

Florida's Top Projects 2002

1. South Terminal, Miami International Airport

COST: \$658 million

LOCATION: Miami International Airport

OWNER: Miami-Dade Aviation Department

CONTRACTOR: Parsons-Odebrecht Joint Venture

ARCHITECT/DESIGNER: South Terminal Building Expansion – Borrelli-Mateu Carreño, J. V., Miami; South Terminal Improvements – Rodriguez & Quiroga, Coral Gables; Concourse H International Gates Modifications – Perez & Perez, Miami; Concourse J – MGE Architects, Coral Gables; and H/J Utility and Pavement – Edwards & Kelcey, Miami.

START DATE: January 2002

COMPLETION DATE: 2005

Miami-Dade Mayor Alex Penelas and numerous county, airline and other officials took part in the groundbreaking of the \$790 million South Terminal at Miami International Airport in January 2002.

Parsons-Odebrecht Joint Venture is the prime contractor for the massive project, holding a \$658 million contract with the Miami-Dade Aviation Department.

The South Terminal will measure 1.3 million sq. ft., the equivalent of 10 ½ football fields. It will add 15 international/domestic swing gates in the new Concourse J and create wider aircraft circulation areas capable of accommodating new larger aircraft.

It includes eight design projects consisting of baggage-claim areas; a baggage sorting system; security screening system; a cruise and tour bus depot; 142 ticketing positions; approximately 50,000 sq. ft. of concession area; a federal inspection services facility; and other items.

POJV is breaking up its \$658 million contract into numerous packages and has awarded many of those already. Some of them include:

- Package 1, Phase 1 Interim South Bus Station – TGSV Enterprise, Hialeah, reportedly started on this \$2.6 million contract in June 2002. The contract covers the construction of an interim bus parking facility for eight buses.
- Package 3, Foundations and Utilities – Hensel Phelps Construction Co., Orlando, won this \$16.5 million contract, with a start date this past fall.
- Package 4, Structural Steel and Miscellaneous Metal – Havens Steel Co., Ottawa, Kan., won this \$53.7 million contract.
- Package 8, H-J Utilities and Pavement – Gilbert Southern, Sunrise, was to begin work on this \$46 million contract this spring.
- Package 9, Curtain Wall – POJV awarded this \$44.3 million contract to Enclos Inc., Bloomington, Minn.
- Package 11, Pre-conditioned Air and 400 Hz Ground Power-PCA Room – John J. Kirlin's Fort Lauderdale-based Florida Division won this \$7.6 million contract, with work beginning in early 2003.
- Package 14, Concourse J Structural Steel and Miscellaneous Metal – Havens Steel Co. also won this \$8.7 million contract.
- Package 15, Concourse J Foundations – BCL Construction, Miami, will perform this \$2.1 million contract covering piles and caissons.

- Package 17, Gate Concourse – Hensel Phelps also won this \$79 million contract. Scheduled to start in March, this multitrade contract reportedly included the balance of the total scope of work that was not covered by the other bid packages (foundation, structural steel, curtain wall and passenger loading bridges);
- Relocation of Delta Outbound Baggage – BAM Construction, Miami, won this \$2 million contract to furnish, install and modify baggage-handling components for Delta Airlines' and U.S. Air's outbound baggage facilities.

Other contracts include a \$46.4 million baggage-handling system contract; an \$11 million quality-control testing and inspections program; and an \$8.2 million Concourse J curtain wall contract.

2. Tri-Rail Double Track Corridor Improvement, Segment 5

COST: \$231 million

LOCATION: Dade, Broward and Palm Beach counties

OWNER: The Tri-Rail Commuter Rail Authority

CONTRACTOR: Tri-County Rail Contractors, a joint venture of Herzog Transit Services, Granite Construction and Washington Group

START DATE: January 2002

COMPLETION DATE: March 2005

Segment 5 is Tri-Rail's name for the final phase of its double tracking of the South Florida Rail Corridor in Palm Beach, Broward and Miami-Dade counties. Tri-Rail contracted Tri-County Rail Contractors to design and build the Segment 5 Project.

