



Born again

Project team gives Bayshore new life

By Janine Anderson

There's a small city in Glendale where a mall used to be.

That's the magnitude of the job performed by the project team that replaced a nearly 50-year-old shopping center with the Bayshore Town Center.

The 47-acre project more than doubled the square-footage of the old structure, combining restaurants, retail, housing and open areas within the Bayshore borders.

During nearly two years of construction - while the mall remained open - more than 1,000 workers were on site during peak construction time, erecting 12 new buildings in tight spaces. It took more than 3,000 people over the course of construction to complete the job.

"It was a monstrous project," said Tim Van Dyn Hoven, vice president of Hunzinger Construction Company. "It was the largest commercial project in the state for two years running."

Just planning the project took about a year. It was originally scheduled to take three years to complete, but the schedule shrunk to just 22 months.

Despite the resulting scheduling difficulties and the need to manage so many people and activities at once, the whole project went well, Van Dyn Hoven said.

"It took a lot of men, a lot of activity and a lot of horsepower," he said. "Teamwork, planning and good execution - that's how you get it done."

But getting it done wouldn't mean as much if Bayshore customers didn't have a place to park. The center's new buildings went up where the mall's parking lots used to be, and replacing those lost stalls with parking structures was a priority.

Brian Forston, project manager for Spancrete, which made the precast parts for Bayshore's north parking



Photo courtesy of Hunzinger Construction Company

PROJECT ESSENTIALS

Project Names: Bayshore Town Center and Bayshore Town Center North Parking Structure

Location: Glendale

Submitting Companies: Corna Kokosing Construction Co. Inc., Westerville, Ohio, north parking structure; Hunzinger Construction Company, Brookfield, Bayshore Town Center; The Spancrete Group Inc., Waukesha, north parking structure; Steiner + Associates, Columbus, Ohio, Bayshore Town Center

General Contractor, Design/Builder: Corna Kokosing Construction Co. Inc., north parking structure general contractor; Hunzinger Construction Company, Bayshore

structure, said his team's biggest challenge was accommodating design changes within a tight schedule. Massive concrete pieces for the parking structure's façade and interior were cast in Spancrete's plant and then shipped to the site for installation.

"The design was a moving target," Forston said. "Ours was set in concrete once we started."

John McCarty, project executive with north parking structure general contractor Corna Kokosing, said the job was a challenge, mainly because of time constraints.

"We didn't join until later in the process," he said. "The actual [parking structure] façade design was not completed until a few months before completion."

It was the first time his company worked on a structure that combined retail, parking and residential in the same building.

"I think it came out very well," he said. "It was on time and within our estimate."

Town Center design/builder

Project Leaders: Dick Dei, Corna Kokosing's project manager; Brian Forston, Spancrete's project manager; Dwayne Furukawa, Steiner's vice president of development; James Hunzinger, Hunzinger's project executive; John McCarty, Corna Kokosing's project executive; Tim Van Dyn Hoven, Hunzinger's vice president

Architects: Development Design Group Inc., Baltimore, Bayshore Town Center design architect; Eppstein Uhen Architects Inc., Milwaukee, Bayshore Town Center architect of record; Meacham & Apel Architects Inc., Dublin, Ohio, north parking structure architect

Engineers: Graef, Anhalt, Schloemer and Associates Inc., Milwaukee, Bayshore Town Center civil, structural, mechanical, plumbing engineer; HNTB Corp., Milwaukee, Bayshore Town Center civil engineer; Jezerinac Geers & Associates Inc., Dublin, Ohio, north parking structure engineer; Powrtek Engineering, Waukesha, Bayshore Town Center electrical engineer

Owner: Bayshore Town Center LLC, Columbus, Ohio

Project Costs: \$300 million for Bayshore Town Center; \$41 million for north parking structure

Project Sizes: 1.1 million square feet for Bayshore Town Center; 600,000 square feet for north parking structure

Start Dates: December 2004 for Bayshore Town Center; July 2005 for north parking structure

Completion Date: November 2006