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## 1. Bossier Parish Community College Campus, Bossier City

Cost: \$54 million

Start/Completion: October 2002/Summer 2004

Owner: Bossier Parish Community College, Bossier City

Contractor: Shreve Land Construction, Shreveport

Architect: Slack, Alost, McSwain & Associates, Shreveport

Construction of the new Bossier Parish Community College campus is the largest state-funded capital construction project in northwest Louisiana since the construction of the LSU Medical School in 1970. Currently, Bossier Parish Community College is housed in facilities leased from Bossier Parish School Board.

The new campus will consist of nine buildings totaling approximately 334,000 sq. ft. of space. Included in the new campus will be a library and bookstore, classroom and lab space, a health and physical education facility, a Culinary Arts area, a student activity center and a theater/auditorium – along with a separate power plant building.

During construction of the campus, a construction camera is being operated around the clock to allow public monitoring of the progress.

Groundbreaking for the new campus occurred in October during a ceremony attended by Gov. Mike Foster. Located on US 80 east of Pierre Bossier Mall, the new campus will span 71 acres and cost approximately \$54 million. Work should be completed by the summer of 2004.

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## 2. The Arts Block, Baton Rouge

Cost: \$32.6 million

Start/Completion: December 2002/September 2004

Owner: Arts Block LLC, Baton Rouge

Contractor: The Lemoine Co. LLC, Lafayette

Architect: Eskew + Dumez + Ripple APC, New Orleans; Jerry Campbell, Baton Rouge

The Lemoine Co. LLC, Lafayette, was awarded the construction contract for the Arts Block project in December 2002.

The LSU Board of Supervisors voted to authorize a cooperative agreement for the creation of a new Arts Block in downtown Baton Rouge that will include a new home for the LSU Museum of Art.

The agreement involves the LSU Foundation, the state of Louisiana, the Baton Rouge Area Foundation and the Baton Rouge city-parish government. Together, these entities will work to complete the \$32.6 million, 125,000-sq.-ft. Arts Block Complex that will occupy an entire city block in downtown Baton Rouge.

The LSU Museum of Art and supporting areas will occupy approximately 41,000 sq. ft., including permanent and temporary exhibition spaces, visual arts education

facilities and a rooftop terrace. Each entity involved in the project will be responsible for different portions.

The state will handle land acquisition, renovations and a central utilities plant, while the LSU Foundation will handle the LSU Museum of Art and the Baton Rouge Area Foundation will be responsible for a theater and an interactive fountain. The city-parish will handle landscaping.

The LSU Foundation and the Baton Rouge Area Foundation will participate in the project through a series of limited-liability corporations.

Officially, the work will be accomplished through a cooperative endeavor agreement among the state, the LSU Board of Supervisors, the LSU Foundation, the LSU Property Foundation, the Baton Rouge Area Foundation, the city of Baton Rouge, the Parish of East Baton Rouge, Arts Block Development LLC, Arts Block Theater LLC, Downtown Redevelopment LLC and LSU Museum LLC.

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### **3. Louis B. Armstrong International Airport Long-Term Parking Garage, New Orleans**

Cost: \$30.3 million

Start/Completion: January 2002/September 2003

Owner: Louis B. Armstrong International Airport, New Orleans

Contractor: Broadmoor, Metairie

Architect: Walker Parking Consultants, Tampa, Fla.

A parking garage expansion at New Orleans International Airport will eventually double the available parking spots at the airport.

The \$30.3 million garage included driving a 62-ft. concrete pile, decorated by artist Richard Thomas at a cost of about \$1,000, into the ground. Since the piling will soon be covered with the concrete floor of the garage, the artwork, which includes renderings of musical instruments, will never be seen again except possibly by archaeologists in the distant future, airport officials said.

General contractor Broadmoor, Metairie, expects to finish the project by August 2003, according to project manager Don Thurlow.

“After a lengthy delay (following Sept. 11), we broke ground on the project in January,” Thurlow said. The 2,500-car garage will reach seven levels and will connect to the existing garage via pedestrian walkways.

The garage is supported by both 14-in.-sq. precast concrete piles and composite piles.

The airport estimates that it loses more than \$3 million each year to outside parking operations. The new garage will be owned by Parking Facilities Corp. and leased to New South Parking, which is a partnership between Burns Management Co., New Orleans, and Central Parking Co. of Nashville, Tenn.

