



Soltek's site wins 2008 AGC Award

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Soltek's design-build P-198 BOQ Monterey-Historical Site was recently selected as a winner of the 2008 AGC Aon Build America Awards, in the Design-Build Renovation category.

Of the numerous projects nominated for the award, judges selected 17 Build America Award winners and seven Merit Award winners.

The MCON P-198 Renovation of Bachelor Officer Quarters (BOQ) at Naval Post Graduate School Monterey is one of the largest scale historical restoration projects to have occurred on the West Coast.

The structure, originally constructed in 1877 by the Union Pacific Railroad, was designed as a hotel and luxury resort to encourage tourist trade for its newly completed West Coast rail line.

In 1881, two wings were added to the original structure to expand the hotel facility's capacity.

Known as the Hotel Del Monte after a renowned food canning plant from the area, the building was constructed of redwood from local forests on a brick foundation.

The structure was destroyed by fire in 1883, rebuilt, and again reopened in 1885.

Around the turn of the century, the hotel was sold by the railroad to the local Del Monte family and became successful hosting U.S. presidents and other celebrities.

The building was further refurbished after damages from the infamous 1906 earthquake.

After burning down again in 1910, the structure was once more rebuilt with cast concrete (a new construction material at the time) utilized in lieu of wood. Interior beams, columns and ornamental finishes were also made of concrete and finished to resemble wood and plaster.

The U.S. Navy acquired the site from the Del Montes in 1930 as a pre-flight training school and then converted it to the Naval Postgraduate School after WWII, which is still in operation. The former hotel was renamed Herrmann Hall after acquisition by the Navy.

Soltek Pacific renovated the structure's east and west wings, which required extensive seismic repairs of the foundation and superstructure to bring it into compliance with the current requirements. The work also included period-correct interior and exterior renovations, as well as upgrades to modern living standards and conveniences.

Site work included reconfigured parking to meet correct standoff distances and refurbishment of landscaping and courtyards.

Since the structure was originally built in 1888 and is considered historically significant, the Navy deemed it eligible for inclusion in the National Register of Historic Places.

Preservation of the historic fabric and restoration of the buildings were a top priority, requiring refurbishment (rather than replacement) of existing windows, wall finishes, and nearly five miles of wood trim. The two wood-

framed, five-story wing structures comprise 135,000 square feet and were completely reconstructed to meet current seismic codes, anti-terrorism/force protection (ATFP) requirements, and quality of life standards. The building currently accommodates the living and administrative needs of 140 graduate student officers involved in advanced language studies.

The project team included RJC Architects Inc. as the architect, and Milford Wayne Donaldson as the historical preservation architect.