

ENTRY FORM



DVASE 2018 Excellence in Structural Engineering Awards Program

PROJECT CATEGORY (check one):

Buildings under \$5M		Buildings Over \$100M	<input checked="" type="checkbox"/>
Buildings \$5M - \$15M		Other Structures Under \$1M	
Buildings \$15M - \$40M		Other Structures Over \$1M	
Buildings \$40M - \$100M		Single Family Home	

Approximate construction cost of facility submitted:	\$130 Million
Name of Project:	Bellevue Place Condominiums
Location of Project:	Clearwater, FL
Date construction was completed (M/Y):	February 2016
Structural Design Firm:	McCarthy and Associates, a Division of Pennoni
Affiliation:	All entries must be submitted by DVASE member firms or members.
Architect:	BSB Design
General Contractor:	JMC with Wolfe House & Building Movers

Company Logo (insert .jpg in box below)



Important Notes:

- Please .pdf your completed entry form and email to bsagusti@barrhorstman.com.
- Please also email separately 2-3 of the best .jpg images of your project, for the slide presentation at the May dinner and for the DVASE website. Include a brief (approx. 4 sentences) summary of the project for the DVASE Awards Presentation with this separate email.

- Provide a concise project description in the following box (one page maximum). Include the significant aspects of the project and their relationship to the judging criteria.

Opened in 1897 to guests, the Belleview Hotel was the personal project of railroad magnate Henry B. Plant. With a direct rail connection from the major east coast cities, the hotel thrived even after Plant sold his lines to the Atlantic Coast Line Railroad. By the 1920s, the hotel was under the Biltmore hotels company, which expanded the building to 400 rooms and 400,000 SF. The hotel was added to the National Register of Historic Places in 1979.

However, by 2009, when JMC purchased the property, the wood-framed structure had deteriorated significantly from moisture infiltration and rot. Years of neglect encouraged JMC to consider alternatives to preserving the entire structure. Ultimately, the original structure was the only section that was salvageable, but it's current location was not ideal for the redevelopment plans. JMC needed to relocate the structure to convert it into a "boutique" inn. McCarthy was contacted after performing structural assessments for years on behalf of the town of Belleair to aid in the conversion process.

Adding to the complexity, every item removed needed to be documented for historic reasons in addition to salvaging anything JMC could. Heart pine framing that was intact were sent to a wood mill in North Carolina, while doors and windows were sent to a restoration company in Tampa Bay. The Tiffany glass had to be carefully packaged for use in the new inn. McCarthy provided structural assessment services prior to the move to determine which segments could be included in the new inn. McCarthy also had to monitor and provide a detailed structural condition assessment after the building was relocated by Wolfe House & Building Movers.

McCarthy developed a sequenced construct and remove process that replaced the support frame from Wolfe. McCarthy discovered that one of three 5-story timber trusses was failure at the supports. These spanned 65 FT over the lobby, requiring a structural model to determine how to reinforce the failed ends. The deflection was too severe to be maintained. Upon modelling however, McCarthy discovered that the bolted iron rods used in the tensile chords and the timber compression members were suitable in their current condition.

Not only did McCarthy Associates need to perform structural design for the extant 1897 hotel, but also designed seven two-story townhomes and four eight-story condominium towers. Each tower consists of post-tensioned concrete slabs supported on cast-place columns and shear walls. Below the lobby level is a sheltered parking deck for occupants. These towers sit atop spread-footing foundations with ground improvement with vibro-replacement stone columns. The townhomes use engineered wood roof and floor trusses spanning between masonry demising walls atop spread footings.

View video of the move by Wolfe here: <https://www.youtube.com/watch?v=ZZEyUJwcVAE>

- The following 5 pages (maximum) can be used to portray your project to the awards committee through photos, renderings, sketches, plans, etc...



Exhibit A: The above, "before" image shows the extant Belleview Hotel as it stood before JMC began demolition, with the original 1897 section outlined in red to be salvaged.

Exhibit B: Below the "after" rendering shows the 7 town-homes, 4 condominium towers, and relocated and restored inn. Rendering courtesy BSB Design.





Exhibit C: The above mid-demolition image shows the section cut of the extant structure at the severed end.

Exhibit D: Below is the view from the original location of the wing to the final location of the new inn while still supported by Wolfe's Buckingham mover.





Exhibit E: The above view of the lobby during the move shows the temporary shoring used to maintain stability of the floors above the lobby timber trusses.

Exhibit F: At left is a view of the adjacent condominium tower rising as crews set columns to prepare for placing the next floor.



Exhibit G: The rendering above shows the main brick drive between the townhomes.
Exhibit H: The rendering below shows the completed view of one of the condominium towers.
Renderings courtesy of BSB Design, JMC.





Exhibit I: A rendering of the front of the restored inn after project completion.

Exhibit H: Below is a rendering of the rear inn pool and gardens that will feature prominently behind the renovated structure.

Renderings courtesy of BSB Design, JMC.



By signing, signatory agrees to the following and represents that he or she is authorized to sign for the structural design firm of record.

All entries become the property of DVASE and will not be returned. By entering, the entrant grants a royalty-free license to DVASE to use any copyrighted material submitted.

If selected as an award winner, you may be offered the opportunity to present your project at a DVASE breakfast seminar. Would you be willing to present to your colleagues? ☒ **YES** ☐ **NO**

Submitted by:

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