

# Four Seasons Hotel & Tower — Miami

Miami, FL

Client  
Millennium Partners

Value  
US\$247,600,000

Completion  
2003

Assignment  
Construction Management

Awards  
*2003 President's Award — Excellence in  
Safety, Southeast and West*  
Bovis Lend Lease

*2003 Award of Special Recognition*  
Concrete Industry Board

*2003 Award of Merit — Private <\$100  
Million*  
Southeast Construction

*2001 High-Rise Project of the Year*  
Latin Builder Association

*2001 High-Rise Contractor of the Year*  
Latin Builder Association

*Ranked #3 of 20 in the State of Florida  
(breaking ground in 2000)*  
Southeast Construction Magazine



The 781 foot tall mixed-use facility, among the 50 tallest buildings in the world and the tallest south of New York City, features a 221-room, five-star Four Seasons Hotel, 185 luxury condominiums and eight penthouses with amenities including a private entrance, elevators, pool and lounge and preferred membership at the Four Seasons Club and "Sports Club LA", a 40,000 square foot fitness and spa facility, 84-room extended stay apartments, 230,000 square feet of Class A office space, two-acre Grand Pool Terrace with pools, sun decks, restaurants and bar, 12,125 square feet of retail space and 934 space parking garage.

## Structure

The tower, with 16-story podium, is clad in glass, stone and metal skin; the stone base acts as an elevated ground plane. The foundation for the reinforced concrete structure consists of approximately 110 72-inch diameter caissons, approximately 115 feet deep, embedded 35 – 40 feet into rock; this foundation system is common to Florida. Inspection of the caisson holes was critical; calipers were used to measure the profile of the caisson. Bovis Lend Lease also utilized video cameras to inspect the bottom of the caisson. With inspections completed, 140-foot rebar cages were placed prior to pouring cement.



# Four Seasons Hotel & Tower — Miami

## Miami, FL

The tower consists of two concrete shear walls and post-tensioned, 12-inch concrete slabs containing a special granite aggregate that achieves 10,000 pounds per square inch of compression without breakage. Floors above 35 used concrete slabs containing limestone aggregate.

Beginning on the 33<sup>rd</sup> floor, a shear wall was constructed around the entire perimeter of the building providing additional support.

A challenge facing the project team was to provide a structural system, which could resist the anticipated 185 mph winds, yet allow flexibility in floor design. Choosing to eliminate the columns and utilize deeper post-tensioned slabs eliminated the need for transfers. Without columns, the floor plans have great flexibility.

Bovis Lend Lease utilized Meridian Project Systems' Prolog solutions to manage core processes; submit and track RFIs, bid packages and change management tracking for upgrades that exceeded \$25 million in value. Prolog's Daily Work Journals tracked project details and the HotList feature tracked and managed hundreds of design management items.

The monthly newsletter published by the Four Seasons project team disseminated current information on the project status to the local community.

### The Hotel

The five-star Four Seasons Hotel features 221 guest rooms including 39 suites, a fitness spa and health club, restaurant and lounges, three swimming pools, whirlpool, 24-hour business center and a 14,210 square foot conference center.

### The Tower Residences

Located on floors 40 — 70, the 185 two, three and four bedroom luxury condominiums range from 1,114 square feet to 6,499 square feet. In addition to a resident only pool and lounge, and preferred membership at the Four Seasons Club and Spa, residents have immediate access to all of the amenities of Four Seasons Hotel.

### The Hotel Residences

The Hotel Residences on floors 30 — 40 range from a 611 square foot studio to a 2,062 square foot two-bedroom unit.