The joint venture project team will design and construct approximately 45 mi. of a second mainline track along the existing 72-mi. corridor. Other improvements will include: upgrades to existing track; upgrades to the northern maintenance and layover facility; construction and rehabilitation of bridges over 12 canal crossings; renovation of nine existing stations; construction of the new Boca Raton Station and closing/demolition of the existing Boca Raton Station; acquisition of new locomotives/cab cars and upgrades to passenger information systems.

Also, the team will install automated grade-crossing warning devices at all crossings, providing full closure along the entire 72-mi. corridor.

The job consists of more than 1 million cu. yds. of excavation and fill; 270,000 railroad ties; 72 at-grade traffic crossings; 10 station upgrades; 30,000 lin. ft. of various retaining wall and crash walls; 300,000 tons of railroad ballast; 18 bridges; and all associated signal work.

Herzog Construction Co., headquartered in St. Joseph, Mo., is serving as the lead contractor, with Granite Construction and Washington Group working as partners. Tri-Rail provided the Notice to Proceed in January 2002, with construction launching in July.

3. Trump Palace Condominium

COST: \$220 million

LOCATION: Sunny Isles Beach

OWNER: Trump Dezer Development

CONTRACTOR: Trump Dezer Development

ARCHITECT/DESIGNER: The Sieger Suarez Architectural Partnership

START DATE: October 2002

COMPLETION DATE: June 2005

"Soaring to unrealized heights, no expense has been spared in the design of this spectacular condominium property. A magnificent obsession with detail is perfected in its generously apportioned interiors and flawless craftsmanship, made all the more exceptional by an incomparable offering of personal service and amenities."

Wow. This promotion of the Trump Palace condominium project from Trump Grande's Web site stands out for its unparalleled boastfulness. In the context of the numerous other luxury condos going up throughout South Florida – including the 51-story Acqualina next door to the Trump development – and their accompanying high-gloss marketing initiatives, that's really saying something. Considering the personalities developing this project, though, it's not surprising.

Michael and Gil Dezer and Donald Trump are serving as co-developers of the Trump Grande Ocean Resort and Residences on Collins Avenue in Sunny Isles Beach. The 278-unit, 55-story Trump Palace is the second and latest of three structures encompassing the Trump Grande Ocean Resort & Residences.

The first, the Trump International Sonesta Beach Resort, is a luxury condominium hotel. The third building, another 55-story condominium, the Trump Royale, is expected to open in 2006.

The 20-something Gil Dezer continued to boast of his latest project: "We've opened up what I think will be one of the greatest developments anywhere in the state and beyond. Trump Grande is a testimonial to the increasing demand for this quality of product."

Two 20-ft.-tall aquariums, flanked by winding marble staircases, will greet guests as they enter the Trump Palace lobby. Another distinctive architectural feature will be a concierge desk crafted of onyx and placed under a gold-leafed canopy.

"Sunny Isles Beach has never seen anything like this," Dezer added. Condominium units range from approximately \$600,000 to \$7 million.

4. Omni Orlando Resort at Championsgate

COST: \$175 million.

LOCATION: Orlando

OWNER/DEVELOPER: Apollo Real Estate Advisors and RIDA Development Corp.

HOTEL OPERATOR: Omni Hotels, Irving, Texas

CONTRACTOR: WELBRO Building Corp., Maitland

ARCHITECT/DESIGNER: RTKL Associates, Dallas

INTERIOR DESIGNER: Looney & Associates, Dallas

START DATE: November 2002

COMPLETION DATE: Fall 2004

On Nov. 20, Omni Hotels, Apollo Real Estate Advisors and RIDA Development Corp. broke ground on the Omni Orlando Resort at ChampionsGate, a master-planned community near Orlando.

That was a major event for the hospitality-dependent Orlando construction market. In fact, according to Omni, it was a significant milestone for the nation's hospitality industry because it was reportedly the largest hospitality project to break ground in the United States since Sept. 11, 2001.

Overlooking two golf courses designed by golfer Greg Norman and situated less than 5 mi. from Walt Disney World, the Omni Orlando Resort at ChampionsGate will feature 730 guest rooms. It

also will feature more than 70,000 sq. ft. of meeting space, including 18 meeting rooms; a 25,000 sq.-ft. Grand Ballroom; and a 20,000 sq.-ft. Junior Ballroom.

