

WILSHIRE GRAND HOTEL | LOS ANGELES, CA



14-Story Hotel & Office Tower



Sept 2012 – Sept 2013 (Est.)



\$16,600,000



Turner Construction



Demolition



Hazardous Material Abatement



Zero OSHA Recordables to Date

The Wilshire Grand Hotel, a 14-story hotel and office tower built in 1953, is currently being demolished by LVI in preparation for the new Wilshire Grand, an 1,100 foot high “supertall” skyscraper located in the Financial District of downtown Los Angeles. The new Wilshire Grand will become the tallest building on the West Coast and will be a mixed-use hotel, retail, and office complex.

The original hotel was built with below level commercial parking spaces. The structure is steel encased concrete, reinforced slabs, grade beams and some steel both coated and uncoated with fireproofing. Located at Figueroa and Wilshire/7th it neighbors other high-rise buildings and experiences tremendous vehicular and pedestrian traffic.

This project is challenged with zero lot lines and 3 major streets with pedestrian traffic walking virtually under the demolition crews.

The removal of the asbestos materials is a very large component of the job. LVI staffed the abatement with over 140 workers located on various floors performing the interior demolition with skid steers to allow for, and followed by, the removal of



ZERO OSHA RECORDABLES TO DATE



the asbestos materials. These materials will be removed with a combination of equipment, including specialized ultra high pressure water blasting devices and custom built negative air machines 20 times the industry standard.

Abatement activities began with street level floors being the first areas cleared so that upper floor materials could drop in shafts to Floor 1 and be loaded out. Prior to abatement a clean sweep of E-waste, FFE trash and OHM's was performed.

Concurrently with abatement, miscellaneous exterior demo work around the perimeter started so that full height scaffold erection could begin. Proper barricades and K-Rail were placed for pedestrian routing and traffic control.

A completely independent crew worked from the scaffolding and performed asbestos window putty removal and then window removal, sequentially following the interior crew down the towers.

The demolition plan was a combination of equipment wrecking utilizing large excavators with a vertical reach up to 75 feet, smaller excavators for early start demolition of port-cochere areas, mobile mini excavators, robotic Brokk's, and skid steers for floor-by-floor demolition, and rivet busters for demo of exterior columns from the exterior access of the temporary scaffolding. Multiple crews completed 10,000 SF per shift which allowed LVI to complete approximately 50,000 SF in a week.

Scaffolding and its attached barricade system was sequentially lowered down leaving 8 to 10 vertical feet above the working deck for protection from bouncing debris to the street below.

LVI satisfied the owner's concern that surrounding buildings do not experience physical damage and that the "nuisance" factors inherent with a large urban demolition project was minimized.

LVI assisted the owner in maximizing the materials to be salvaged and recycled to both reduce cost and comply with state and city requirements. The project has been proceeding successfully with no injuries or issues and completion is anticipated in September 2013.

Project Managed By LVI Environmental Services Inc., a California-based subsidiary of LVI Services Inc. | **Client Contact** Turner Construction Company, Brendan Murphy, (714) 940-9000