



CHEROKEE LANE ELEMENTARY

K-12 School



CHALLENGE

- Completion date couldn't slip—even when permitting issues caused delays early on
- Prevent disruption and safety issues for existing school—located less than 100 yards from site construction
- Deliver seamless integration between site-built structures and modules built off-site
- Tight budget

SOLUTION

- Off-site construction began before site prep so modules were ready the moment site was ready
- 90% completed off-site away from children, teachers, staff
- Building Information Modeling (BIM) for precise integration
- Use cost-effective skylight “high hat” modules plus “open-top” first-floor modules

SUCCESS

- On-time opening for fall semester
- Installation of 175 modules completed in just 20 days to minimize site impact
- Exterior finishes applied at site to create a cohesive, multi-layer aesthetic
- Expansive open-learning spaces and 25-foot ceilings delivered efficiently

SCHEDULE ACCELERATION

LEAST SITE IMPACT

COST CERTAINTY



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To deliver an on-time opening, the weeks lost to early, significant site permitting delays were recouped by starting off-site construction before site prep began—thanks to Building Information Modeling (BIM) and our unique “Build Together” method. These also enabled us to finish modules to a 90% completion level, which dramatically reduced dirt, dust, noise, and safety hazards for the existing school—located less than 100 yards away.

Custom “high-hat” modules cost-effectively deliver expansive open learning spaces with 25-foot ceilings. And to create higher overhead clearances on the first floor, modules were left “open top” so their ceilings are created by the floors of the second story modules that sit atop them.

To further maximize ceiling clearances, advanced BIM clash detection optimized the configuration of complex overhead MEP and fire suppression systems.

BIM also provided seamless integration between site-built structures (monumental entrance, staircases, gymnasium, etc.) and permanent modular classrooms, open learning spaces, admin offices, and more. This allowed the colored brick, textured block, and redwood style panels to be finished at the site—creating a cohesive, inviting exterior.

The end result is a K-12 learning showcase that combines beauty and functionality with cost-efficiency, superior quality, schedule acceleration, and least site impact.

TIMELINE

87 weeks

SIZE

65,000 SF modular/96,000 SF total

LOCATION

Adelphi, MD

BUILDING PARTNERS

Gilbert Architects
Whiting-Turner

