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Louisiana Power Center MELDS METAL ROOF With Hardwall Construction

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Louisiana Power Center MELDS METAL ROOF With Hardwall Construction

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The advantages of standing seam metal roof systems are obvious to most designers and developers of today's retail facilities. The seamed panels present an impervious and virtually monolithic metal barrier to the elements that is engineered to reduce the risk of a blow-off and to require only nominal maintenance. One of the best known standing seam metal roof systems was combined recently with an innovative load-bearing pre-cast concrete wall panel system to build Lake Charles (LA) Power Center faster and at less cost.

The advantages of combining the two, proprietary construction systems pared an estimated three months off the schedule and saved \$300,000 compared to the masonry and bar joist construction originally intended

for the 121,450-square-foot strip, according to Richard Nelson, a principal with the Atlanta-based architectural firm of Corcoran, Nelson, Nardone, & Associates Inc.

"This was our first use of the systems but the project's owner was progressive and quickly recognized the potential benefits," said Nelson, whose firm has designed millions of square feet of retail and other projects.

"We were able to design the project around a fully integrated substitute for masonry and it was quicker, better and cost less."

A partnership led by Derek Development Corporation, of Lafayette, La., developed the center as part of a 100-acre tract strategically located at Highway 14 and Interstate Highway 210. Only six acres of the original tract remain open within the busy

growth corridor of Lake Charles. The most recent project followed earlier parcels developed for a Super Wal-Mart, a United Artists 10-screen movie theatre, Circuit City, Lowe's, Copeland's of New Orleans, Outback Steakhouse and Logan's Roadhouse. Blockbuster Video is currently under construction and Academy Sports and Outdoors is scheduled to begin construction in early 2001. A 21-acre tract is under contract with a 130,000-square-foot retailer.

The tenant mix of Lake Charles Power Centre includes many well-known retailers, including: Goody's Family Clothing, Gateway Computers, Old Navy, Michael's Arts & Crafts, Shoe Carnival, One Price Clothing, Bath & Body Works, Dress Barn, and several smaller spaces. The occupancy dates for the major leases