

A luxury high rise with a bargain basement.

The John Ross is a 325 foot tall waterfront mixed use condo development with three levels of below grade parking. Traditional foundation construction techniques are considered a financial drain on the project and a necessary evil to meet the parking and height requirements. Skyline Steel introduced the project consultant to this revolutionary sheet pile application that is virtually changing the economics of below grade construction.



Site footprint allowed for innovative hybrid top down construction method



Foundation work is off the critical path at the earliest stage



AZ hot rolled steel sheet piling

► Problem

Owners and designers are resigned to costly conventional methods of below grade construction.

The time, material, and expenses generated during this phase of construction are “critical path” issues that have a large, adverse effect on budgets and timelines.

► Solution

We generated substantial project savings from an unlikely area: the foundation. A single wall element that initially serves as the temporary shoring, yet converts into the permanent wall structure. By eliminating multiple component costs of conventional shoring, Skyline greatly reduced the foundation schedule. This versatile sheet pile application can be constructed by either traditional “bottom up” or “top down” excavation methods.

► Result

Months were removed from the construction schedule through a modified top down excavation sequence allowing the superstructure build to commence well ahead of conventional schedules. ROI savings will be further realized with an early project completion date.

► Material Services

Material was sold directly to the general contractor to ensure the earliest possible arrival.

Engineering expertise was provided by Skyline throughout the entire process. Structural analysis, durability analysis, layout details, drawing services, contracting referrals, and specification writing were just some of the no cost value added services.

Only Skyline Steel combines the engineering and material resources to offer this innova-

tive solution from conceptual design through delivery and construction.

Together we changed the way Owners, Contractors and Designers think about the economics of below grade construction. To discuss your next project, call one of our business development engineers at 1-866-9SKYLINE.

► Project Details

Material:

790 tons of A572-GR50 AZ-36 sheet pile

Owner:

Gerding Edlen, Williams Development - Joint Venture Portland, OR

Contractor:

Hoffman Construction Portland, OR

Designers:

GBD Architects
KPF Consultants
Portland, OR