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### **4. Loews Renovations, New Orleans**

Cost: \$30.1 million

Start/Completion: July 2002/October 2003

Owner: Loews New Orleans  
Contractor: Brice Building Co. Inc., Metairie  
Architect: Lyons & Hudson Architects, New Orleans

A familiar 21-story building formerly owned by the Lykes Steam Ship Lines is experiencing a complete external and internal revival during its transformation into the upscale Loews Hotel.

The \$30.1 million project will result in the complete replacement of the external building façade, and the total gutting and reconstruction of the building's interior, which includes a 10-level parking garage. Highlighting construction is the conversion of two of the parking garage levels into meeting rooms, which requires a significant amount of structural reconstruction.

Pio Lyons of Lyons & Hudson Architects, New Orleans, said the design is intended to take the circa 1971 office building and transform it into a modern, four-star luxury hotel.

"We're taking a building with a dated look and, by removing 60 percent of the vertical (precast) elements, we're materially altering its proportions and appearance. It will make a significant difference," Lyons pointed out. "That is the major design accomplishment on the exterior of the building."

The structure's original design consisted of clear spans from the building core to the outer wall, providing both architect and contractor with additional flexibility. Since the clear spans created wide open spaces, the "disposition of individual hotel rooms was simplified.

"At the time (early 1970s), this was very forward thinking," Lyons said. "It has made a nice situation – I don't have any columns to fool with. It was a very flexible space to work with."

Continuing the largest expansion in the company's 56-year history, Loews Hotels hosted groundbreaking ceremonies in July for the new \$65 million, 285-room luxury Loews New Orleans Hotel. Situated in the heart of New Orleans' Central Business District, the Loews Hotels New Orleans is located at the corner of Poydras and South Peters streets in the heart of the New Orleans Riverfront and across the street from the Harrah's New Orleans Jazz Casino.

The hotel will feature approximately 140 suites, an upscale restaurant, 14,000 sq. ft. of meeting space, a health club and spa as well as on-site parking facilities.

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## 5. **Centroplex Convention Center Expansion, Baton Rouge**

Cost: \$29.8 million

Start/Completion: August 2002/September 2004

Owner: City of Baton Rouge

Contractor: Carothers Construction Co., Jackson, Miss.

Architect: Post Architects, Baton Rouge; Washer, Hill & Lipscomb, An Architectural Corp., Baton Rouge

The most notable recent addition to the downtown construction work was the recent groundbreaking for the new \$30 million, two-story expansion of the Centroplex Convention Center. Carothers Construction Inc., Water Valley, Miss., is performing the expansion work, which was designed by Post Architects/Washer Hill & Lipscomb, A Joint Venture.

The new structural steel facility will serve as an exhibition hall and meeting room, and will reach approximately 270,000 sq. ft. in size. Stucco, brick and concrete block will comprise the exterior.

At the groundbreaking, Mayor President Bobby Simpson said, "The convention center project will provide a tremendous economic stimulus for not only downtown Baton Rouge but the entire East Baton Rouge Parish.

"This project demonstrates the numerous cooperative endeavors that are being formed to ensure Baton Rouge is a model capital city for economic growth," he continued. "The facility will be a defining architectural element in our city's skyline."

Downtown Development District Executive Director Davis Rhorer said that the convention center expansion is an example of the development cornerstones that are emerging to reinforce downtown as the epicenter of the Baton Rouge community.

President and CEO of the Baton Rouge Area Convention Paul Arrigo said, "The expanded convention center will provide the incentive for conventions to have their event in the Capital City."

"What a destination Baton Rouge will be, with a new convention center, diverse museums, the river and its unique cuisine . . . We are well on our way to being a serious competitor, both in tourism, meetings and conventions, on the regional and national level."

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#### **6. Women's and Children's Hospital Additions/Renovations, Lafayette**

Cost: \$24 million

Start/Completion: December 2002/July 2004

Owner: HCA, The Healthcare Company, Nashville, Tenn.

Contractor: R. J. Griffin Co., Nashville, Tenn.

Architect: Gould Turner Group, Nashville, Tenn.