The hotel will include a 10,000-sq.-ft. spa facility, several restaurants and bars, an outdoor heated swimming pool, an activity pool with water slides and an 850-ft. lazy river.

According to Omni, the project team estimates the project will employ as many as 600 construction workers onsite, with an anticipated 1.3 million labor hours of construction activity. The hotel operator expects to employ a staff of 500 upon opening in fall 2004.

5. Consolidated Car Rental Facility, Fort Lauderdale International Airport

COST: \$140 million

LOCATION: Fort Lauderdale/Hollywood International Airport

OWNER: Broward County Aviation Department.

CONTRACTOR: Cummings/Centex Rooney, a joint venture of James A. Cummings, Fort Lauderdale, and Centex Rooney Construction Co., Plantation

ARCHITECT/DESIGNER: Spillis Candela DMJM

START DATE: April 2002

COMPLETION DATE: 2005

The last time James A. Cummings and Centex Rooney Construction teamed up at Fort Lauderdale-Hollywood International Airport (FLL) several years ago was on the \$74 million Hibiscus Infield Parking Garage. The results were positive – the team finished two months ahead of schedule and returned \$1.3 million of the budget to the Broward County Aviation Department.

This time, the project is similar, but more complex and nearly twice as big. The \$140 million Consolidated Car Rental Facility represents the largest construction management contract ever awarded in the county's history.

Gary Glenewinkel, executive vice president and COO of Centex Rooney Construction Co., calls the project "a landmark parking garage," and indeed it is. Designed by Spillis Candela DMJM, the seven-story, cast-in-place concrete parking garage and car rental facility will total approximately 3.5 million sq. ft., featuring 150,000 sq. ft. of lobby and customer service areas for use by the car rental companies serving the airport.

This garage will consolidate all of FLL's rental car operations in a single location and provide additional public parking. In addition to its seven floors, Spillis Candela DMJM designed the structure to accommodate three more floors of parking on the roof.

The first floor of the garage will include approximately 130 fuel dispensers, 150,000 gallons of fuel-storage capacity, several car washes and vehicle maintenance areas. The facility will also feature 14 elevators and six sets of escalators.

6. Seminole/Hard Rock Casino

COST: \$125 million

LOCATION: Hollywood

OWNER: The Cordish Cos., Baltimore

CONTRACTOR: Perini/Suitt, a Joint Venture

ARCHITECT/DESIGNER: Klai Juba Architects, Las Vegas

START DATE: Spring 2002

COMPLETION DATE: Spring 2004

A joint venture of Perini Building Co. and Suitt Construction is simultaneously building a pair of Hard Rock Hotel and Resort projects for the Seminole Tribe of Florida. The resort facilities are located on Seminole reservation property in Tampa and Hollywood. Of the two, the largest is the Hollywood facility.

"The Seminole Tribal Council and the Seminole people are extremely excited about the new Hard Rock facilities," said Max Osceola, Tribal Council representative from the Hollywood reservation. "These projects are not only important to the long-term growth of the tribe, but are also significant economic development and tourism projects for the state of Florida."

The Seminole Hard Rock Hotel and Resort in Hollywood will go up along U.S. Highway 441 just north of Stirling Road, adjacent to the tribe's existing gaming facility.

The new resort and casino will feature 115,000 sq. ft. of gaming space, including 2,000 slot machines and 65 gaming tables, a 750-room hotel and an entertainment complex featuring restaurants, nightclubs and specialty retail shops

The facility also will include convention facilities, a health spa and beach club and a complex featuring a Hard Rock Cafe, Hard Rock retail store and a 1,500-seat Hard Rock Live entertainment venue.

Both projects are being developed through a licensing agreement between Hard Rock Cafe International, the Seminole Indian Tribe of Florida and The Cordish Co. of Baltimore. Perini and Suitt, both with Orlando-area offices, recently joint ventured on the construction of the award-winning Gaylord Palms Resort and Convention Center in Kissimmee.

Both projects are being financed by approximately \$315 million in bond financing.

