

SOUTH FLORIDA BUSINESS JOURNAL

From Texas to Miami

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Touting our top developments

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Uber. Lyft go after

STRUCTURES AWARDS

BEST MARKET RATE RESIDENTIAL: WINNER

DELRAY BEACH SOFA APARTMENTS

The Related Group

151 S.E. Third Ave., Delray Beach 33483
(305) 460-9900

KEY PARTNERS

General contractor: KL Construction
Architect: Richard Jones Architecture
Interior designer: V-Starr Interiors
Construction company (shell): Davis Brothers Construction Co.
Electrical: Power Design
Drywall: Boulanger Drywall Corp.
Plumbing: A&O Plumbing Corp.
HVAC: Aspen Air Conditioning
Insurance company: Zurich American Insurance Co.
Primary lender: SunTrust
Secondary lender: BB&T



Delray Beach's Sofa Apartments delivers the combination of a new development in an historic, urban setting in downtown Delray Beach. Set back just 5 feet from pedestrian-friendly Atlantic Avenue, the project features extensive elevated amenity decks, and proximity to countless restaurants, cafés, bars, shopping and entertainment destinations.

The complex features a resort-style pool with portholes to the lobby below and a window to the street. It has cabanas, a lounge deck and club lounge, two fitness centers, outdoor kitchens, a private wine cellar and lounge, tech lounge with a coffee bar, and bike storage, as well as artistic bougainvillea pergola

sculptures and a series of murals commissioned by Florida artist Jeffrey Noble.

Some key challenges included one of the two buildings being 600 feet long, which required the structure to be built in sections.

The building was broken up by expansion joints, with multiple shell subcontractor crews on-site at all times. One end of the building was topped out, while the second floor slab was being poured on the opposite end. The building bordered busy streets, and the city would not allow any shutdowns. So all concrete pours had to be scheduled for 4 a.m. and needed to be completed by the start of rush hour.

Additionally, both buildings were adjacent to power lines, which limited crane access to the street elevation. Being an urban project, the buildings also had minimal setback from the street, which resulted in an extremely small laydown area.

In the end, the two new buildings have transformed barren lots into luxury apartments with affordable rents that are in sync with the area's live/work/play attitude.