

## Summary

In 1970, Tatum Chevrolet built a new dealership in Opelika, Alabama. This dealership began as a Chevrolet-Jeep dealer. The dealership was later sold to Kilpatrick Chevrolet-Jeep. In April of 1992, Glynn Smith purchased the dealership and changed the name to Glynn Smith Chevrolet. Since its inception, this location has been a full service Chevrolet dealer. Over the years, Glynn Smith dropped the Jeep brand and added both the Buick and GMC brands to the dealership. Based on their long-standing relationship with Chevrolet, they have become one of the premier dealerships in the state by both meeting and exceeding goals set by Chevrolet. Despite being a thriving dealership, very little work had been done to the building over the past 40 years. In 2011, Mr. Smith wanted to utilize the existing structure and renovate it into a seemingly new building.



In May 2011, Glynn Smith contacted WAR Construction to discuss renovating the dealership. Based on WAR's extensive experience in the automotive construction industry and in renovation projects, WAR was awarded the contract after only two meetings. Even though there was already an architect in place at that time, WAR led the design through its final stages with ideas incorporated from other dealerships. Construction began in November 2011 and was completed in July of 2012. This project was a total renovation that included a 12' addition to the front, removal of 30% of the existing floor plan and a new roof over the entire building. The newly renovated dealership is now home to over 30 employees, 100 used vehicles, and 175 new vehicles.

This project merits a Build Alabama Award because it contains the following elements:

1. Completing the project while 50% of the employees still occupied the building.
2. Staging multiple contractors within a construction fence only 15 feet outside the perimeter of the building expansion.
3. After multiple unforeseen structural issues, WAR led the design changes so that the spaces would still meet the owner's wants and needs.
4. Completed a wide range of extra work to the building while still maintaining the original schedule and budget.



### Meeting the Challenge of a Difficult Job:

During the renovation, there were multiple difficulties to overcome including limited work space, demolition, unknown structural issues, existing building components, and renovating occupied areas, all while the dealership remained operational and open to the public.



The amount of space we were given to complete this renovation and addition was very limited. During the renovation, Glynn Smith Chevrolet continued all normal business so giving up prime sales space for their inventory was not an option. We placed a temporary construction fence less than 15 feet from the perimeter of the new addition and set that as the space to work within. WAR set up designated areas for each contractor to store materials. All construction vehicles were parked in an assigned area outside of the sales inventory lot after they were done unloading every morning.

Demolition was one of the most time consuming parts of this project. Most of the demolition occurred in the front elevation of the building to allow for the “new” façade. However, the administrative and sales areas in the middle of the building were gutted down to the metal building structure to update the interior to match the current Chevrolet image.



Demolition began on day one and was in progress until the last month of the job. Since the dealership was open for business during the renovation, as we completed work in one area, the employees would relocate and we would begin demolition on other areas. Everything from the concrete slab under the showroom area, to the roof panels and the insulation had to come out for this renovation. WAR performed all of the demolition with our own forces.



The shell of the building was a 1970's model, pre-manufactured building with wood and CMU partitions throughout the building. Structural issues were very prevalent, if somewhat unknown, in this project. The existing structure consisted of a “hodge-podge” of materials. Inside the building, most of the office space was constructed of wood with a





## Excellence in Project Management



Although this was not initially meant to be a Construction Management project, it quickly turned into one shortly after WAR was brought into the picture. WAR led SR&F Architects, as well as a group of engineers, to finalize a design that best suited the owner and met the new Chevrolet Brand Image requirements set by GM and Gensler in Detroit, MI. Throughout the project, many unknown conditions were discovered that forced design changes on a monthly basis. Despite all of the obstacles, challenges and unforeseen issues, WAR was able to

complete the project under budget by 10% and on schedule.



## Innovation in Construction Techniques or Materials

One of the main features of this renovation is the use of bright aluminum cladding on the exterior of the building. After the building was erected and the plywood substrate attached, an imaging station was used to make an exact electronic model of what was in place. This machine makes a 3D model of a structure by shooting points all over the building and storing them in a digital file. This technology took the place of having to field measure the building and was used to produce our ACM cladding, without requiring any major field modifications.



### **State of the Art Advancement**

When customers drive by or walk into Glynn Smith Chevrolet, most of them are under the impression that it is a completely new building. Not only do the materials and finishes bring a new feel to the building but also the new technology implemented into the building including LED lighting, motion detectors throughout the building, and a state of the art security system that allows the owner and managers to look at any part of the building from their smartphones, regardless of whether they are on site or not.



### **Sensitivity to the Environment and Surroundings**

Not only did WAR pay close attention to the ongoing operations of Glynn Smith Chevrolet and their inventory but we also took the time reduce our impact on the environment as much as possible. Various erosion preventatives were put in place and maintained throughout the project. We also kept recycling in mind during this project. Most of the items removed during the demolition were taken to a local recycling center. Another part of our project included installing landscape islands in the existing asphalt parking lot. WAR then had trees and shrubs planted to make the bare lot look more appealing and relate to its surrounding environment.



### **Contractor's Contribution to the Community**

WAR Construction, Inc. is involved at every level in our community. Our officers serve on local civic, industry and governmental boards. We donate our services to the Hospice of West Alabama in Tuscaloosa, as well as the YMCA. Our most recent work at the YMCA included reworking the ceiling above the pool area. We donated gym lights at the Benjamin Barnes YMCA basketball facility in order for tournaments and practice to continue at night. We are also corporate sponsors for the American Heart Association, Boys and Girls Scouts and numerous other agencies. Our employees are active in church, little league and other community based organizations.