7. United States Courthouse

COST: \$120 million

LOCATION: Miami

OWNER: General Services Administration

CONTRACTOR: Dick Corp., Pittsburgh

ARCHITECT/DESIGNER: Arquitectonica/HOK

START DATE: July 2002

COMPLETION DATE: May 2005

Pittsburgh-based Dick Corp. is building a new United States Courthouse on a two-block, 6.5-acre site in downtown Miami, adjacent to the existing federal complex and Bureau of Prisons. Miami-based Arquitectonica is collaborating with HOK Florida on the courthouse's design, providing architecture, interior design and landscape design services.

According to General Services Administration, the 14-story facility will measure 577,000 gross sq. ft., and will feature 14 district courtrooms, 16 chambers for the U.S. District Court. It will include space for the U.S. Marshals Service, probation, the federal public defender, the U.S. attorney and the GSA.

According to HOK's description of the project, the building is made up of three elements: a pair of opposing towers pierced by a singular, transparent glass volume.

The courthouse is being built with sustainable design elements. Construction materials to be used include locally manufactured precast concrete; low-VOC paints, adhesives and finishes; linoleum flooring; low-toxicity waterproofing and damp-proofing compounds; and non-endangered wood species.

8. Airport Security Enhancements, Tampa International Airport

COST: \$120 million

LOCATION: Tampa International Airport

OWNER: Hillsborough County Aviation Authority

CONTRACTOR: Skanska USA Building, Tampa

ARCHITECT/DESIGNER: HOK Aviation

START DATE: September 2002

COMPLETION DATE: May 2003

The Hillsborough County Aviation Authority commissioned the team of Skanska USA Building and HOK Aviation under a design/build contract to design and construct the following:

- An integrated common utilization outbound baggage handling and EDS screening system.
- Airside terminal passenger screening checkpoints.
- Service road and parkway security checkpoints.
- Short-term garage entrance shelter.
- Other related infrastructure and facility upgrades incorporating the requirements of the applicable regulations for safety/security in airport transportation.

The purpose of this project is to provide Tampa International Airport with the ability to implement the new Federal Transportation Security Administration requirements into facility improvements.

Skanska USA and HOK previously worked together on the recently completed Airside E Terminal project at TIA.

9. Carillon Hotel and Condominium Apartments

COST: \$120 million

LOCATION: Miami Beach

OWNER: WSG Development Co., Miami Beach

CONTRACTOR: Charleville Development Corp., North Bay Village

ARCHITECT/DESIGNER: Arquitectonica International Corp., Miami

START DATE: August 2002

COMPLETION DATE: 2005

WSG Development Co., with offices in Miami Beach, is gutting and completely renovating the circa-1957 Carillon Hotel on Collins Avenue in North Miami Beach. The renovation will transform the 330,000-sq.-ft., 17-story structure from a 600-room hotel into a 236-unit rental apartment building.

This renovation phase should be completed this year.

Additionally, WSG will add approximately 800,000 sq. ft., including a 20-story, 140-unit condominium apartment building, as well as a 39-story, 238-unit condo building. The project includes a 16,000-sq.-ft. spa, restaurants, a theater and a lap pool. This phase of the project is scheduled for a 2005 completion.

10. Passenger Terminal Building/Chiller Plant, Southwest Florida International Airport

COST: \$107 million

LOCATION: Southwest Florida International Airport, Fort Myers

OWNER: Lee County Port Authority.

CONTRACTOR: Dick Corp., Pittsburgh

ARCHITECT/DESIGNER: Spillis Candela DMJM

START DATE: Fall 2002

COMPLETION DATE: Spring 2005

Pittsburgh-based Dick Corp. made some solid inroads into the Florida market in 2002. In addition to its \$120 million U.S. Courthouse project in Miami, the contractor also landed this \$107 million contract to build a 762,000-sq.-ft. passenger terminal at Southwest Florida International Airport in Fort Myers.

The building will feature three concourses and will be constructed of cast-in-place concrete, with a concrete masonry unit exterior finished with stucco and precast panels.

Curtain walls, composed of standard mullion systems with laminated, tinted glass, will be used in various locations of the building.

Mechanical air-handler units will be located on the upper levels of the terminal building and will be fed by chilled water piped from an adjacent chiller plant. The chiller building will be constructed with concrete block walls on a concrete slab and an insulated, modified-bitumen-membrane roof supported by a steel roof deck.

