

SOUTH CENTRAL'S BEST OF
2006

P. D. Jackson-Olin High School, Birmingham, Ala.

AWARD OF EXCELLENCE – Education



PHOTO BY ROBERT FOULTS

Doster Construction Co. Inc. was selected as the general contractor for the new P.D Jackson-Olin High School by the Birmingham City School Board of Education in November 2004. Designed to accommodate the student enrollment of the

current P.D. Jackson-Olin High School and Ensley High School, the new school is an important project for the Jackson-Olin and Ensley communities and one that has been anticipated for several years.

The scope of the project consisted of a 265,000-sq.-ft. school building, a football stadium with track, three ticket booths, a home concession building and a visitor concession building, as well as a multipurpose field, greenhouse, demolition of existing high school buildings, and construction of a new parking lot. Construction began on the new facility on Jan. 10, 2005, and reached substantial completion on July 19, 2006.

The school building itself is a two-sto-

Key Players

Owner: Birmingham City Board of Education

Contractor: Doster Construction Co., Birmingham, Ala.

Cost: \$30.9 million

Architect: Goodwyn, Mills & Cawood, Montgomery, Ala.

ry concrete masonry unit structure with bar joists, structural steel and light gauge metal trusses. The exterior is brick with several areas of curtain wall, especially at the main courtyard, media center and cafeteria. There are nine areas of the building divided into three sections: Section One with areas A, B, C, and D; Section Two with areas E, F, and G; and Section Three with areas H and J.

The football stadium includes home and visitor grandstands with a three-room press box on the home side.

SOUTH CENTRAL'S BEST OF
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UAB Shelby Interdisciplinary Biomedical Research Facility, Birmingham, Ala.

AWARD OF EXCELLENCE – Education



PHOTO BY VISCOM PHOTOGRAPHICS

The Shelby Interdisciplinary Biomedical Research Building was constructed using the typical design-bid-build approach, with one exception. The initial bid package did not contain documents for the fit-up portion of the building.

There was simply not enough time for the design team to issue the core and shell and the fit-up documents as one package. Bidders were to include a specified allowance for the fit-up work within their bid. The selected contractor would directly build the core and shell portion of the project and serve as a construction manager over another contractor for the fit-up work.

The building itself is a 14-story (12 stories of usable space and a two-story

Key Players

Owner: University of Alabama at Birmingham, Ala.

Contractor: Hoar Construction LLC, Birmingham, Ala.

Cost: \$59 million

Architect: CUH2A, Atlanta

penthouse) concrete super-structure with granite, limestone, masonry construction and glazing serving as the skin. A rotunda, serving as the primary entrance and focal point of the building, along with two pedestrian bridges were also part of the building construction.

Eight of the 12 floors, which made up the fit-up package, were built out into state-of-the-art biomedical research laboratories, complete with special lab casework, steam sterilizers, glassware washing equipment, controlled environment rooms, and other high-tech equipment.

SOUTH CENTRAL'S BEST OF

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Walter Payton Recreation & Wellness Center, Jackson State University, Jackson, Miss.

AWARD OF EXCELLENCE – Sports & Recreation



Completed in March 2006, the \$14 million, 100,000-sq.-ft. Walter Payton Recreation and Wellness Center is the center piece of the \$25 million Walter Payton Complex.

The facility, situated on the campus of historic Jackson State University in Jack-

son, Miss., was named for Walter Payton – a JSU alumnus and National Football League Hall of Fame inductee after a successful career with the Chicago Bears. Payton died on Nov. 1, 1999, at age 45 of cancer. Jackson State University is the first historically-black university to build a recreation and wellness center.

This multipurpose facility for students houses a recreation center, fitness rooms, meeting space, three basketball courts, three volleyball courts, three racquetball courts and one squash court among many other amenities. A beautiful 14,000-sq.-ft. rotunda awaits visitors as well as a “Walk of Fame,” which houses a bust of Payton. The walkway con-

Key Players

Owner: Jackson State Educational Building Corp., Jackson, Miss.

Contractor: Yates Construction, Philadelphia, Miss.

Cost: \$14 million

Architect: McElroy, Ward & Associates, Jackson, Miss.

nects to another rotunda as well as a well-appointed student lounge, complete with data stations for student Internet access.

The facility also includes a 10,000-sq.-ft. strength and aerobic-conditioning area and a number of other studios for yoga, pilates and kickboxing.

