



american concrete institute  
LOUISIANA CHAPTER  
2007 AWARDS COMPETITION

ENTRY FORM

Category (Check One):

- Buildings & Parking Structures       Highways and Bridges       Industrial  
 Public Works       Paving       Special

Name of Project: Lakeside Shopping Center – Parking Garage No. 3  
Location: 3301 Veterans Memorial Blvd, Metairie, LA 70002  
Date of Completion: October 30, 2007  
Descriptive Data: Attach separate sheets (see entry requirements).  
No. of photographs enclosed: Color Prints: 13 Photos (jpeg format): 12

OWNER: Lakeside Shopping Center Phone: (504)835-8000  
Address: 3301 Veterans Memorial Blvd. City: Metairie State: LA Zip: 70002  
Contact: Glen Wilson Title: General Manager

ARCHITECT: Broadmoor Design Group Phone: (504)885-5401  
Address: 2740 North Arnoult Road City: Metairie State: LA Zip: 70002  
Contact: Thomas Crane Title: Project Architect

STRUCTURAL ENGINEER: Lauderdale-Whitlock Consulting Services, LLC Phone: (504)885-8244  
Address: P. O. Box 73725 City: Metairie State: LA Zip: 70033  
Contact: Anne Lauderdale, PE Title: Structural Engineer

GENERAL CONTRACTOR(S): Broadmoor, LLC Phone: (504)885-5400  
Address: 2740 North Arnoult Road City: Metairie State: LA Zip: 70002  
Contact: Patrick Bartley Title: Project Manager

CONCRETE SUPPLIER(S): Carlo Ditta, Inc. Phone: (504)347-0272  
Address: 1445 MacArthur Avenue City: Harvey State: LA Zip: 70058  
Contact: Sam Ditta Title: Owner

NOTE: If additional suppliers, subcontractors, or participants are to be recognized, please list on the next page.

This entry submitted by:

Name: Thomas Crane Title: Project Director  
Company: Broadmoor Design Group Phone: (504)885-5401  
Address: 2740 North Arnoult Road  
City: Metairie State: LA Zip: 70002



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**LIST ADDITIONAL PARTICIPANTS HERE:**

(List only the participants who are responsible for concrete related work.)

**COMPANY NAME:** Tindall Corporation (MS Division) Phone: (504)833-1141

**Contribution to Project:** Precast Concrete Supplier  
(Related to Concrete)

Address: 215 Michael Industrial Blvd. City: Biloxi State MS Zip: 39530

Contact: Sam Briuglio Title: Sales Manager

**COMPANY NAME:** South Steel Erectors Phone: (504)839-6559

**Contribution to Project:** Reinforcing Steel Installation  
(Related to Concrete)

Address: 48617 Tullos Road City: Franklinton State LA Zip: 70438

Contact: J. W. Bryant Title: President

**COMPANY NAME:** Boh Bros. Construction Co., LLC Phone: (54)821-2400

**Contribution to Project:** Concrete Formwork  
(Related to Concrete)

Address: 730 So. Tonti Street City: New Orleans State LA Zip: 70183

Contact: Kevin Stolzenthaler Title: Project Manager

**COMPANY NAME:** \_\_\_\_\_ Phone: \_\_\_\_\_

**Contribution to Project:** \_\_\_\_\_  
(Related to Concrete)

Address: \_\_\_\_\_ City: \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Title: \_\_\_\_\_



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## **LAKESIDE SHOPPING CENTER PARKING GARAGE NO. 3**

### **GENERAL PROJECT DESCRIPTION:**

The project is a three level, 314,000 square foot, 974-car parking structure serving Lakeside Shopping Center with a connecting pedestrian bridge to J. C. Penney department store. The foundation included 615, 85-foot, 16-inch round auger-cast piles with grout fill. A very ambitious schedule necessitated a six month construction period in order to be complete for the 2007 Holiday Season. The use of auger cast piles and precast panels and double tees resulted in an efficient construction sequencing, allowing electrical, mechanical, plumbing and finishes to closely follow the erection of precast for the length of the building. Because of the nature of pre-cast construction, the design provides for a future fourth floor addition as shown on the attached design documents.

