

# Trojan Storage Facility

Cleveland, Ohio

## PROJECT FACTS

Owner: Trojan Storage  
Architect: Oliver Architects  
Location: Cleveland, Ohio

Project Delivery Method: Construction Management at Risk  
Start date: June, 2015  
Completion: December, 2015

Building Area: 52,000 SF  
Project Value: \$2.7 Million



## KEY FEATURES

In December 2014 the architect for the Trojan Storage called Dunlop & Johnston's office for help to estimate the cost of poor soils removal for his client's upcoming project. With no promise of a contract we entered into a relationship helping with early budgets where we could. As the relationship grew and the owner positioned to purchase the land, we were invited to submit our qualifications for the CMR process. After being selected the team quickly realized the cost challenges the site presented due to the large volume of unsuitable soils and the need for a retaining wall. Working with the architect, the building was re-configured to limit costs; by eliminating a costly retaining wall and allowing the project budget to conform to the clients Pro Forma.

During subcontractor selection it was discussed with all team members to use the second placed excavator as it was felt this company would be more accommodating if the soils conditions was worse than shown on the geo-technical report. It was a wise decision that paid off as the site needed undercut by 2' and the scheduled excavation contained old building materials not indicated in the project documents. Working with the selected excavating company the majority of the unsuitable soils allowance was retained and used later in the project for owner requested upgrades. The project completed while returning funds from unused contingencies and allowances and without a single positive change order.



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