Precast concrete cooling towers with PVC-fill material will be provided, with underground piping for chilled water. Electrical, plumbing, mechanical and fire-protection trades also are parts of the terminal and chiller building construction.

11. Port of Miami, Cruise and Cargo Redevelopment

COST: \$100 million

LOCATION: Miami

OWNER: The Dante B. Fascell Port of Miami-Dade

CONTRACTOR: The Haskell Co., Jacksonville

ARCHITECT/DESIGNER: Foster Wheeler Corp.

INFRASTRUCTURE DESIGNER: Parsons Brinckerhoff

START DATE: March 2002

COMPLETION DATE: Spring 2004

Jacksonville-based Haskell Co.'s transportation division is serving as construction manager-at-risk and providing design-build services for this group of cruise and cargo redevelopment projects. Haskell's \$100 million contract originally included 33 individual projects, but has since grown to roughly 40.

These various projects include marine/wharf work; construction of a new parking garage; several maintenance and intermodal facilities; parking lots; roads and bridges; utility improvements; and extensive port security upgrades.

Of the total contract value, about \$11 million went to the construction of a six-level, 1,350-space parking garage. Coreslab Structures, Medley, supplied and installed the precast concrete structure. Haskell designed the garage as one of its design-build projects.

The wharf work amounts to roughly \$20 million. One of the biggest of these contracts involves the extension of one of the wharfs to accommodate the world's largest class of cruise ships. Haskell officials expected the number of workers to peak this spring at roughly 500.

12. Legacy Place

COST: \$100 million

LOCATION: Palm Beach Gardens

OWNER: Catalfumo Construction and Development, Palm Beach Gardens

CONTRACTOR: Catalfumo Construction Ltd., Palm Beach Gardens

ARCHITECT/DESIGNER:

START DATE: January 2002

COMPLETION DATE: December 2004

Catalfumo Construction and Development is serving as both owner/developer and general contractor on this Legacy Place project in its hometown of Palm Beach Gardens. The company calls the \$100 million, mixed-use project "the first of its kind for Palm Beach Gardens."

The 75-acre complex will include 399,000 sq. ft. of commercial retail space; 69,000 sq. ft. of corporate office space; and 384 luxury apartments. All restaurants will devote a portion of seating to outdoor and sidewalk dining. Catalfumo is currently in the process of signing tenants.

13. Baggage Handling Contract, Miami International Airport

COST: \$98 million

LOCATION: Miami International Airport

OWNER: Miami-Dade Aviation Department

CONTRACTOR: Siemens Dematic Corp., Dallas

ARCHITECT/DESIGNER: URS/Cage Inc., Miami

START DATE: May 2002

COMPLETION DATE: June 2006

The new MIA North Terminal Development baggage handling system is an integrated, inbound, outbound and transfer baggage system, consisting of approximately 36,000 lin. ft. of baggage transport conveyor and an integrated, in-line 100 percent baggage security screening system.

Baggage will be screened and delivered through specialized sortation matrices via a multiple-path high-speed transport system to 47 departure gates.

The installation schedule is comprised of 14 distinct phases, which, in addition to progressive construction of the new baggage system, includes the repositioning and integration of American Airlines' code-share partners.

14. City of Jacksonville Main Public Library.

COST: \$95 million

LOCATION: Jacksonville

OWNER: City of Jacksonville

PROGRAM MANAGER: Heery International

CONSTRUCTION MANAGER: Auchter-Elkins-Lodestar-Paris, a joint venture

ARCHITECT/DESIGNER: Robert A.M. Stern

START DATE: December 2002

COMPLETION DATE: Late 2004

This \$95 million, 300,000-sq.-ft. facility will be approximately three times the size of the city's existing main library building. In addition to state-of-the-art technology and numerous sections, the new library will feature a grand reading room, a spacious exterior courtyard, a grand staircase, a café and a bookstore. Foundations are under way on the accompanying 600-space parking garage located north of the library, which will feature ground-level retail.

Of the major vertical building projects included in the \$2.2 billion Better Jacksonville Plan, this is the only one to be awarded to local contractors. The Auchter-Elkins-Lodestar-Paris team is a joint venture of local firms.

