



NOPSI HOTEL

Project Program

This building, originally erected in 1927 and declared a historic landmark in 2011, was converted into a luxury hotel. The hotel holds 230 guest rooms, rooftop pool, bar and restaurant, fitness center, and meeting and retail space. The neighboring building, formerly a sub station, now serves as the hotel's ballroom. The hotel's second floor had to be raised by eighteen inches to accommodate the necessary utilities while preserving the ground floor's vaulted ceilings. An additional story was added by tying into existing columns. On this new level, the team created space for a rooftop pool and bar area and 14 additional guest rooms, including presidential suite with wraparound balcony. The hotel's lobby features the original terrazzo flooring. Plaster was restored in the lobby and the original sconces were replicated exactly.

Challenges and Teamwork

With a restoration of the size and complexity, the project team knew from the very beginning that clear communication and open collaboration was going to be key. There were many practices in place to ensure that the team overcomes challenges through team work. We set up regular meetings, established clear schedules for deliverables, and distributed regular reports.

Our particularly unique ability to overcome challenges had to do with the fact that nearly all of Woodward's specialty groups were involved with the restoration of the hotel. Woodward Design Group served as the project architect. Woodward Millwork Group crafted all of the interior millwork, including beautiful new bars and banquettes.

Woodward Engineering Group (WEG) performed all of the engineering work required to add an additional floor to the top of the historic building. By tying into the existing columns, the hotel gained an additional 14 guest rooms, a rooftop pool and bar, and a Presidential Suite that overlooks the Superdome. WEG also performed the structural design for the adjacent buildings, including the two-story "gold building" which

Location

New Orleans, Louisiana

Services Provided

Architectural Design, Structural Engineering, Construction Management and Preconstruction Services

Self-Performed Services

Architectural Millwork, Structural Steel

Project Size

200,000 sf

Project Completed

August 2017

Awards

2018, Award for Excellence in Historic Preservation, Louisiana Landmarks Society

houses a new restaurant, aptly named Public Service.

Woodward Steel Group was responsible for all of the project's structural and ornamental steel work, including counter tops and the exterior canopies that guests will travel under as they enter the restored grand lobby.

Working as a team to solve challenges is never easy, but 'Building Teams that Work' is not just Woodward's tagline; its a battle cry. Our dedicated staff from our various groups and divisions are no strangers to collaboration inside and outside of our organization so that we can all march together to one common goal.



Early morning concrete pour for the 'gold building' which houses the hotel's restaurant.

Safety

Safety on our job sites starts in Preconstruction. Woodward's Safety Department established a Site-Specific Safety Plan for the NOPSI site as part of our based on our team's preconstruction commencement. In our Preconstruction meetings we examined the complexity of the job with its project managers and field supervisors. We established the safety criteria and identify potential hazards that could possibly arise and make this part of our site-specific plan. The Site Specific Safety Plan is then distributed and regularly reviewed and refined throughout the course of Preconstruction and Operations. We review it as new subcontractors enter into the project, and continue to refine it as execution continued.

The hazardous areas of focus for this project were:

- Working from Elevations- Roofing, Framing, Steel Erection, Scaffolding
- Excavation and Trenching
- Struck By Hazards-Heavy Equipment, Lacerations
- Pinch Points- Aerial lifts
- Open Hole Hazards
- Electrical
- Slip and Falls
- Site Evacuation
- Safe Access and Pedestrian Safety

As for record keeping, near misses, and lessons learned our Project Superintendent as ultimately accountable to property track any incidents on our online type service. In this online safety portal, the Superintendent forwarded a corrective action response to any incidents to our Safety Department by close of following business day (following receipt of report). If there was a notification needed to be sent to a Subcontractor, Woodward's Project Manager was responsible for sending out the corrective action notice to the Subcontractor.



Extensive demolition and structural work was performed to reconfigure this office building into its new use as a hotel.



Innovation & Contribution to the Industry/Community

One of the more innovative aspects of this project as it relates to the New Orleans community is the Storm Water Retention System. In a city that receives over 60 inches of rainfall a year, stormwater management is becoming a more pressing issue now more than ever.

