



THE NORMANDY SENIOR LIVING | CAMPUS REDEVELOPMENT MASTER PLAN CLEVELAND, OHIO

PROJECT DESCRIPTION

AMHigley served as Construction Manager at Risk for the \$19.6 million, Normandy Senior Living Campus Redevelopment Plan. The project includes additions and extensive renovations to the existing independent living facility, as well as the new construction of a 69,000 SF assisted living and memory care building.

PROJECT ACHIEVEMENTS

- Created detailed logistics / phasing plans at each phase of construction that minimizing disruptions to the campus's residents and allowing the occupied facilities to maintain full operations.
- Studied the project schedule and created alternate estimates based on varied project timelines.
- Completed extensive budgeting and value engineering to maximize scope while maintain the project's original budget.
- Expedited model living units in order to produce a finished mock-up as well as use for owner sales prior to building completion.
- Self-performed vinyl siding on the assisted living building
- Facilitated a design-build A/V package between the owner and contractor that was not originally a part of the project scope.
- Coordinated with the owner's marketing firm during campus-wide rebranding to incorporate new brand standards into the project.
- Coordinated a target-fund program with the Cleveland Building & Construction Trades Council on the Assisted Living Building to provide a 100% union project while ensuring competitive pricing with non-union costs typical of the local senior living market

CLIENT

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ARCHITECT

City Architecture
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SIZE

98,000 SF

CONSTRUCTION VALUE

\$19.6 Million

COMPLETION DATE

September 2018