SOUTH CENTRAL'S BEST OF

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Southern Progress, Building 3 & Garage, Birmingham, Ala.

AWARD OF EXCELLENCE – Private Building



One of the biggest challenges faced during the construction of Southern Progress' Building 3 and garage was to protect the natural environment as much as possible. In order to accomplish this, Brice implemented a Tree and Landscaping Protection Plan.

The contractor preserved all vegetation outside of a 10-ft. perimeter which made the erection of the stacked stone and curtainwall especially difficult because of the limited laydown area.

Building 3 has a building skin of architectural poured-in-place exterior columns, Oneonta stacked stone and glass curtainwall. The centerpiece of the office building is a five-story atrium containing a curved glass wrapped architectural ex-

Key Players

Owner: Southern Progress Corp., Birmingham, Ala.

Contractor: Brice Building Co., Birmingham, Ala.

Cost: \$32 million

Architect: Jova Daniels Busby, Atlanta, Ga.

posed steel monumental staircase.

The new staircase will foster a sense of community and connection to nature. The staircase in Building 3 will provide an intimate connection to the outdoors.

The stair juts out from the main face of the building. Thin, vertical, steel columns painted the buildings' signature claret red support five stories of curved glass.

Connecting Building 3 to the existing Building 1 is an architectural steel garden connector enclosed in glass that has a fabric awning roof.

SOUTH CENTRAL'S BEST OF
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Dyersburg ER Addition, Dyersburg, Tenn.

AWARD OF EXCELLENCE – Private Building

PHOTO BY VISCOM PHOTOGRAPHICS



Although the majority of the construction of the Dyersburg Emergency Department was new, tying into an existing facility is never easy. During this project, Hoar Construction LLC was able to keep the front hospital entrance open to the public. This included extensive work in several administration offices adjacent to the new addition.

Through careful phasing of the work throughout the entire project, Hoar minimized the impact of the construction activities on hospital patients and staff. Proper use of dust walls and adherence to the hospital's ICRA requirements allowed the second floor to tie into the OR seamlessly. The addition was completed and turned over without losing any critical services to the hospital.

The contract documents for the addition were closely examined by project managers, estimators, superintendents, and the quality assurance director. The Hoar team identified issues that could potentially compromise the envelope of the building as well as general con-

Key Players

Owner: Community Health Systems, Brentwood, Tenn.

Contractor: Hoar Construction LLC, Birmingham, Ala.

Cost: \$3.9 million

Architect: Thomas Miller & Partners, Brentwood, Tenn.

structability.

During the design, construction and closeout of the Emergency Room Addition, the Hoar team held countless coordination meetings in an effort to address issues that could possibly jeopardize the quality of the addition.

During the project, monthly meetings were held with the architect and owner in order to communicate how the job was progressing, as well as offering an opportunity to address new business.

SOUTH CENTRAL'S BEST OF
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Colonial Pinnacle Turkey Creek, Knoxville, Tenn.

AWARD OF EXCELLENCE – Private Building



Colonial Properties Trust selected Brasfield & Gorrie for this 60-acre project, which consisted of three sites: a 300,150-sq.-ft. Lifestyle Center, a 107,039-sq.-ft. Power Center and an 88,000-sq.-ft. Regal Cinema.

Brasfield & Gorrie was responsible for

all sitework and construction of 324,589 sq. ft. of shops in 15 buildings. The contractor also provided full buildouts to Bed, Bath & Beyond, World Market, Borders Books and Music, and H.H. Gregg. A stand-alone Belk Department Store, Fleming's Steak House and Regal Theatre were constructed by others on pads prepared by Brasfield & Gorrie.

The main challenge faced on this project was meeting the owner's schedule commitments to its tenants, regardless of scope changes, tenant changes or other circumstances. Brasfield & Gorrie constantly monitored the schedule and phasing of the project to incorporate tenant driven changes into the project and meet lease turnover dates, many of

Key Players

Owner: Colonial Properties Trust/Turkey Creek Land Partners, Knoxville, Tenn.

Contractor: Brasfield & Gorrie LLC, Birmingham, Ala.

Cost: \$35.5 million

Architect: CMH Architects, Birmingham, Ala.

which carried liquidated damages penalties for the owner. Bi-monthly meetings were held with the entire project team to review and update the overall project schedule.