The NOPSI Hotel is one of the first downtown developments to comply with the recent implementation of the Landscape, Stormwater Management and Screening ordinances from The City of New Orleans Comprehensive Zoning Ordinance. Woodward Engineering Group worked to develop and implement a specific Stormwater Management Plan for the NOPSI Hotel site. The plan detailed the site size and description, outlined the development plan especially in regards to land cover, contours and empirically expected pollutant loads.

Our team worked to document the existing and proposed drain lines, culverts, catch basins, headwalls, hydrants, manholes, temporary and permanent storm water management best practices. WEG ran all pertinent calculations and wrote specifications used in the design and construction of the plan, and detailed how we would retain, detain, and filter the first 1.25 inches of stormwater runoff during each rain event.

While this project certainly contributed to our community for the obvious reason of restoring one of our historic buildings, it is also contributing in a way that one may not see from street level. Our Stormwater Management Plan implemented on the NOPSI Hotel assists the City of New Orleans and surrounding communities to build a more sustainable New Orleans.

Construction Quality and Craftsmanship

Every aspect of the The NOPSI Hotel exudes historic charm, much of this is impart to the construction quality and craftsmanship by our various tradesmen on site.

As stated, Woodward Millwork Group expertly crafted all of the interior millwork, including beautiful new bars and banquettes in the hotel's many bar and lounge spaces.

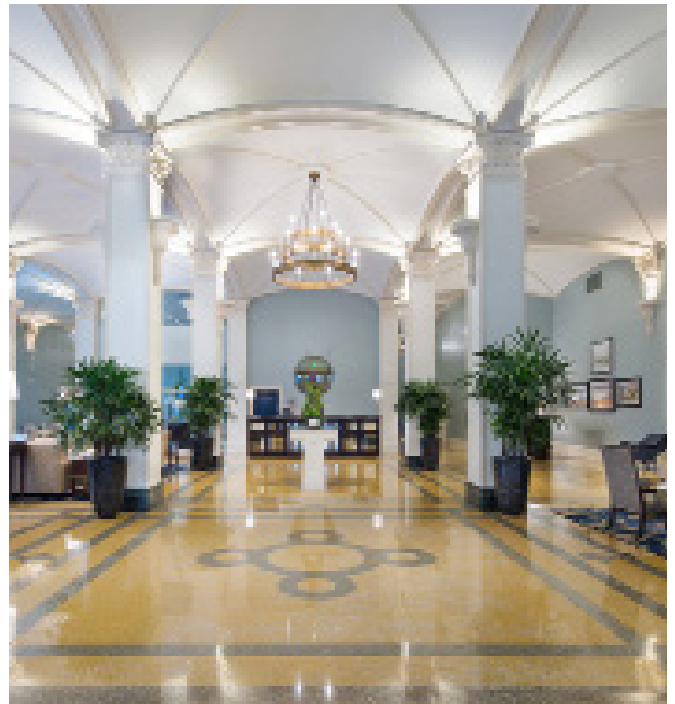
Specific restoration areas like the lobby, pre-function and ballroom had historic details needing to be delicately preserved, restored, or reconstructed such as the groin vaults, and Corinthian Capitals, to name a couple.



Woodward Millwork Group fabricated and installed custom architectural features throughout the hotel and its pre-factory spaces.

Function and Aesthetic Quality of the Design

Much like the construction quality and craftsmanship behind the historic details of the original New Orleans Public Service building, the aesthetic approach to design for the NOPSI Hotel was to celebrate its natural splendor. The design teams utilized a neutral color palette in order to provide the guest an opportunity to focus on the building's historic details like the groin vaults and Corinthian capitals. For the Grand Ballroom, the team used the same approach, but with a slightly more industrial tone. The magnificent room features soaring ceilings, exposed brick, and arched windows. The look of the raw unpainted steel contrasted against the elegance of warmly lit chandeliers makes for a room filled with history and class.



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