15. United States Penitentiary II, Coleman

COST: \$87.8 million

LOCATION: Wildwood

OWNER: Federal Bureau of Prisons

CONSTRUCTION MANAGER: Heery International, Landover, Md.

CONTRACTOR: Clark Construction Group, Tampa

ARCHITECT/DESIGNER: DLR Group

START DATE: May 2002

COMPLETION DATE: May 2004

United States Penitentiary II, Coleman is located on 98 acres in Wildwood, and is an addition to the existing Federal Correctional Complex. The maximum-security institution measures approximately 55,000 sq. meters, with 768 general-housing cells and 120 special-housing cells, for a total of 888 inmates.

USP II represents Clark Construction's latest addition to the Federal Bureau of Prisons' Coleman complex. The contractor previously built separate low- and medium-security facilities, shared-facilities warehouses for prison goods and support distribution and USP I, another maximum-security penitentiary.

Along the west side of the USP II facility are the core buildings and factory. The inside administration building includes offices for prison personnel as well as visitation areas. A complete health services building, equipped with medical exam rooms, x-ray facility, dental care and surgery areas is adjacent to the administration area. This facility is also equipped with a UNICOR factory (for manufacturing of goods produced by the BOP's UNICOR Branch), maintenance shop, laundry facility and food-service building.

The project also includes recreation and education buildings, which provide space for classes, religion and other multiuse spaces. An infield will accommodate basketball courts, handball courts, a softball diamond and a soccer field.

A utility plant and administration building are also included under Clark's contract.

16. Tampa Bay Regional Reservoir

COST: \$86 million

LOCATION: South Tampa

OWNER: Tampa Bay Water

CONSTRUCTION MANAGER: Construction Dynamics Group

CONTRACTOR: Barnard Construction Co., Bozeman, Mont.

ENGINEER: URS Corp.

START DATE: July 2002

COMPLETION DATE: July 2004

Construction of the new Tampa Bay Regional Reservoir began last summer when a Montana contractor moved the first dirt at a ceremony at the reservoir site in southeastern Hillsborough County.

Jerry Maxwell, general manager for project developer Tampa Bay Water, noted the significance of this event. "It's an important day for the Tampa Bay area as this reservoir will provide a consistent, drought-resistant source of water to the regional system."

The 15-billion gallon, aboveground, off-stream reservoir will store surface water captured from the Tampa Bypass Canal and the Alafia and Hillsborough rivers. When needed, this stored water will be treated and distributed for use as drinking water.

During periods when the river flows are high, excess surface water can be stored in the reservoir for use during dry periods when river water is low and cannot be captured.

Barnard Construction Co., a civil engineering firm in Bozeman, Mont., was selected to build the reservoir. With a construction bid of \$86,370,000, Barnard was chosen after a prequalification process. Project highlights include:

- 12 million cu. yds. of reservoir embankment
- 25,000 lin. ft. of soil bentonite cut-off wall for seepage control
- 80-ft.-tall water-control structure inside the reservoir
- 10,000 lin. ft. of 84-in. steel pipe
- More than 1 million sq. yds. of geomembrane and geotextile fabric as a part of the seepage control system
- 350,000 cu. yds. of soil cement
- 800 acres of wetlands construction and enhancement

17. Broward General Medical Center Expansion and Renovation

COST: \$84.8 million

LOCATION: Fort Lauderdale

OWNER: North Broward Hospital District

CONTRACTOR: Centex Rodgers Construction Co., Nashville

PROGRAM MANAGER: Bovis Lend Lease, Nashville

ARCHITECT/DESIGNER: Earl Swennson, Nashville

START DATE: October 2002

COMPLETION DATE: February 2005

This project includes 420,000 sq. ft. of new construction, consisting of a 60-bed medical/surgery tower; an operating suite with 19 operating rooms; a special cardiac surgery area; an endoscopy suite; and a rooftop helistop with elevators directly linked to the trauma and surgery areas.

Centex Rodgers is constructing a new 20,000-sq.-ft. freestanding central energy plant. An existing chapel and gift shop, and pediatrics oncology department will undergo renovations.