### **DESCRIPTION OF THE PORTION OF PROJECT USING CONCRETE PRODUCTS:**

Virtually all of the entire structure, 317-feet wide by 333-feet long, is pre-cast concrete which was used not only as a structural component but as an architectural element on the exterior of the building. Tindall Corporation was responsible for the fabrication of all pre-cast elements. Tindall's work comprised over 3,820 cubic yards of concrete, with the heaviest piece weighing in at 50,800 pounds. The project had a total of 543 precast pieces. Tindall subcontracted the erection work to Precast Erectors. By having one fabricator in charge of all precast work, coordination was improved and field problems were minimized.

### **WHY SHOULD THE PROJECT BE CONSIDERED FOR THE CONCRETE PROJECT AWARD? :**

The design concept necessitated the use of auger cast piles and precast concrete in order to meet a very tight construction schedule. The \$16.4 million project utilized both precast concrete as well as cast-in-place pile caps and the first floor slab. The upper floors consisted entirely of precast columns, beams and double tee's topped with a cast-in-place topping slab. Precast wall panels and shear walls completed the structure as well as all the vehicle ramps. The use of auger cast piles was also schedule driven as precast piles were not available on such short notice and allowed for almost immediate progress on the foundation installation.

### **DESIGN CONCEPT USED FOR CONCRETE MEMBERS:**

The design approach is a precast system of double tees with a 3" concrete topping cast-in-place. The tees span from interior precast columns and beams to an exterior of scored spandrel beams and wall panels. Double tee spans of 60+ feet are common throughout the structure. This allowed for wide lanes with adequate turning radii for parking with a minimum number of columns. Precast shear walls were incorporated into the design to resist wind/seismic loads.



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**SPECIAL CONSTRUCTION PROBLEMS AND SOLUTIONS:**

The site within an active and working shopping center provided no space for layout or storage of materials. The entire structure has to be built within the footprint of the building. This necessitated a coordinated delivery schedule whereby all precast sections were lifted from staged trucks and placed directly into the building. No other structural material would have afforded us this opportunity and allow us to meet a demanding six month construction schedule.

**SPECIAL CONSTRUCTION COST SAVINGS:**

The design team, owner and contractor constantly reviewed the project for value engineering opportunities. The use of double tee's achieved the long spans desired with the minimum number of columns necessary to accommodate the maximum number of cars. A proposal by the electrical contractor to embed the lighting conduits in the topping slabs, as opposed to hanging them exposed under the double tee's, resulted in an additional savings as well as providing a visually appealing result.

**AESTHETIC ASPECTS OF THE PROJECT:**

Spandrel beams, shear walls and wall panels were scored to provide visual interest and give the structure more verticality to offset its long horizontal profile. The double tee's also provided for an interesting finish ceiling by creating pockets to recess light fixtures avoiding the typical flat ceilings with numerous suspended fixtures.

**INNOVATIVE USE OF CONCRETE:**

The use of precast wall panels at stairways and elevator hoistways provided the structure to support these elements without the need for supplementary steel and fireproofing. The wall panels also provided the required 2-hour rating for all vertical enclosures as well as all structure and floor fire resistance.

**LAKESIDE PARKING GARAGE NO. 3**



**Evening Southwest facing East**

## LAKESIDE PARKING GARAGE NO. 3



### **Southeast Corner facing North**

Spandrel beams, shear walls and wall panels were scored to provide visual interest and give the structure verticality to offset its long horizontal profile.

**LAKESIDE PARKING GARAGE NO. 3**



**Southeast Corner facing West**

# LAKESIDE PARKING GARAGE NO. 3



Cast-in-place pile caps