

# ENR

Engineering News-Record

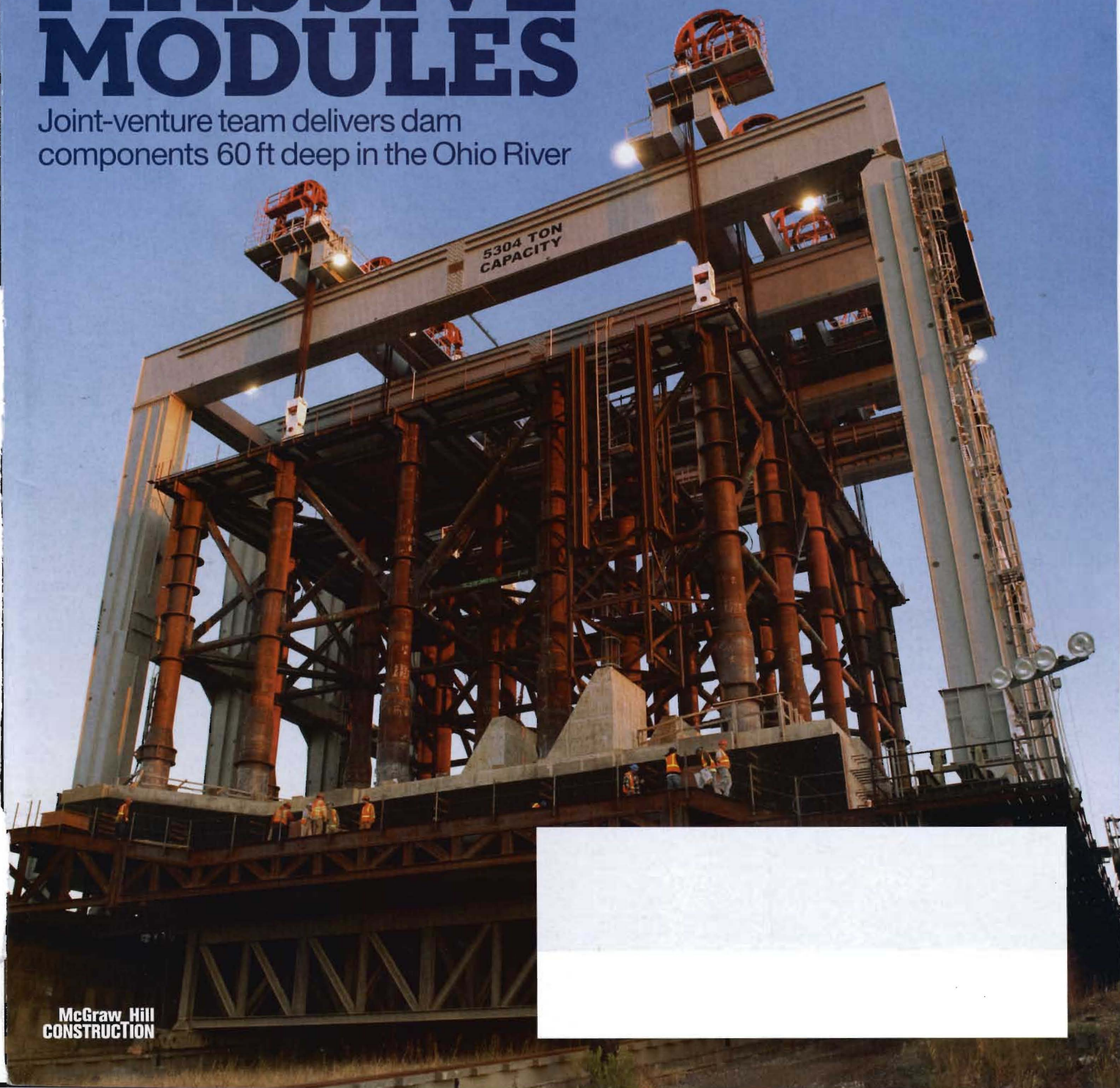
SPECIAL REGIONAL COVERAGE  
STARTS ON PAGE SW1

# Southwest

ARIZONA, NEVADA, NEW MEXICO

# MASSIVE MODULES

Joint-venture team delivers dam  
components 60 ft deep in the Ohio River



BEST MULTI-FAMILY RESIDENTIAL/HOSPITALITY PROJECT

# Military Housing Creates Neighborhood Family Vibe

While a project resembling a typical subdivision may not appeal to everyone, the judges felt this privatized military development gave military families exactly what they wanted: a sense of community.

