

## Brentwood Academy Athletic Building Second Floor Addition, Brentwood, Tenn.

BEST K-12 Education Project

### Key Players

**Developer/Owner:** Brentwood Academy, Brentwood, Tenn.

**Contractor:** American Constructors Inc., Nashville, Tenn.

**Design Firm:** Earl Swensson Associates, Nashville, Tenn.



The construction of this 25,000-sq-ft, second floor addition above an existing single story building athletic building included a coaches' office suite, two full size gymnasiums, an aerobics room, a new monumental stair, a new elevator and locker rooms.

The existing first floor facilities remained dried in, conditioned and occupied during

the duration of construction. The building site was constrained on three sides by a blue line waterway and steep embankments.

Because of the close relationship among the team players, American Constructors was able to get involved early during the design process. During the preconstruction process, American Constructors and its network of subcontractors provided valuable consultation with regard to cost and constructability. American Constructors' input influenced a great deal of the design decisions.

During the construction process, American Constructors maintained tight controls on contingencies and budgets. As hurdles of risk were cleared through the course of the project, American Construc-

tors advised the owner of budget savings. This close communication allowed Brentwood Academy to add several items of significant scope to the construction contract and never increase the guaranteed maximum price.

As design issues and unforeseen conditions were encountered, American Constructors kept the team solution-oriented so that no single party was vilified and that everyone had a role in resolving the problem.