

Case Study Merit Park

CSHOA



Design Premise

This project is a container park that incorporates:

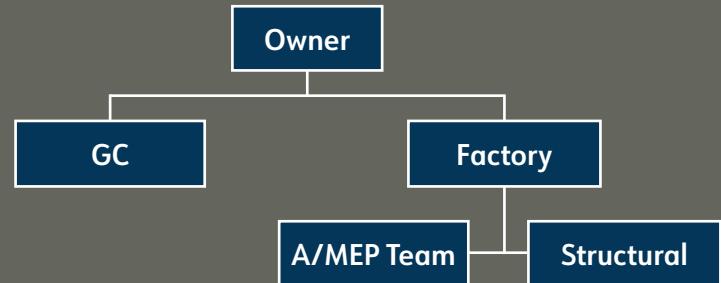
- Retail
- Dining
- Classroom
- Support space for bigger development

It consists of 12 shipping containers and is close to completion.

This project is a one-off project and there is no concern of repeatability issues in the future.

Contract Type

Challenges were created when the Owner and Original Factory decided to not continue on and a new factory had to be brought on.



Challenges

- Owner wanted to keep the AE team and design, this was all under contract by the original factory.
- The structural Engineer had been hired independently of the team by the original factory.
- All Civil for the project is under the development Architect under a separate contract with the owner.
- Architecture & Structural contract needed to be released from original factory and the Architectural contract was reassigned to the Owner.
- Structural Contract was reassigned to Architect.
- Project was designed based on the capabilities and direction of a factory. Much work was needed to change based on differing capabilities of the new factory partner.

Lessons Learned

- While the separation of contracts seemed an efficient way to start the project and reduced contracts needed by the owner it complicated the design process when their business relationship changed.
- If the owner had the AE team under contract originally it would have saved considerable down time while contracts had to be reworked and executed.

Successes

- The project is back on track, and slated to be built in 2025.