the building's footprint, BCArchitects modified the interior only. "We were allowed to change anything inside," said Cohan. One particular change the firm implemented was eliminating the plan to have double-loaded corridors. Instead, private elevators serve only the units on a specific floor, offering residents more privacy. When the owners open the elevator door, they step into a lobby that belongs only to them. Additionally, eliminating the corridors freed up space and added 8,000 square feet of saleable area, he said.

Individual condominium units range in size from nearly 2,300 square feet to more than 3,200 square feet for two- and three-bedroom plans, and the penthouse is a huge 10,000-square-foot area that covers the entire 28th floor. Each

condominium offers nine-foot-tall ceilings, recessed lighting, granite countertops, premium appliances, a whirlpool tub, walk-in closets and more.

In addition to the swimming pool and spa, residents have access to a host of amenities, including a clubroom, a theater, a fitness center, a business center, tennis courts, an 18-hole golf course, valet parking, full concierge services and 24-hour security. Owners will also receive a special membership at the nearby Diplomat Country Club.

Challenges arose during the project due to the narrow 2.9-acre site. "We needed to give everybody a peek-a-boo view of the ocean, at least," said Cohan, which was a difficult task considering the site's limitations. However, the greatest challenge was fitting a different skeleton into an existing perimeter. "We added elevators, we added stairs, and yet we still ended up with more saleable areas," he said.

Thanks to the team's efforts, the new tower makes great use of the site and completes the earlier development, providing stellar residences with spectacular views and abundant amenities. ■

— June Campbell

Facts & Figures

Owner/Operator: Marina Grande Condominium Association, Inc., Riviera Beach

Developer: Boca Developers, Inc., Deerfield Beach

Type of Project: A new condominium development

Architect: BCArchitects AIA, Inc., Coral Gables

General Contractor: Pavarini Construction Co. (SE), Inc., Miami Lakes

Size: 1,120,000 square feet

Cost: \$117 million (hard costs)

Construction Time: October 2004 - March 2007

The Need: Redevelopment of an underutilized oceanfront property

The Challenge: Performing construction on a tight urban site bordered by roadways and waterways



Photo courtesy of BCArchitects AIA, Inc.

Riviera Beach, Florida

Marina Grande Riviera Beach

Supportive Team Members

IBA Consultants, Inc.
Consulting, Inspection & Testing

Monarch Industries, Inc.
Architectural Millwork

P&A Roofing & Sheet Metal, Inc.
Roofing Contractor

Roof System Services, Inc.
Roofing Contractors

Tropics North Landscaping
Landscape Contractors

United Forming
Concrete Contractor

For years, Riviera Beach has been plagued with problems in luring new developments to the area. Despite having 400 acres fronting the Intracoastal Waterway, including an excellent beach, the city has not been able to capitalize on its resources. Until now.

The skyline along Riviera Beach's beautiful waterfront has an exciting new look with the completion of Marina Grande Riviera Beach — a two-building luxury condominium development that overlooks the Intracoastal Waterway and the Atlantic Ocean. The two 26-story towers of Marina Grande provide a total of 394 residences, including two-bedroom, three-bedroom and penthouse units. A six-story parking garage provides residents with controlled access parking as well as amenities on its seventh-level deck. The property features a 24-hour manned guardhouse; a swimming pool; a clubhouse with a fitness room, a sauna, a steam room, meeting rooms and a social activity room with full kitchen facilities; tennis courts; tropical landscaping; water features; and an adjacent private marina.

Situated at Inlet Harbor, the project is ideally located. "Marina Grande Riviera Beach is the prime

location for boaters," said Michael McGraw, director of construction for Boca Developers, Inc., the project's developer. "Boat storage is next door, and it has direct open ocean access." The adjacent Loggerhead Marina and boat barn can provide inside storage for 45 long boats.

BCArchitects AIA, Inc., was the architect for both the residential towers and for the Loggerhead Marina and boat barn. Managing Principal Larry Cohan said the project was designed so all the buildings faced the water. To ensure every residential unit also faced the water, the parking garage was placed within the building rather than below it. "If we put garages underneath us, we would have had garages with great views," said Cohan. Instead, this placement allowed the columns to be placed in locations that were perfect for the units, creating more open spaces and providing column-free living rooms and water-facing terraces.

Since the buildings are the largest on the area's skyline, the designers stepped the structures to enhance the skyscape rather than create "a big block on the water," as Cohan said. One building steps from 25 floors to 23

floors; the other steps from 25 stories to 23 stories to 21 stories. Additionally, the towers follow a color scheme that matches the adjacent boat barn.

Cohan said the tight urban site posed challenges for the construction crews, calling it a massive logistics problem. The two projects include three fairly large footprints on three and a half acres of property with water on two sides, an unblockable main roadway on the third side, and a side street on the fourth. The team began construction on the marina first, doing all the underground work, and then came right behind it with the parking garage and two towers.

Also, since the project is located in hurricane territory, Mother Nature presented challenges throughout the construction. Hurricane Wilma brought down a crane on the project, which halted construction for a full 60 days.

"It took a very dedicated team of construction and development [professionals] to bring this project to fruition," said McGraw. The end result is a boon to the Riviera Beach community. ■

— June Campbell