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2021 Structures Awards: Best Reuse/Rehab

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WINNER

CocoWalk

Juneau Construction

Project address: 3015 Grand Ave., Miami 33133

Key Partners

Architect: RSP Architects

P.E.: Steven Feller, P.E.

Engineer: Bliss & Nyitray

After nearly three years of renovations and expansions, the CocoWalk development received a significant upgrade. It not only brought the mixed-use development to the 21st century, but also modernized the development for years to come.

The 804,000-square-foot upscale shopping, dining, working and entertainment project was completed in two phases. One CocoWalk included the renovation of the existing retail facade on the south side, which now complements a new five-story, Class A office building on the north side of the property.

Juneau demolished the existing structure to make way for the 81,000-square-foot, boutique office building, Two CocoWalk, which features a rooftop bar and event space. A new outdoor plaza with an emphasis on sustainability and greenery matches the landscaped feel of Coconut Grove.

The project obtained LEED Silver certification and is now seeking LEED Gold certification for its sustainability efforts.

At the onset of the project, plans were in 2D format; Juneau's virtual design and construction team transferred all plans into a 3D model. Having another dimension present allowed the team to view the project holistically and create better solutions that aren't as easily seen in two dimensions. At the start of construction, Juneau also used 3D laser scanning to create a model of existing floor conditions that showed the degree of sloping, assisting architects in their design work.

Challenges included numerous scope changes throughout the course of the project; maintaining a safe, active jobsite where the CocoWalk shopping plaza and parking remained open for the duration of the project; mitigating issues in the field before they occurred; and joining a 30-year-old building with a new steel structure.

FINALISTS

Aquatic Complex

John Knox Village

Project address: 651 S.W. Sixth St., Pompano Beach 33060

Key Partners

Landscape architect: EDSA

Architect: Gallo Herbert Architects

Interior design: H3 Interior Design

Civil engineer: Miller Legg

The \$6.2 million aquatic complex at John Knox Village of South Florida opened in March. It fulfilled residents' desire for a modern swimming and socializing destination that the old pool did not provide.

A few years ago, John Knox CEO Gerry Stryker and the leadership team visited other senior communities around the country to see different pool complexes and amenities.

They saw resort pools with shade sails, a feature they incorporated early. Soon, the vision to replace the existing pool, referred to as "The Lobster Pot," grew in design, scope and amenities.

Over the past several years, the community had been growing and expanding its space, services and amenities. The aquatic complex is an example of how the campus is transforming for residents and their visitors.

The revised plan grew to become a luxury resort-worthy destination complete with a four-lane, 75-foot, 85,000-gallon lap pool, an 89,000-gallon leisure pool covered with sails for shade, the Glades Grill restaurant, Stryker's Poolside Sports Pub, bocce and pickleball courts, open-air entertainment space, a firepit and Jacuzzi spa.

The pools and Jacuzzi are filled with saline water – gentler on skin and clothing than traditional chlorine – that's constantly refreshed. Bocce courts are made from crushed oyster shells, not concrete, which is the best playing surface. Design team EDSA designed the landscaping, pools, bocce and pickleball courts and seating areas around the complex.

As for those shade sails, they cover the resort pool and the sports courts, providing significant protection from the sun. The poles also double as supports for light fixtures, which freed the pool deck from additional vertical elements and allowed more flexible use of the deck.

VSE Aviation Services Expansion at Miramar Park of Commerce

Excel Construction of Florida

Project address: 3321-3361 Enterprise Way, Miramar 33025

Key Partners

Contractor: Excel Construction of Florida

Architect: Tewes Design Group LLC

MEP engineer: Estenoz Engineering

Owner representative: JLL Project and Development Services

The VSE Aviation Services expansion at Miramar Park of Commerce transformed an older space that formerly housed a Le Cordon Bleu cooking school into a modern maintenance, repair and operations facility for the aviation industry.

The contrast between these two spaces couldn't be more profound. Excel was able to salvage and integrate some components while upgrading and revitalizing the 61,085-square-foot space.

Excel has completed several aviation-related projects this year in Miramar. Having worked closely with the Miramar Park of Commerce for decades on tenant buildouts, expansions and building construction helped ensure that this project ran seamlessly.

What's more, skilled in the industrial and tilt-up markets, Excel focused beyond traditional office space, using the additional square footage and buildout flexibility afforded by an industrial shell to create functional interiors ideally suited to meet client needs.

The new space includes new offices, restrooms, a large and colorful breakroom, maintenance and repair space, and a new distribution area. Glass-front offices and conference rooms have stylish and durable finishes from floor to ceiling. Excel also worked closely with suppliers on modern custom furnishings and fully integrated technology for the space.

While the pandemic led to material delays, the project was delivered on time and on budget.

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