

COMMERCIAL FACILITY



PROJECT CONTACTS:

Owner:

Allen County Children Service:
123 W. Spring Street
Lima, Ohio 45801
Contact: Scott Feris, Ex. Dir.
and Pam Meihls
419-2278590

Architect:

Garmann/Miller Architects
38 South Lincoln Drive
Minster, OH 45865
Contact: Brad Garmann
419-628-4240

General Contractor:

Tuttle Construction, Inc.
880 Shawnee Road
Lima, Ohio 45805
419-228-6262

Project Manager:

Steve Schroeder

Superintendents:

Joe Lumpkins,
Don Collins,
& Jeff Painter

Allen County Children Services

Project inception date: 6/1/2006

Project completion date: 4/1/2007

Contract Amount: \$2,037,398

Construction type: General Contract -Hard Bid

Project scope:

Tuttle Construction acted as General Contractor, and coordinated all trades on-site. Project was delivered with the 5-prime method. Tuttle issued the original schedule, coordinated all project meetings, RFI's, Submittals, Pay Applications, etc. The project itself involved renovating a 2-floor 100-year old structure to an office building, which was originally constructed as a horse & buggy stable for patrons visiting downtown Lima in the early 1900's. Open floor spaces and large offices dominate the floor plan, with generous architectural touches (skylights, new windows throughout, bright color schemes, multiple material uses, etc.).

Project accomplishments:

Delays in utility relocations by others forced Tuttle to re-evaluate the original schedule. Work on two (2) additions were severely delayed with foundation work starting in the fall (3 months late). Exterior site work was delayed to the following Spring. Through it all, Tuttle completed the project 2 months later with a happy owner. Working with the other primes to mitigate the schedule problems made for a successful project.