

**Chateau Carre Apartments (Elysian Courtyards)**

On October 5th, we were pleased to attend the grand opening ceremony for the Elysian Courtyards apartment complex (formerly referred to as Chateau Carre). The completion of this 150 unit apartment complex is a milestone for the Gentilly area of New Orleans. The destruction of the buildings as a result of Hurricane Katrina was extensive. However, Volunteers of America, in their mission to provide affordable housing throughout the New Orleans metropolitan area, recognized the importance of bringing these buildings back to life and the need for those who had been displaced to return.

***Feature Completed Project:***

- Chateau Carre Apartments

***Current Projects:***

- Elmwood Towers
- Slidell Municipal Center, Building Two
- Academy of the Sacred Heart
- Jefferson Parish Sheriff's Office, 4th District
- Braithwaite Auditorium

***From the President***

The two buildings, one consisting of 72 units and the other with 78 units, include one and two bedrooms along with a furnished kitchen, living area, dining room, laundry room, and bathroom. The interior finishes are modern and create a comforting feel to each of the units. The courtyards of each building as well as between the two buildings are lush with landscaping and sitting areas to enjoy the surroundings. The stained concrete area depicts features of New Orleans and the Mississippi River. In the center of the courtyard of Building “A” is the complex’s Community Center, which includes the leasing office, fitness room, and business center that can be utilized by the tenants. The courtyard for Building “B” includes a playground set and slides for the children living in the complex. The tenants also have onsite parking, which is surrounded by a wrought iron fence with card entry access.



# COMPLETED PROJECT

"The General Conditions"

Year End 2010

## Elysian Courtyards (continued)

We are extremely grateful to have been a part of the team that helped bring this apartment complex back to life. Our Owner's representatives, including Mr. Jim Leblanc, Mr. Victor Smeltz and Mr. David Berger, were instrumental in the project team's success, and their focus on the needs of the community was always their main priority. Our project architect, Mr. Dow Oliver, provided solid guidance throughout the project and allowed the cohesiveness between the project team members. We also want to thank all of our employees that were involved in this project for their cooperation and dedication to being a part of another successful project for our firm.



## Elmwood Towers

The final floor renovation of the 10-story building known as Elmwood Tower was completed in early November. The remodel of the first floor included refurbishment and enhancements to the main lobby and other functioning services for the building such as the mail room and receiving area. The new annex front entrance building was also able to be connected to the 1st floor lobby.

A couple points of interest with the 1st floor were the new training rooms and the lobby enhancements. The five new training rooms are separated by operable partitions to accommodate various levels of use by the tenant. The training rooms have a lighting control system, which provides multiple lighting schemes, as well as AV cabinets that will house the audio/visual equipment. The entrance and elevator lobby were completely remodeled, and the new finishes have a sophisticated appeal. The receptionist and

security guard have new wood-paneled desks with quartz countertops. The walls of the main entrance and elevator lobby consist of pre-finished wood panels, and the flooring is a combination of new carpet and ceramic tile. Both the new entry building and 1st floor renovations of the building characterize the modern and refined enhancements throughout the ten floors.

We wish to take this opportunity to thank all of those who were a part of this project. Thank you to the design team, including Verges Rome Architects, Schrenk & Peterson Consulting Engineers, and GVA Engineering. We would like to extend a special thank you to the Owner's representative, Ms. Kellie McGovern of SRSA Gulf South Management. We appreciate all of the efforts of our employees, subcontractors, and suppliers who helped make this project another success for our firm.





# UNDER CONSTRUCTION

"The General Conditions"

Year End 2010

## Slidell Municipal Center, Building Two



Completion of Slidell Municipal Center Building #2 remains on schedule for January 2011.

The building envelope has been sealed and interior finishes are underway. Some completed items include all interior painting, flooring, electrical, and plumbing fixture installation. The porcelain tile floors on all six exterior balconies have also been completed, allowing plaster details around the balconies to finish. All concrete and brick paver site work is complete as well. The site between the two buildings will be topped off with sod to create a nice green area.

Prefinished aluminum handrails and cherry wood trim will accent the three story atrium and be the final touches to insure another "on time" project for the City of Slidell.





# UNDER CONSTRUCTION

"The General Conditions"

Year End 2010

## Academy of the Sacred Heart



Construction of the Academy of the Sacred Heart's new Arts & Athletic facility is progressing smoothly as it surpasses fifty percent completion.

Several phases of the new building have been completed. They are as follows:

- All elevated and on grade concrete work at the gymnasium and connector buildings
- All structural steel framing
- All metal stud framing
- All concrete block construction
- Erection and pouring of the running track that surrounds the basketball and volleyball courts

The next major steps that will accelerate the project towards completion consist of the ongoing hanging of sheetrock in St. Joseph's Hall, the commencement of the masonry veneer around the gym, as well as the aluminum glass curtain wall system.

Another major activity underway is the building of the new bridge that crosses Carondelet Street connecting two of the schools three "campuses". On Saturday, December 4, 2010, we successfully completed the erection of the bridge. The bridge was shipped pre-fabricated in two fifty foot pieces weighing roughly 20,000 lbs a piece. The roof trusses and decking were erected this day as well to take advantage of the street closings and "off" day for the school. Once completed the bridge exterior walls will be filled with aluminum louvers to provide privacy to the students. Completion remains on schedule for Spring of 2011.





# UNDER CONSTRUCTION

## Jefferson Parish Sheriff's Office, 4th District



As we approach the New Year, the focus on this project for the next few weeks is to complete the roof and exterior shell so that the interior work can commence.

