Ritz-Carlton Residences

Miami, Florida

Keller successfully completed the auger cast pile installation and service elevator pit excavation bottom seal on time and on budget.

The project

The Ritz-Carlton Residences located in Sunny Isles Beach is a 52-story luxury residential tower. Keller was contracted to install auger cast piles to support the beachside apartment tower. In addition, Keller was hired to excavate and build a bottom seal for the two service elevator pits.

The challenge

The pile tip elevation of -150 ft NGVD required drilling through approximately 50 ft of 50+ blow count material. Drilling through this material extended the pile installation tag time and increased wear and tear on the equipment. Furthermore, pile installation required six cement trucks on site simultaneously.

The solution

By working long hours and mobilizing a second rig for parallel construction activities, Keller was able to complete the scope of work on schedule, within budget, and with zero safety incidents. Auger cast piles were selected as the deep foundation solution including 125, 6-in.-diameter piles to -150 ft NGVD; 45, 6-in.-diameter piles to -40 ft NGVD; and 118, 8-in.-diameter piles to -40 ft NGVD. In addition, our scope included constructing a supported excavation and bottom seal for two service elevator pits.

Project facts

Owner(s)
Sunny Isles Property Venture, LLC

Keller business unit(s)
Keller

Main contractor(s)
Suffolk Construction Company, Inc.

Engineer(s)
Thornton Tomasetti, Inc.

Solutions
Deep foundations

Markets
Residential

Techniques
CFA (auger cast) / ACIP piles
Sheet piles
Tremie bottom seals

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