Another challenge to the successful opening of the project was the procurement of more than 50 individual building permits for the tenant construction process. Brasfield & Gorrie and Colonial Properties met with the City of Knoxville well in advance and developed a plan to streamline the plan review process.

SOUTH CENTRAL'S BEST OF
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Beau Rivage Resort & Casino, Biloxi, Miss.

AWARD OF EXCELLENCE – Hurricane Restoration

PHOTO BY JOHN THOMAS PHOTOGRAPHY



On Aug. 29, 2005, Hurricane Katrina wreaked utter devastation on Mississippi's beautiful Gulf Coast. To say the least, the Beau Rivage Resort & Casino was not spared from its ravages.

This beautiful landmark re-opened on

Aug. 29, 2006 – only one year after Katrina's incredible winds and historic storm surge had rendered the structure completely unusable.

The Beau Rivage renovation was one of the most challenging projects Yates Construction has ever embarked upon. After making landfall, Hurricane Katrina left nothing but devastation in its wake. A gigantic wall of water crashed into the back of the casino barge, completely ripping out the rear wall and flooding the whole casino area and all of the first floor lobby, retail and restaurant areas.

Within 24 hours of Katrina's landfall, Yates Construction was ready to go to work even though the storm had com-

Key Players

Owner: Beau Rivage, Las Vegas, Nev.

Contractor: Yates Construction, Philadelphia, Miss.

Cost: \$345 million

Architect: Gensler, Biloxi, Miss.

pletely ripped out the entire first floor of Yates's Main Street Biloxi Office.

The first task was to make sure the building was structurally sound in order for workers to begin the long, exhausting task of removing all of the damaged equipment, materials and debris.

In November of 2005, the debris and damaged materials and equipment had finally been removed and the renovation began.

SOUTH CENTRAL'S BEST OF
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Pontotoc County Courtroom Restoration, Pontotoc, Miss.

AWARD OF EXCELLENCE – Public Architecture

PHOTO BY JACK KOTZ



The Pontotoc County Courthouse had been heavily modified on much of the interior since its construction in 1918. The historic courthouse is on the Pontotoc, Miss., square in north Mississippi and is considered a prominent building in the county.

The county had restored the exterior

of the building just one year earlier with the same project team when the discussion began regarding the restoration of the courtroom.

The courtroom was in fairly good condition, but the original space had been modified to hide all detail and character-defining elements. The majority of the original materials and elements remained under the added finishes. Dropped acoustic tile ceilings had been added throughout most of the building, including the courtroom, along with veneer paneling over walls and vinyl siding covering the large arched courtroom windows. The original courtroom functions were originally located on the north side of the courthouse and had been re-

Key Players

Owner: Pontotoc County Board of Supervisors, Pontotoc, Miss.

Architect: Belinda Stewart Architects, Eupora, Miss.

Cost: \$970,000

Contractor: Hooker Construction Co. Inc., Thaxton, Miss.

versed during previous modifications.

During this project the courtroom was restored to its original character. The tall arched windows were re-opened and restored as well as the back court windows, allowing the square and adjacent square to be visible from these spaces. The court and back-court layout returned to its original configuration, all non-original elements were removed, and the original finishes were fully restored.

SOUTH CENTRAL'S BEST OF

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ERA Town & Campus Realty, Starkville, Miss.

AWARD OF EXCELLENCE – Private Architecture



At the west end of Main Street, Starkville, Miss., a 70-year-old gas station has been given new life and purpose.

An aggressive but sensitive real estate broker chose to place her new real estate

firm in what could be Starkville's best possible location. An existing abandoned service station became the opportunity to demonstrate good planning, environmental sensitivity and good design.

For 70 years two dysfunctional building units occupied opposite ends of this narrow site.

Many diverse functions from a small art gallery to a specialty restaurant attempted to effectively utilize the property, but never successfully.

The architect, with a subtle introduction of a narrow delicate butt joint glass link, provided four salesmen with office space while finally connecting what now

Key Players

Owner: Debbie M. Nettles, ERA Town and Campus Realty, Starkville, Miss.

Architect: Robert M. Ford FAIA, Starkville, Miss.

Cost: \$200,000

Contractor: F. Lee Carson, Starkville, Miss.

is reception and management spaces with the conference space. This simple unpretentious gesture celebrated and enhanced unique qualities and details of the structure.

A total of 1,700 sq. ft. now accommodates broker, reception area, seven agents and conference room.