

Woodmere Village Service Center

Woodmere, Ohio

PROJECT FACTS

Owner: Village of Woodmere
Architect: Calvin Singleton & Associates, Inc.
Location: Woodmere, Ohio
Construction Type: Construction Manager at Risk
Building Area: 7,980 SF

CMR Pre-construction Services: December 2015 – March 2016
Construction Start date: April, 2016
Completion: September, 2016
MBE/FBE/VOB/EDGE Requirements: 5% - Achieved 16%
Value \$990,000.00



KEY FEATURES

Responding to the needs of the Village of Woodmere to relocate their service department into a new facility, Dunlop & Johnston, Inc. submitted and was selected as the Construction Manager at Risk through the RFQ and RFP process. As part of our team we contracted KBJ, Inc. to assist in the preconstruction and construction phases. This partnership not only strengthened our ties in the MBE/EDGE community, but furthered our client's goal of community inclusion.

The project itself is a 5,000 SF pre-engineered building with five service bays and a truck wash area. There is also a 2,000 SF stick framed administration and tool storage building facing the street. As the new facility is located behind a McDonalds restaurant, but on a residential road, it was critical to maintain the aesthetic transition from commercial to residential. This was the largest challenge during the pre-construction phase as the tight budget required value engineering without the loss of the street appeal. Achieving the GMP constraints was performed mainly through strong relationships with the subcontracting community that was reflected in their pricing and value engineering that affected less visible elevations of the structure from the street.

The project was a joy to work on essentially due to the chemistry of the project team. From the Owner's Representative - Chagrin Valley Engineering, to the architect - Calvin Singleton & Associates, Inc. to the team of D&J and KBJ; the group clicked from day one and brought the project successfully through completion.



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PROJECT REFERENCE:
Ed Hren - Owner's Representative
Chagrin Valley Engineering
440-439-1999
Hren@CVELimited.com