

AWARD OF MERIT

HIGH-RISE CATEGORY

The Ritz-Carlton Naples Façade Repair

NAPLES, FLORIDA

SUBMITTED BY TADJER-COHEN-EDELSON ASSOCIATES, INC.—MCLEAN, VIRGINIA



The Ritz-Carlton Naples is a luxury beachfront resort located in Naples, Florida. The property is situated on a parcel of land adjacent to Vanderbilt Beach and Pelican Bay along the Gulf Coast of Southwest Florida. The five-star resort was opened in December 1985 and is approximately 34 years old. The resort contains 450 guest rooms, numerous restaurants, ballrooms, meeting rooms, spa and fitness facility, swimming pools, tennis courts and beachfront amenities. The main hotel tower is 13 stories with a U-shape footprint consisting of three wings (center, north, and south) with the open section of the U facing west toward the Gulf of Mexico providing water views for all guest rooms. The building frame consists of 6.5 in (170 mm) reinforced concrete slabs over reinforced concrete beams and columns supported by a grade beam and pile foundation.



Damaging storms and prolonged exposure to the elements over many years in service subjected the façade to coating failure, caulking deterioration, corrosion of metal stucco corner beads and control joints, stucco cracking, and stucco delamination. In addition, prolonged water migration caused deterioration of the cold-formed steel wall studs supporting the façade and leakage into rooms. The reinforced concrete balcony slabs experienced cracking and spalling slab edges.

A repair program was developed to restore structural and water resisting components to their intended original integrity. The repair program consisted of four main components:

- Façade repairs (stucco repairs, hammerhead walls, balcony slab repairs, coatings, sealants)
- Lobby door and window replacement (hurricane impact systems)
- Roof replacement (3rd floor flat roof and Vanderbilt Ballroom roof)
- Waterproofing repairs (covered arcades and rear planters, spa terrace)

Various challenges during this repair project included constraints from strict schedule requirements, magnitude of repairs, scope complexity, severe weather during work, and unforeseen conditions.

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OWNER

Host Hotels & Resorts
Bethesda, MD

PROJECT ENGINEER/DESIGNER

Tadger-Cohen-Edelson Associates, Inc.
McLean, VA

REPAIR CONTRACTOR

Complete Property Services Inc.
Tampa, FL

MATERIALS SUPPLIER/MANUFACTURER

STO Corporation
Atlanta, GA