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Stardust Goes Out with a Bang

The ever-changing Las Vegas Strip says farewell to another legend. Boyd's Gaming is developing their Stardust site into Echelon Place, a new destination resort.



Stardust Hotel Implodes to Make Way for Echelon Place

Las Vegas' famed Stardust Casino and Hotel Towers, comprised of one nine-story tower and one 32 story tower, were imploded simultaneously the night of March 13. The higher tower was the tallest building ever imploded on the Las Vegas Strip.

Las Vegas-based LVI Environmental Services of Nevada, a subsidiary of LVI Services Inc., was engaged to remediate and demolish 27 structures on the 63-acre site, totaling two million sq-ft. Demolition began in December 2006, with asbestos abatement and traditional demolition work. More than 100,000 sq ft of asbestos-containing materials were removed from the property. Upon completion, 170,000 tons of debris will have been removed from the site of the Stardust, with 80% being recycled. Prior to implosion, LVI ensured the removal of all debris within the buildings wherever possible.

The company mechanically demolished various structures on the site, and removed interior non-load bearing walls and internal structures. LVI was also responsible for ensuring that all utilities were disconnected from the property or protected prior to the implosion and final demolition work.

LVI is finishing cleanup of the site and preparing it for development of property owner Boyd Gaming's new Echelon Place resort, which will begin construction later this year with plans to open in late 2010.

Hard Rock Begins Expansion and Renovation

A large-scale expansion and renovation project for the Hard Rock Hotel & Casino in Las Vegas is underway. The expansion project will include the addition of approximately 950 guest rooms, including an all-suite 15-story tower with upgraded amenities, approximately 60,000 sq ft of meeting and convention space, and approximately 35,000 sq ft of casino space. In addition, the project includes the expansion of the Hard Rock's award-winning pool, several prominent new food and

beverage outlets, a new and larger "Joint" live entertainment venue, 30,000 sq ft of new retail space, as well as a new spa and health club.

As part of the project, the Hard Rock's existing suites and common areas will be renovated to revitalize the property.

Klai Juba Architects is leading the architectural planning of the expansion. The firm also led the expansion and upgrade of the property in 1999.

The expansion, which is expected to begin during the fall of this year and be fully completed during mid-2009, will add approximately 550 guest rooms in a new tower to be constructed on the existing property site, and will use eight acres of the adjacent 23-acre land parcel to build a new all-suite VIP tower with an additional 400 suites.

The project will also include the expansion of the Hard Rock's casino and pool, as well as the addition of a new spa and health club and several new restaurants and bars, and a new nightclub.

Renovations to the existing property will begin immediately, with upgrades to existing suites, restaurants and bars, retail shops, and common areas, and a new ultra lounge and poker room. These renovations are scheduled to be completed by the first quarter of 2008. Upon completion, the Hard Rock will have approximately 1,500 fully modern, state-of-the-art rooms and all of the services and amenities of the larger casino hotels, while preserving an intimate boutique feel.

DCC Architects Designs Elementary School

The Clark County School District recently approved DCC architects' design for the replacement building of Tom Williams Elementary School. The innovative design solves many challenges facing the existing 50 year-old educational facility. DCC architects developed a LEED-equivalent, two-story building to accommodate 21% more students into a site 40% smaller than the typical size used in the 1998 bond program.

In December 2005, Clark County School District commissioned DCC architects to design a replacement school for Tom Williams Elementary that could accommodate 950 students, 230 more than average on a site which is five acres less than the current prototypical elementary schools sites. Adding to the constraints, the current school is to remain in operation while construction of the new school takes place.

DCC architects developed an 82,000-sq-ft building, capable of sufficiently accommodating the students' needs while creating a safer and healthier learning environment. By providing more learning spaces the school will be able to offer services such as full-day kindergarten, pre-kindergarten and a Family Resource Outreach Center, designed to boost parent involvement and help students succeed. DCC architects' space-efficient school has eliminated the need for CCSD to purchase a separate larger site for the project or relocate students during construction.

The estimated construction cost for the building is approximately \$31 million. Construction is scheduled to begin in June with an expected completion date of August 2008.

Nigro Development Breaks Ground on Park Central Plaza

Nigro Development expands its presence into North Las Vegas with the recent groundbreaking of the Park Central Plaza Shopping Center, located at the southeast corner of Tropical Parkway and Losee Road. The 27-acre retail site is anchored by a Wal-Mart Neighborhood Market. Total build out for the \$60 million Park Central Plaza is approximately 200,000-sq-ft and is scheduled for completion in third quarter this year. The \$20 million, 40,000-sq-ft Wal-Mart is also scheduled to open in the third quarter.

Park Central Plaza is surrounded by approximately 130,000 residents within a three-mile radius and more than 15,000 new homes.

'New Urbanist' Community Planned for Southern Nevada

Inspirada, a precedent-setting nearly 2,000-acre master-planned community in the southern foothills of the Las Vegas valley, has opened its information center. The center will allow prospective homebuyers to get a firsthand glimpse of the design and vision for the community which features progressive architectural design and the integration of residential, commercial and recreational areas within the master plan.

In conjunction with the opening of the Inspirada information center, KB Home's 17 model homes and sales office are open. The community design of Inspirada is a collaboration between City of Henderson officials and a consortium of nationally-known builders and developers including KB Home, Focus Property Group, Toll Brothers, Woodside Homes, Kimball Hill Homes, Pardee Homes, Meritage Homes and Beazer Homes.

The architecture and design of the homes and community is completely new to the Las Vegas valley. The experience of the builders and developers played a major role in the New Urbanist design of Inspirada. New Urbanist communities, also known as Smart Growth planning, are structured to balance the close-knit community feeling of traditional city neighborhoods with the conveniences of modern life, while de-emphasizing the need for automobiles.

When complete, Inspirada will be one of the largest communities of its kind in the United States, containing more than 11,000 homes for an estimated 26,000 residents with 300 acres of recreational land and more than 20 miles of trails for walking and biking.

Inspirada is designed as a collection of seven intimate villages, each featuring an interesting and eclectic mixture of homes in varied sizes, designs and architectural styles. Several neighborhood parks with a community center will be interspersed throughout the villages so that every resident is within walking distance. The community is designed to have virtually no walls dividing Inspirada's neighborhoods, a departure from recent Las Vegas community designs. Also planned to be a short walk away for residents will be a 300-acre town center featuring retail, restaurants, entertainment, office, civic and municipal uses.

Every neighborhood will feature architectural enhancements, materials and colors that will vary from home to home, reminiscent of classic towns of the past that developed organically over a long period of time. The garages also are deemphasized with the homes pushed closer to the street to create an attractive street scene and allow residents to connect with the neighborhood and their neighbors.

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