

KSU - Olson Center

Kent, Ohio

PROJECT FACTS

Owner: Kent State University
Architect: Domokur Architects
Location: Kent, Ohio
Construction Type: General Contractor
LEED Certified

Building Area: 31,558 SF
Contract Value: \$4.6 Million
Cost/SF: \$146
Start Date: May, 2014 Completion: March, 2015



KEY FEATURES

Dunlop & Johnston, Inc. was the General Contractor for the Rehabilitation of Olson Center for Undergraduate Studies. The total project cost was \$4.6 million and consisted of a 27,882 square foot renovation of the existing facilities and a 3,676 square foot addition. The project had several major milestones, three of which were completed by August 1, 2014. One major hurdle was the asbestos abatement which had to be completed by August 1st per the fast track schedule. This work had to be completed prior to any other work starting so D&J divided the area into four phases, which allowed the balance of the demolition to proceed once Phase 1 had completed abatement. This saved us weeks on the schedule and allowed the new work to start sooner than expected. Another significant challenge was to complete the tear off and re-roofing of the existing facility to meet the milestone date. We had excessive rain which set back the start of this work due to subcontractor's prior commitments. D&J managed this setback by demanding that the subcontractor double the roofing crew and work six days a week to reach the deadline. With classes then having resumed, the largest challenge on this project was working in an active dormitory facility.

The project was centrally located on the first floor in the building and there are dorm rooms on both sides and above. When we started the project in the middle of May, school had just ended for the summer and we were able to receive deliveries all day long and perform utility shutdowns more frequently. However, when school commenced in August, we had to adjust our work plan as deliveries could not be made between 9:00 am and 4:00 pm. In addition, utility shutdowns required weeks of planning and noise had to be kept to a minimum to ensure the students are not disturbed in anyway. This has required constant coordination and communication with the resident services and project team to keep the work moving forward and to provide the students with a comfortable living environment; as ultimately, they are the client.

PROJECT REFERENCE:
Michael Bruder
Kent State University
Executive Director of Facilities Planning & Operations
330-672-9610
MBruder@Kent.edu



There's a reason we've been in business for over 100 years