During four years of construction, crews demolished 915 existing homes, built 817 new homes and renovated 363—all while over 1,000 homes were still occupied. The revamped site layout maintains separation of military ranks into distinct areas of the project.

“Having to keep the sanitary sewers, electric and water lines, telephone and CATV serving the existing occupied homes while we were simultaneously cutting out old roads and utility lines—in a totally different site layout—proved harder than we ever imagined,” says John Leidolf, project manager with Hunt Building Co.

An upscale 11,000-sq-ft welcome center provides a space where families can use the fitness center, hold community and scout meetings or even watch movies—amenities not usually found in military housing. Other features include a pool with landscaped islands, a resort-like

spa and children’s water play areas and splash pad.

Greenbelts with more than four miles of concrete walkways meander through the 317-acre site, helping to bring the community together and mitigate the military rank delineation. Interspersed throughout are grassed common areas, shaded outdoor picnic structures, basketball courts and 31 playgrounds with a variety of shaded play structures, climbing walls, spinning wheels, log rolls and other out-of-the-ordinary interactive equipment.

Nevada’s stringent low water use requirements led to the use of a centrally computer-controlled irrigation system operating from underground moisture sensors buried throughout the project. The system produced an estimated savings of up to \$100,000 a year on the project’s \$500,000 annual water bill.

The project’s 40 subcontractors were encouraged to offer ideas to bring “more bang for the buck,” Leidolf says. “Some suggestions were so good that they led to mid-course corrections during the middle of construction,” he adds.

## The Landings at Nellis North Las Vegas, Nev.

### KEY PLAYERS

**Owner:** Nellis Air Force Base Properties LLC, El Paso, Texas

**Contractor:** Hunt Building Co. Ltd., El Paso, Texas

**Lead Design:** Gile & Associates PA, AIA, Boise, Idaho

**Civil Engineer:** Briggs Engineering Inc., Boise, Idaho

**Structural Engineer:** J-U-B Engineers Inc., Boise, Idaho

**MEP Engineer:** Signature Engineering Inc., Eagle, Idaho; DC Engineering PC, Meridian, Idaho

### SUBMITTED BY:

Hunt Building Co.



## AWARD OF MERIT MULTI-FAMILY RESIDENTIAL/HOSPITALITY



### Harrah’s Ak-Chin Hotel Expansion, Maricopa, Ariz.

Doubling the amount of available rooms, this five-story hotel expansion also includes a new 88,000-sq-ft lobby. The building’s exterior design uses massing and sculpted rooflines to mimic the flowing lines of the desert, while the two main facades are inspired by agriculture and art, which are the guiding forces of the Ak-Chin culture. The building skin echoes the community’s pottery and basket weaving traditions, using a terracotta panel and louvering system that weathers well, is extremely durable and requires little to no maintenance. Inside, each of the project’s 152 rooms features an occupancy control system to help decrease electricity usage.

### KEY PLAYERS

**Owner:** Ak-Chin Indian Community, Maricopa, Ariz.

**Contractor:** PENTA Building Co., Scottsdale, Ariz.

**Lead Design:** RSP Architects, Tempe, Ariz.

**Civil Engineer:** RBF Consulting, Phoenix

**Structural Engineer:** AED Structural, Tempe, Ariz.

**MEP Engineer:** Kraemer Engineering Inc., Phoenix

**Landscape:** Green Studios, Laveen, Ariz.

### SUBMITTED BY:

RSP Architects

PHOTOS: (TOP AND MIDDLE) BY PATRICK COULLE PHOTOGRAPHY; (BOTTOM) BY PHILLIP PROWSE