18. Hamptons South Condominium

COST: \$83.5 million

LOCATION: Aventura

OWNER: Boca Developers, Boca Raton

CONTRACTOR: Miller & Solomon, Miami

ARCHITECT/DESIGNER: Cohen Freedman Encinosa Architects, Miami

START DATE: February 2002

COMPLETION DATE: August 2003

Hamptons South is one of two nearly twin condominium projects Miami-based Miller & Solomon is building in Aventura for Boca Developers. The contractor started on the 29-story, 250-unit Hamptons South in February 2002 and expects to have its certificate of occupancy by late August.

Both Hamptons South and its sister, the Peninsula – which made last year's Top Projects ranking – were designed by Cohen Freedman Encinosa Architects, Miami. Like Peninsula, Hamptons South features a layout where all individual units offer through-views, meaning a view of the east and west in each condo, with all units stacking one on top of the other from top to bottom. Its floors measure approximately 40,000 sq. ft. each, with 10 units per floor.

Utilizing a four-concrete pours-per-floor scenario, Miller & Solomon and its team of subs routinely constructed 50,000 sq. ft. of slab per week, or one-and-a-quarter floors. The team achieved this by pouring approximately 10,000 sq. ft. per day, five days a week.

Hamptons South will offer two-, three- and four-bedroom units, ranging from 3,000 to 4,000 sq. ft. in size. The design includes private elevators to each apartment. Additional building amenities include a separate clubhouse, a private restaurant and a private movie theater.

19. Seminole/Hard Rock Hotel and Casino

COST: \$80 million

LOCATION: Tampa

OWNER: The Cordish Cos., Baltimore

CONTRACTOR: Perini/Suitt, a Joint Venture

ARCHITECT/DESIGNER: Klai Juba Architects, Las Vegas

START DATE: Spring 2002

COMPLETION DATE: Spring 2004

Like its sister project to the south, the Seminole Hard Rock Hotel in Tampa will include a spa, gaming facility, restaurants, a live entertainment venue and nightclub, a Hard Rock retail store, a pool complex and meeting room facilities.

The Tampa resort will be located on the site of the existing gaming facility near Interstate 4 and will feature 90,000 sq. ft. of gaming space, with 1,500 slot machines and 50 gaming tables, a 250-room hotel and 10 restaurants.

Perini/Suitt topped out the 12-story Tampa casino in February. The project includes a post-tensioned, reinforced concrete hotel tower and an adjacent 210,000-sq.-ft. low-rise structure housing the 90,000-sq.-ft. casino.

Phase I of the project – the new casino – is scheduled to open this month. The entire complex is scheduled to open in spring 2004.

An existing casino, located at the center of the 37-acre site, has continued to operate during construction. "It's one of the most challenging aspects of our work," said Ron James, project manager for Perini/Suitt. "The existing structure is located directly between the hotel tower and the new casino, requiring us to be vigilant in our efforts to avoid interrupting the operation of the facility."

20. Aventura Hospital Tower

COST: \$76 million

LOCATION: Aventura

OWNER: Aventura Hospital and Medical Center, owned by HCA, Nashville

CONTRACTOR: Centex Rodgers Construction, Nashville

ARCHITECT/DESIGNER: Gresham Smith and Partners, Tampa

START DATE: March 2002

COMPLETION DATE: August 2004

Centex Rodgers Construction is serving as construction manager for this 12-story-tall, nine-level tower addition to the existing Aventura Hospital and Medical Center. Included under Centex Rodgers' contract are:

- A 26-bed emergency department
- Two intensive-care units with 77 total beds
- Ten new operating rooms and surgery center
- A new main entrance and lobby
- 245 private patient rooms
- Refurbishment of the exterior of the existing building
- Renovations to various existing spaces
- Improved access and driveways
- A new external powerplant
- Expansion capability for three additional floors

21. Oak Hammock Continuing Care Retirement Community

COST: \$75 million

LOCATION: University of Florida, Gainesville

OWNER: The University of Florida Foundation

CONTRACTOR: The Weitz Co., West Palm Beach

ARCHITECT/DESIGNER: RDG Schutte Wilscam Birge, Omaha

START DATE: September 2002

COMPLETION DATE: July 2004

This 770,000 sq.-ft. complex will feature 251 independent living units and cottages with understructure parking stalls, as well as 40 skilled-nursing facilities and 65 assisted-living units.