#### **7. Renaissance Arts Hotel, New Orleans**

Cost: \$22 million

Start/Completion: January 2002/July 2003

Owner: Renaissance Hotels, New Orleans

Contractor: Gibbs Construction Co. LLC, New Orleans

Architect: Lyons & Hudson, New Orleans

#### **8. 400 Royal Street Building Renovation, New Orleans**

Cost: \$20.7 million

Start/Completion: March 2002/October 2003

Owner: State of Louisiana, Baton Rouge

Contractor: Brice Building Co. Inc., Metairie

Architect: Lyons & Hudson, New Orleans

**9. Louisiana Heart Hospital, Lacombe**

Cost: \$20 million

Start/Completion: January 2002/January 2003

Owner: MedCath Inc., Addison, Texas

Contractor: DonahueFavret Contractors Inc., Mandeville

Architect: Perkins & Will, Dallas, Texas

**10. Calypso Bay Apartments, Gretna**

Cost: \$20 million

Start/Completion: December 2002/Mid 2004

Owner: Shadowlake Management Company, Gretna

Contractor: Live Oak Homes Corp., Gretna

Architect: Humphreys & Partners Architects, Dallas, Texas

**11. Ambulatory Care Facility, Shreveport**

Cost: \$17 million

Start/Completion: Summer 2002/2004

Owner: State of Louisiana, Baton Rouge

Contractor: Buquet & LeBlanc Inc., Baton Rouge

Architect: Slack, Alost, McSwain & Associates, Shreveport

**12. Business Administration Building, University of New Orleans**

Cost: \$16.1 million

Start/Completion: Summer 2002/August 2004

Owner: State of Louisiana, Baton Rouge

Contractor: Gootee Construction Co., New Orleans

Architect: Duplantier & Meric Architects LLC, Chalmette.

**13. Jefferson Parish Administration Building, Gretna**

Cost: \$15.98 million

Start/Completion: August 2002/March 2004

Owner: Jefferson Parish Government, Gretna

Contractor: Brice Building Co. Inc., Metairie

Architect: Sizeler Architects, New Orleans

**14. Stay Bridge Suites Hotel, New Orleans**

Cost: \$15.5 million

Start/Completion: September 2002/January 2004

Owner: Poydras Lodging Investors Ltd. Partnership, New Orleans

Contractor: Carl E. Woodward LLC, New Orleans

Architect: Case Design Group, New Orleans

**15. First Baptist Church Sanctuary, Lafayette**

Cost: \$15.48 million

Start/Completion: April 2002/April 2004

Owner: First Baptist Church, Lafayette  
Contractor: The Lemoine Co. LLC, Lafayette  
Architect: Louis E. Reames Jr. & Associates, Baton Rouge

**16. Department of Justice Building, Baton Rouge**

Cost: \$15.4 million  
Start/Completion: Spring 2002/July 2003  
Owner: State of Louisiana  
Contractor: The Lemoine Co. LLC, Lafayette  
Architect: Washer, Hill & Lipscomb, Baton Rouge

**17. Children's Hospital ER/OR Expansion, New Orleans**

Cost: \$15 million  
Start/Completion: January 2002/August 2003  
Owner: Children's Hospital, New Orleans  
Contractor: Brice Building Co. Inc., Metairie  
Architect: Eskew + Dumez + Ripple APC, New Orleans

**18. Boomtown Casino Renovations & Additions, Bossier City**

Cost: \$14.9 million  
Start/Completion: January 2002/November 2002  
Owner: Boomtown Casino, Bossier City  
Contractor: McInnis Bros. Construction Inc., Minden  
Architect: Earl Swensson Associates Inc., Nashville, Tenn.

**19. West Campus Apartments (Phase II), Baton Rouge**

Cost: \$14.3 million  
Start/Completion: February 2002/July 2003  
Owner: State of Louisiana, Baton Rouge  
Contractor: Shreve Land Construction, Shreveport  
Architect: Bani, Carville & Brown Architects Inc., Baton Rouge

**20. First Baptist Church School, Sanctuary & Fellowship Hall, New Orleans**

Cost: \$14 million  
Start/Completion: October 2002/2004  
Owner: First Baptist Church, New Orleans  
Contractor: Brice Building Co., Metairie  
Architect: E. Eean McNaughton Architects, New Orleans