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Modernization of Fleming Hall at Jackson Barracks, New Orleans, La. Best Renovation/Restoration

December 1, 2010

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Fleming Hall is a 1930s building on the Jackson Barracks Campus. It is a three-story structure of brick walls and wood timber construction.



The original building was U-shaped; later, a three-story addition was built filling the open area. In recent years, the building had fallen into disrepair. In 2005, Hurricane Katrina dealt it a damaging blow.

In January 2009, Gibbs Construction was awarded the contract to renovate and modernize Fleming Hall.

The project's scope required three major challenges:

1. Demolishing the infill addition, without damaging the brick skin of the original building
2. Restoring the fire-, wind- and water-damaged roof back to a structurally sound and water-tight condition
3. Eliminating and controlling water intrusion into the basement area

In order to meet and overcome these challenges, the project team of Gibbs Construction, Mathes Brierre Architects, Morphy Makofsky Engineering, Mechanical Construction and All Star Electric entered into a partnership with the owner's team (consisting of the Army National Guard and the construction management firm).

At an initial partnering session, specific goals were discussed and a general plan was agreed upon. The main concepts were teamwork and communication.

Key Players

Developer/Owner: State of Louisiana Military Department, Baton Rouge, La.

GC: Gibbs Construction LLC, New Orleans

CM: Jacobs Engineering, Baton Rouge, La.

Architect: Mathes Brierre Architects, New Orleans, La.

Civil & Structural Engineer: Morphy Makofsky Inc., New Orleans, La.

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