



Globally Proven
Construction Solutions

THE FAENA FORUM

Project Spotlight



INSTALLER:
Kemna Tile, Inc.
Dallas, TX

ARCHITECTURAL FIRM:
Office of Metropolitan Architecture (OMA)
New York, New York

PROJECT ARCHITECT:
Paxton Sheldahl
Boston, MA

GENERAL CONTRACTOR:
Layton Construction
Orlando, FL



Situation

The design of a building can be so unique that it calls for new and innovative ways for its project team to deliver the landmark building. For The Faena Forum, the process for installing a concrete floor had to be reimagined by the contractor and his manufacturer's representative.

Amid the glitz and glamour of the new Faena District in Miami Beach, The Faena Forum, a brand new multipurpose venue, was conceived and designed for programming that encourages collaboration and freedom of expression across artistic, intellectual and geographical boundaries. Layton Construction, working with OMA, put

together a team of contractors and building professionals that were up for matching this design intent.

The property is uniquely located at 3500 Collins Avenue between the Indian Creek River and the Atlantic Ocean beachfront. The 50,000-square-foot (4,645 m²) building is cylinder shaped, facing the street and along the ocean and the adjoining cube shaped structure is set along the riverside. The five story building has a white exterior with unique windows, which conforms to the unique spatial and structural requirement. A retail bazaar and parking garage will adjoin The Forum.



“Barry at Kemna Tile is already a top installer nationwide and a pleasure to work with; and this amazing installation at The Faena Forum proves again his team is in a league of their own.”

~ Tom Leahy,
LATICRETE Technical Sales Representative.



Challenges

Inside, tile installer Barry Kemna was selected to create the floors which included 17,000 square feet (1,579 m²) of the common areas and the performance space. Kemna Tile Inc. is a second-generation contractor based in Dallas, Texas. The contractor's challenge was to create concrete floors that matched and enhanced the tile

and marble work he had already completed for the project.

Kemna's initial work included interior finishes such as the elevator walls, tiled bathrooms and marble benches. The floors were to be white, pink and light grey to match those architectural elements.

A LATICRETE Solution

To begin, Kemna consulted with LATICRETE Technical Sales Representative Tom Leahy, a trusted advisor on installing self-leveling concrete overlays. Leahy explained: "Barry Kemna did a sample at his shop and submitted it to the architect and it was a home run."

The process required shotblasting of the existing floor and the addition of DRYTEK™ Epoxy Primer, which is a two component, high solids epoxy primer applied with a sand broadcast. Clear plastic strips were installed on radius for the expansion and isolation joints. The application needed overnight to dry and for the application of the next layer.

MATCHING INTERIOR FINISHES - The recipe to create the floor included four bags of DRYTEK™ LEVELEX™ DL white and 50 lb (22.7 kg) bag of white sand. DRYTEK LEVELEX DL is a self-leveling underlayment/interior wear surface topping. DRYTEK™ LEVELEX DL grey was also used as needed. Kemna added pigments and the different shades of sand to achieve concrete floors that matched the project's color scheme.

With the pigments added, the product was kept in a container in which water-cooled copper pipes helped to drop the

temperature of the ingredients from 70° F (21° C) to 42° F (6° C) to offset the high temperatures. The mixture was wheelbarrowed to the pour location and DRYTEK LEVELEX DL and other ingredients were placed at a thickness of 1/2 inch (12.7 mm).

TIGHT SCHEDULE - Another challenge was the timing of Kemna's work with the schedules of the other trades. There was a steel frame, drywall dome rising three stories above the largest continuous section of floor he installed [about 7,900 square feet (734 m²) of floor]. The floor had a tarp so another contractor could install rails for lighting.

Kemna returned and began to grind and polish the floor; first at 60 grit and then increasing the grit in subsequent steps until its finish was shining.

"This project is so unique because of all the other things we added," Kemna explained, describing the unique process involved. "It looks exactly like a concrete floor. The technical support from Leahy was a very important factor in executing the floor to the owner's specification," Kemna added.

Outcome

The Faena Forum is a multipurpose event space, which will host a wide variety of diverse cultural programming. Additionally, it will also offer space for contemporary art shows and dance, among many other artistic and cultural performances. These various performances will set up and perform on the same floor Kemna installed.

The space was designed to be highly adaptable and it was no wonder a special batch of products and an experienced team of craftsmanship with the right technical acumen were cast by the architect to match the owner's requirements. Together they built a space that star performers can occupy for the innovative expression of their art forms.