Located just 2 mi. from the center of the University of Florida campus in Gainesville, this 136-acre site will provide residents with clubhouse commons and recreation complex, a variety of apartment and atrium residences, villas and club homes. Weitz is cooperating with PPI Inc. as construction manager.

22. The Glenridge on Palmer Ranch Retirement Community

COST: \$75 million

LOCATION: Sarasota

OWNER: The Glenridge on Palmer Ranch Inc., Sarasota

CONTRACTOR: The Weitz Co., West Palm Beach

ARCHITECT/DESIGNER: RDG Schutte Wilscam Birge, Omaha

START DATE: February 2002

COMPLETION DATE: July 2004

Currently under construction, this 90-acre campus will consist of 221 independent-living units and 49 cottages designed in the Addison Mizner tradition, with the services and amenities of a resort and retirement community rolled into one.

The campus will also feature a performing-arts center, fitness center and spa, a 24-bed skilled-nursing facility and a 49-bed assisted-living facility. Weitz broke ground on the 813,000-sq.-ft. project in February 2002 after providing nearly eight months of preconstruction services, which reportedly resulted in more than \$18 million in savings to the owner due to creative value analysis.

During this preconstruction phase, 220 bids were received and analyzed and 74 separate building permits were pulled. Weitz is working under a fast-track, 23-month schedule.

23. Interstate 275/I-4 Interchange

COST: \$74 million

LOCATION: Tampa

OWNER: Florida Department of Transportation

CONTRACTOR: Granite Construction Co., Tampa

START DATE: October 2002

COMPLETION DATE: Summer 2006

Granite is leading this \$74 million contract making capacity and safety improvements to the Interstate 275/I-4 interchange in Tampa.

The 2.7-mi. project involves work on I-275 from the Hillsborough River north to Floribaska Avenue, and on I-4 from west of 19th Street into the interchange.

Under Granite's contract, eight new bridges will be constructed, 18 existing bridges widened and four lanes in each direction will tie into proposed four-lane projects on each side of this project.

Improvement highlights for the interchange include:

- Increase to four lanes in each direction.
- The Ashley Street entrance ramp will be extended – continuing along I-275 to eastbound I-4.
- Downtown trips will be physically separated from through-trips by a local auxiliary exit ramp system.

- The flyover ramp from southbound I-275 to eastbound I-4 will be relocated from the left side to the right side of the highway to reduce weave movements.
- Shoulder-mounted 8-ft. noise walls will be built adjacent to densely developed residential areas. Landscaping will be done in the infield area of the interchange and aesthetic treatments will be incorporated into the design of underpass areas and street ends.

24. Polk County Interstate 4 Widening, Contract 2

COST: \$73 million

LOCATION: Polk County

OWNER: Florida Department of Transportation

CONTRACTOR: Martin K. Eby Construction Co., Maitland

DESIGN ENGINEER: HDR Engineering, Tampa

START DATE: October 2002

COMPLETION DATE: Fall 2005

Martin K. Eby Construction Co. secured the largest of the Polk County Interstate 4 Widening Project contracts, winning Contract 2 with a design-build bid of roughly \$73 million. This segment of the I-4 improvement project includes the expansion of I-4 from four to six lanes, the replacement of four crossover bridges and the widening of three I-4 bridges. Eby's contract extends from east of U.S. Highway 98 to east of County Road 557.

Some of the specific contract elements include: widening of the State Road 33 overpass bridge; widening of the County Road 655 bridge; reconstruction of the Socrum Loop/County Road 582 interchange; and replacement of the Carpenters Way Bridge.

25. Interstate 110/I-10 Interchange

COST: \$70.7 million

LOCATION: Pensacola

OWNER: Florida Department of Transportation, District Three

CONTRACTOR: Archer Western Contractors, Fort Lauderdale

START DATE: September 2002

COMPLETION DATE: 2007

Florida Department of Transportation's District Three awarded Archer Western Contractors, Fort Lauderdale, a \$70.7 million contract to widen Interstate 10 from Old Palafox Highway to east of Davis Highway. The project will widen the interstate to six lanes, as well as include other major interchange improvements at I-110 and Davis Highway.