HOSPITALITY EXPERIENCE

ST. REGIS HOTEL | CENTURY CITY, CA

320,000 Square Foot, 32-Story High-Rise Hotel

June 2006 – April 2007

$5,300,000

Related / Webcor Builders

Demolition

Hazardous Material Abatement

Salvage & Asset Recovery

Zero OSHA Recordables

The demolition of this 32-story steel frame and concrete/ metal deck high-rise hotel was scheduled to make way for a new luxury 40-story condominium development in the financial district of Century City. The St. Regis, built in 1984, was the largest high-rise to be demolished in the history of Los Angeles at the time.

The 320,000-square-foot building rose 360 feet in height. The work began with abatement of asbestos, removal of regulated materials (paints, solvents, chemicals), and then floor-by-floor demolition. A tower crane was installed by pouring a new 200-cy concrete foundation and engineered connections to “brace back” the tower crane to the existing building

FAST-TRACK, EFFICIENT DEMOLITION

At peak production, LVI achieved the complete demolition of a floor in three working days. Each floor was segmented into large sections. The segments were hoisted to grade using the tower crane. Two mobile “skip pans” were used to gather smaller miscellaneous building materials and debris. Miniature excavators with breaker attachments were utilized to “blow out” the pan floors, leaving the steel skeleton and protective cladding.

Related consistently is inundated with cost and schedule impacts. The St. Regis Demolition was no different, except for LVI's performance: Your company's positive and persistent approach to the project was exemplary.

With all the obstacles created including contaminated soils, asbestos, neighborhood groups, and government officials, LVI persevered and finished ahead of schedule.

Related truly appreciates LVI's effort and we are happy to provide you with your early completion bonus. We look forward to working with you on future projects in all our market segments.

Jeff C. Lucas
Vice President Construction
The Related Companies

RECOVERED MATERIAL FOR SCRAP

The building was completely encased in a 2-layer aluminum "skin", which added to the over 1500 tons of scrap steel recovered from the project.

FULL-HEIGHT, PROTECTED SCAFFOLDING FOR SAFETY

One of the immediate challenges was the safety system to protect the public and workers on the site. The solution was a full-height scaffold with protective nylon screening erected around the entire perimeter of the building to act as a barrier to rubble and loose materials. A fully manned hoist was installed to provide lifting and lowering for personnel and tools. Additionally, a 30 foot "zone of isolation" was established around the building to protect grading, shoring and landscaping workers, who were sharing the site during the demolition, from falling objects.

COORDINATED BELOW GRADE EXCAVATION

The 3-story sub-basement required extensive excavation and dirt export. Often more than 125 loads of combined dirt and concrete were hauled from the project in a single day. LVI coordinated with the shoring contractor, removing perimeter boundary walls in 4-foot "lifts" to allow for wood lagging and installation of new soldier piles. The building had six-foot thick pad foundations which were removed using 12,000 foot-pound breakers and heavy excavators. At completion, over 2200 loads of concrete were broken, sized and removed from the site.

KUDOS FOR WORK WELL DONE

LVI earned an $80,000 early completion bonus from the owner and a letter of commendation on our performance. The St. Regis project remains one of the most challenging demolition jobs ever undertaken on the west coast, and a proud addition to LVI's list of successful projects.

Project Managed By LVI Environmental Services Inc., a California-based subsidiary of LVI Services Inc. | **Client Contact** Joe Wathen, Project Manager, Webcor Builders, (213) 239-2800