



Zachry company building luxury high-rise on South Padre Island

31-story condominium complex will be highest structure in Rio Grande Valley

SOUTH PADRE ISLAND, Texas – Coastal Constructors Southwest Ventures (CCSV), a new Zachry company formed to construct multifamily high-rise buildings, recently signed a contract with Domit Development to build Ocean Tower SPI – a 31-story luxury high-rise on South Padre Island that will be one of the tallest structures in the Rio Grande Valley.

CCSV is providing construction management services in the \$70 million at-risk contract and – in a construction-driven design strategy – has contributed to the design development phase, constructability analysis, estimating and design scenarios. Domit provided the concept and schematic drawings.

“We enjoy and appreciate the relationship we have developed with Domit,” said Director of Commercial Building **Rene Garcia**. “It is a privilege to be involved with this unique project.”

The 31-month project, located on the island’s north side, mobilized for initial structural testing in March and started construction April 5.

The building will consist of 147 residences; indoor and outdoor pools; a state-of-the-art gym and spa; media room equipped with computers, high-speed Internet connections, fax machine and video games; a beach club; and children’s area.

The first four levels of the 445-

foot building will consist of the only multi-level parking garage on South Padre Island. With homes sitting above the fourth-floor plaza at 55 feet above sea level, residents will enjoy stunning and unobstructed views of the beach and the Gulf of Mexico.

Constructing the luxury high-rise project is not without its challenges. For example, the beach on South Padre Island is a very corrosive environment that creates design issues related to seaside construction. Construction teams must contend with applying special coatings to exposed metals, stringent waterproofing requirements and lab-tested glazing specifications so windows and glass doors can withstand extreme winds.

Limited space on the island prohibits the stockpiling of concrete reinforcing and other materials, which makes weekly and sometimes daily supply deliveries necessary. Furthermore, material delivery logistics can be difficult because of the island’s remote location, size and tourist destination popularity. Traffic can be so congested during spring break and summer vacation that deliveries are only possible at night or in early morning.

Additionally, island winds can be intense and, on some days, downright risky. The project management team monitors weather forecasts via jobsite televisions regularly tuned to National Weather



Ocean Tower, a 31-story luxury high-rise currently under construction on South Padre Island, will be the tallest structure in the Rio Grande Valley upon completion.
Renderings/Walker & Perez Architects



Ocean Tower project goes high-tech:

Want to see the Ocean Tower project in real time from anywhere in the world? Log on to <http://71.40.51.214>, select the "Mpeg4 Encoder Viewer" option, then the "DSL/CABLE/T-1" and "2 windows" options and login as "guest" with a password of "guest." Then hit the play buttons to view the Ocean Tower project as it happens. You must have Active X installed on your computer to view correctly.

Service reporting stations at two island locations.

"Winds are a major factor in our scheduling," said Project Manager **Jim Camp**. "This project, as with all high-rise construction, requires a tower crane that must cease operations when winds exceed 35 miles per hour. While high winds can occur at anytime, they can be almost constant during the spring. When we get a break in the winds, we load up materials and stockpile them on several floors so production can continue until crane operations resume. We also use material hoists that are not as sensitive to wind conditions."

Environmental issues can also pose a challenge in a natural area such as South Padre Island. Seaside construction mandates the preservation and restoration of island dune ecosystems. To that end, CCSV has employed the

PROJECT TEAM

Ocean Tower Project Team, led by Project Executive Bo Van Den Berghe and Project Manager Jim Camp:

Pete Bejaran	assistant superintendent
Brian Lennard	assistant project manager
Bill Roberts	project executive
Catherine Sharpe	administrative assistant
Bill Wyman	project superintendent

services of several environmental engineers and consultants to help protect the ecosystem and ensure proper permitting, monitoring, restoration and mitigation of the island dune system. The team is also working with the Army Corps of Engineers to permit draining,

utility construction and restoration of area wetlands. Despite the complexity of the project, Camp and his team expect to overcome any potential hurdles to complete the project on time and within budget.

CCSV hosted a Building Envelope Workshop on April 13 to define and evaluate every detail of the building's exterior with respect to water infiltration. The process included subcontractor involvement with the design team to ensure the final product will be of the highest quality and able to resist the harsh environment.

Domit Developers, based in McAllen, Texas, won the McAllen Chamber of Commerce Top 5 Small Business Award in 2004. The company's other developments include Las Misiones at the Grove, EBC McAllen and Via Cantera, which include private communities, apartments, condominiums and shopping centers. ■