

# BUILDING PROFIT<sup>®</sup>

SPRING 2002

**Presenting  
A Sleek  
Professional  
Image**

**Big Boxes,  
Power Centers & Strips  
A New Alternative to EIFS**

*"Because it's a two-way truss, [the Delta Joist™ system] provides horizontal strength—which a roof typically does not have until you put on a welded metal deck"*

RICHARD NIEDZWIECKI



atop the walls. Finished with an MR-24® metal standing seam roof system, the whole process took just two weeks.

"The neighborhood was in shock," says Niedzwiecki. "It was like a beehive out there."

He was especially impressed with the Delta Joist system. "Because it's a two-way truss, it provides horizontal strength—which a roof typically does not have until you put on a welded metal deck."

Because he has experienced many roof problems on other buildings, Niedzwiecki also liked the wind-uplift rating and engineering of the clip-fastened MR-24 roof system.

"It actually floats above the structural system to allow movement for thermal expansion and contraction," he says. "We've had a lot of leaks with other metal roofs that have screwed-down panels. This is also a hurricane zone, and it was nice not to have to worry about the hazards of having stone aggregate blown off a single-ply roof by the wind."

While most big box stores look like their name implies, and focus the architectural interest on the entrance, the Borders store is an exception. Park Investments wanted a property with a "character that made it leasable in the long run," says architect Brossett. Borders also prefers architecture that blends pleasingly with its neighborhood,



and Brossett's design for the building reflects traditional New Orleans architecture, complete with second-story balconies. Details such as the window moldings are also cast of concrete, and the exterior is finished with a textured, painted surface.

Niedzwiecki credits Alfred Miller Contracting with providing an excellent solution for the construction's challenges.

"The tenant moved in on time and is very pleased with the structure and the location. It's been a successful project from all aspects."

#### **A Dynamic Power Center**

A partnership led by Derek Development Corporation of Lafayette, Louisiana, also looked to Alfred Miller Construction to help it meet its lease obligations.

The Lake Charles Power Center, a 121,450-square-foot retail strip developed in Lake Charles by Derek, had been planned for standard masonry and bar joist construction.

*The combination of pre-engineered steel structural framing and roof systems with pre-cast concrete panels gave the developer a very stable building. It also gave the tenant flexible merchandising space and could be erected quickly to meet their tight deadline.*

"But we were under severe time constraints with the leases that were already signed—some of which had stiff penalties if the stores didn't open on time," says Derek Development's Janita Shirley. To meet the deadlines, Derek's partner, who lived in Lake Charles, recommended Alfred Miller Contracting as the erection subcontractor.

At the developers' request, Phil Miller, vice president of Miller Contracting, presented his company's "Unibox" concept to the architects—Atlanta-based Corcoran, Nelson, Nardone & Associates (CNNA). He arranged for Richard Nelson, one of the principals, to travel to Kansas City to tour the Butler Manufacturing Research Center to learn more about the engineering concepts behind the Delta Joist structural and MR-24 roof systems.

"We visited the labs with the metallurgists

who look at the impact of time and fatigue on the materials, and we were impressed—very impressed," Nelson says. "But that wasn't enough. We went and looked at several examples of the [combination of Delta Joist and MR-24 systems] and found it to be superior in many ways to conventional methods."

To help fast-track the project, Phil Miller traveled to Atlanta to assist the archi-

tect in re-detailing the plans to suit the new construction methods. Converting the design to pre-cast panels with pre-engineered metal support and roof systems didn't change the buildings' architectural appearance, Nelson notes.

"But it was more efficient and cost-effective for our client, without incurring any compromises in quality. We could increase bay sizes, which reduced the number of footings and fur-

### LAKE CHARLES POWER CENTER

**Butler Builder®:** Alfred Miller Contracting Company, Lake Charles, Louisiana

**Architect:** Richard H. Nelson AIA, Corcoran, Nelson, Nardone & Associates, Inc. (CNNA); Atlanta, Georgia

**Size:** 121,450 square feet

**Butler® Systems:**

Delta Joist™ handwall structural system  
Delta Hybrid™ handwall structural system  
MR-24® standing seam roof system  
CMR-24® standing seam roof system  
(one store)

*Converting the Power Center stores from masonry and bar joist construction to pre-engineered roof and structural systems with pre-cast wall panels did not change their appearance or affect their quality. It did cut costs, provide larger bay sizes and speed construction, allowing the tenants to move in sooner.*



*"The conversion from conventional construction methods cut around \$300,000 from the \$10 million project, and saved three months of construction time"*

ther expedited the construction process."

Nelson estimates the conversion from conventional construction methods cut around \$300,000 from the \$10 million project, and saved three months of construction time. "The big savings is that you are able to dry-in the building much more quickly than the traditional approach," Nelson says. "You're able to turn over the shell to the tenant sooner."

The first store in the center, Goody's Family Clothing, took about two months from the beginning of the foundation to the completed shell, and Miller Contracting was able to complete a building shell about every two weeks after that. Wall panels could be pre-cast for one building while another was being erected and topped with the Delta Joist system, and a third was being roofed.

The developers were delighted. "We were fascinated with the building process," says

## STORES IN THE POWER CENTER

- Goody's Family Clothing
  - Gateway Computers
    - Old Navy
- Michaels Arts & Crafts
  - Shoe Carnival
  - One Price Clothing
- Bath & Body Works
  - Dress Barn
  - Sprint PCS
- Beneficial Finance

Shirley. "Everything fell into place so neatly and on schedule. It was very impressive."

Derek Development was not only able to meet its tenants' deadlines, but also was pleased with the significant cost savings that were achieved, at no loss to the buildings' structural integrity or quality.

And because Lake Charles is a Gulf Coast community, Shirley says her company especially appreciates the MR-24 roof system, with its hurricane-force wind rating and weathertight performance.

"The Butler roof system offers a very good warranty," Shirley says. "In southern Louisiana, that's very important."

### Super Suburban Strips

An old retail favorite, the neighborhood strip mall can stand alone or feed from traffic generated by other kinds of stores, and

