

St. Adalbert Early Childhood Learning Center

Cleveland, Ohio

PROJECT FACTS

Owner: Catholic Diocese of Cleveland
Architect: Kaczmar Architects
Location: Cleveland, Ohio

Construction Type: Construction Management at Risk
Building Area: 13,000 SF (Generator building only)

Project Value: \$3.7 Million
Completed: June, 2019



KEY FEATURES

Our team was hired as the Construction Manager at Risk to construct a 13,000 SF, one story, freestanding building on the campus of St. Adalbert Church at East 83rd. The building was dedicated to the younger students in the community to enrich their learning experience and provide a hands-on learning environment, expanding the current school's commitment to the local community.

The building features nine modern classrooms, several smaller, specialized learning spaces, a multipurpose / cafeteria space, administrative areas, and support spaces. This new addition provides the community of St. Adalbert School a foundation of learning for the students' most formative years - Pre-Kindergarten through Grade Two.

During the pre-construction phase, identification of old house foundations and potential for costly soils replacement was a major concern. By working with the structural engineer and design team a plan was put in place to bridge the old basements based on the conditions found during construction. A \$100K allowance was created to handle a worst case scenario, however, by working together during excavation the team was able to remediate only the necessary bad soils with limited use of the Allowance monies. The project is complete and the team returned over \$250K in site allowance, CMR contingency, and Owner contingencies.

PROJECT REFERENCES:

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