

# South Central Construction

## Best of 2009

LOUISIANA'S  
**2009**  
BEST OF AWARDS

## Barracks Replacement - Jackson Barracks, New Orleans, La.

AWARD OF EXCELLENCE - Military



PHOTO BY CHARLES RAVAGLIA

**The Barracks Replacement** Project consisted of the construction of two identical two-story Bachelor Enlisted Quarters, containing 31 sleeping rooms for a total of approximately 13,000 sq ft, and construction of a two-story Bachelor Officer Quarters, with 41 sleeping rooms and a total of approximately 14,500 sq ft.

The project also included the renovation of existing historic guard towers, which will now be used as VIP suites.

The project used design-build, which is a new delivery system for the State of Louisiana and the National Guard. The Louisiana National Guard, with the help of Jacobs Engineering and local architects, quickly put together a design-build program for this and all the other projects at Jackson Barracks.

Gibbs Construction partnered with local architect Mathes-Brierre, local mechanical contractor MCC and local electrical contractor All Star Electric.

The team was able to put together a design-build package that met all requirements of the RFP. Once it was accepted,

### Key Players

**Developer/Owner:** CFMO Military Department, State of Louisiana, Baton Rouge, La.

**Contractor:** Gibbs Construction LLC, New Orleans, La.

**Design Firm:** Mathes-Brierre Architects, New Orleans, La.

the team was able to meet the aggressive scheduling needs of the project.

The team also worked closely with the Louisiana National Guard to make sure all required elements and modern features were included in the design, while still incorporating the historical design elements of Jackson Barracks.

The project was delivered on time and within budget.

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## Willis Knighton Pierremont - Medical Arts Building, Shreveport, La.

AWARD OF EXCELLENCE - Office



PHOTO BY TERRY ATWOOD PHOTOGRAPHY

**This building** is a 112,000-sq-ft medical office building. The project started as a shell only and eventually included the addition of four tenant buildouts totaling 37,000 sq ft, a complete sitework package and a vehicular bridge connecting the new Medical Arts Building to the existing adjacent Willis Knighton Pierremont Hospital.

The original project duration of 12 months for the shell building was maintained for the added tenant spaces, site-work and vehicular bridge and the project finished on schedule.

The project was a collaborative effort between the owner, contractor and design team. At the inception, the owner advised that the project had very tight financial constraints in order to maintain compliance guidelines as set forth by the health-care industry regarding the maximum lease cost per square foot for physician tenant spaces.

Based on the owner's functional criteria and requirements, the project team then collaborated on the various design features with input from several key sub-

### Key Players

**Developer/Owner:** Willis Knighton Health Systems, Shreveport, La.

**Contractor:** McInnis Bros. Construction Inc., Minden, La.

**Design Firm:** The Estopinal Group LLC, Shreveport, La.

contractors to provide a building and site that were functional, efficient and aesthetically pleasing. Without the close working relationship and pre-planning during the design and constructability phase, the project would have exceeded the owner's budget.

During the design phase, negotiations had already begun with several of the tenants wishing to relocate to the new building, and some required accelerated completion dates. The project went from schematic design to construction documents in five weeks and the project was finished on schedule.