

# 1 Hotel/Residences & Roney Place

## MIAMI, FLORIDA

SUBMITTED BY CONTRACTING SPECIALISTS INC., SOUTHEAST

Spanning one full city block, rising 16 stories into the Miami sky, and situated in the heart of South Beach, 1 Hotel & Residences has gone through several renovations. Originally built to house The Gansevoort Hotel Miami, the building has stood as a landmark since its completion decades ago. With just under 300,000 ft<sup>2</sup> (27,870 m<sup>2</sup>) of living space,



90,000 ft<sup>2</sup> (8360 m<sup>2</sup>) of retail space, several locations to dine both inside and out, and 26,000 ft<sup>2</sup> (2415 m<sup>2</sup>) of rooftop bar and pool, 1 Hotel & Residences is truly a site to behold.

In 2012, a restoration program was completed to all components of the building's exterior façade. This work included the removal/reinstallation of approximately 20,500 lf (6250 m) of balcony railings, the repair of over 2,000 cy (1530 m<sup>3</sup>) of



deteriorated concrete and 53,000 ft<sup>2</sup> (4925 m<sup>2</sup>) of stucco, the installation of approximately 1,000 vertical lf (305 m) of expansion joint, the application of over 450,000 ft<sup>2</sup> (41,800 m<sup>2</sup>) of paint to walls and ceilings and approximately 100,000 ft<sup>2</sup> (9290 m<sup>2</sup>) of new waterproofing membrane to 891 balcony decks. In addition, architectural design changes expanded restoration services to include the replacement of balcony railing aluminum frames, the reinforcement of window/SGD wall openings, the construction of new balconies at 16th and penthouse levels, modifications to the configuration of building wall at the 16th floor, and modifications to the eyebrow slab at the top of the building. The project took 3 years to complete.

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**OWNER**

**Collins Avenue Construction**

*Miami Beach, FL*

**PROJECT ENGINEER/DESIGNER**

**DeSimone Consulting Engineers**

*Miami, FL*

**REPAIR CONTRACTOR**

**Contracting Specialists Inc., Southeast**

*Pompano Beach, FL*

**MATERIALS SUPPLIERS/  
MANUFACTURERS**

**BASF Corporation**

*Beachwood, OH*

**Paint World**

*Fort Lauderdale, FL*