At this time, the roof is approximately 80% complete, and the exterior work is well underway. The exterior shell will consist of brick masonry and a metal wall panel assembly, which will include an integrated window system. The 1st floor concrete block work is complete, and the fireproofing of the structural steel and metal deck is also finished. The ductwork and sprinkler piping is nearly completed as well. Interior and exterior metal studs are in progress, and the electrical wall rough-in started the week of December 6th. The mechanical platform now has the generator in place, and the HVAC condensing unit will be installed within the next week. Drywall and interior finishes are the focal point for the end of the year.



# UNDER CONSTRUCTION

## Braithwaite Auditorium

In November, Plaquemines Parish awarded F. H. Myers the new Braithwaite Auditorium project. This replacement auditorium is an elevated concrete structure approximately 8,000 square feet with seating capacity of 264 people. We expect to drive test piles before the end of 2010 and start construction in 2011. The scheduled completion date is January 2012.



## ABC Excellence in Construction Awards

### Gold Award



*Renovation to the Chateau Carre Apartments*

### Excellence Award



*Slidell Municipal Center, Building #1*



# FROM THE PRESIDENT

"The General Conditions"

Year End 2010

## "They Heard Us"

In the third quarter of 2009, I wrote an article in our company newsletter entitled "Take Back Our Country". The message was about the unpopular transformation taking place in America and the direction of the federal government, which was not what "we the people" wanted. I encouraged all of us to "get off the couch" and take back our country.

After that publication hit the desk of our readers, I received more than the usual amount of phone calls regarding the article. Every caller was supportive but felt pale in the challenge. I was asked "how do we take back our country?", "I wish others would challenge this movement" and "you put into words what most of us are thinking" was the message that was stated over and over?

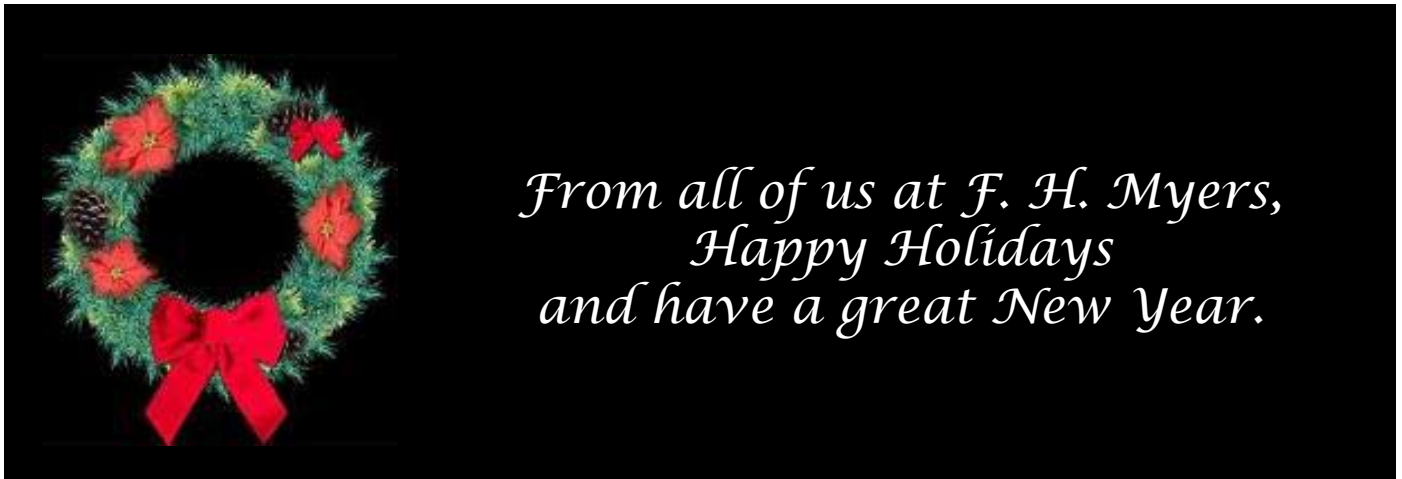
Well my friends, the wheels of that great silent majority are in motion. We are "off the couch". On November 4, 2010 they finally heard us! The message was clear. We spoke with one voice. Halt the expanding federal bureaucracy; stop runaway spending and class warfare. We are turning back to the foundation that made us a great nation. We will be represented by individuals who listen to their constituents, or we will remove them from office.

This was not a Republican or Democratic issue. The issue was the lack of representation and accountability of our representatives. We have a right to demand that our elected

officials be responsive to their constituents. We want them to set aside their personal agendas and get behind the needs and desires of the people who elected them. We the people sent a message to remind our elected officials and lawmakers throughout this nation that we still hold sacred the work that our founding fathers did and the blood that has been shed in defense of freedom and democracy. We banded together to prove that these traditional values remain strong and healthy in our great nation.

In a democracy, all of the people do not feel the same way about governmental philosophy. We are a nation of diverse people; however, whatever our personal philosophy may be, elected officials need to carry the message of his/her constituents to Congress and let the majority rule. The beliefs and opinions of the majority of American citizens should be the deciding factor and not the views of the republican or democratic majority.

I believe we were able to deliver that message on November 4th; however, we cannot stop because there is more work to be done. These newly elected officials must be held accountable and those up for election in 2012 should be under review for their actions or inactions. We must all be prepared to do the hard work to pull our great country out of a deep hole. The "Baby Boomers" are off the couch. Retirement has been postponed. There are a few things yet to be accomplished!





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