

CONSTRUCTION MANAGER INTEGRATION FOR MAXIMIZED VALUE ON CONSTRUCTION PROJECTS

GALESBURG COMMUNITY SCHOOL DISTRICT: Operation Rebuild Achievement

School District Benefit from Integrated Construction Team Approach

THE CLIENT:

The community of Galesburg, Illinois, is no stranger to adversity. Over the past five years they, like many communities, have fallen victim to major community flagship companies closing due to stressful economic conditions. That, combined with diminishing home property values and extremely aged school facilities, presented a community-wide challenge as they sought to stabilize and rebuild their once robust city.

The Galesburg School District, with strong support from the families of its 4,500 students, began a community planning process outlining major initiatives to improve the facilities that its youth call home during the school year, and that are used by the community throughout the year.

THEIR GOAL:

Using a highly collaborative and communicative community approach, the district established a Master Planning goal. "By July 1, 2011, we will have developed and begun implementation of a 20-year Master Facility Plan scheduling the repairs, replacement, retrofit, remodeling and/or new construction of district fields and facilities designed to improve student achievement and increase property values."

Their objectives:

1. Provide state of the art fields and facilities, individually and when taken as a whole, exceeding those of the district's peers as evidenced by increases in home values.
2. Show gains in student achievement as evidenced by increase in state assessment test scores and student graduation rates.
3. Optimize the use of district financial and other resources as evidenced by number and total cost of projects funded.

THEIR PLAN:

Utilizing a number of financial avenues including sales tax incentives, life safety grants and bonds, the district set forth a plan to prioritize facility upgrades and improvements on its six elementary schools, two junior high schools, high school and alternative high school.

Dubbed "Operation Rebuild Achievement", their no-nonsense, 10-year / \$110 million Master Planning process began with the interview and selection of the architect/engineering firm of PSA Dewberry of Peoria, Illinois. Understanding the value that the construction management firm brings to the process, they also interviewed and chose Russell Construction as their Construction Management partner before kicking off the plan.

OUR RESPONSE:

“Operation Rebuild Achievement” officially kicked off on April, 2011 with the prioritization and design/cost estimating of its first three projects:

1. \$10 million renovation of Lombard Middle school; a school whose origin dates back to 1939 and accommodates 450 students.
2. \$3.5 million renovation of Steele Elementary, the first “Cookie Cutter” school of 1960’s vintage serving 320 students.
3. \$5.5 million renovation of a new field house that will include indoor courts and general athletic spaces. This will be the only new facility of “Operation Rebuilding Achievement”.

As a partner in their effort, Russell Construction is working alongside PSA Dewberry to implement the sequencing and phasing of this multi-year plan.

Having recently served as Construction Manager on more than a dozen public school projects, Russell Construction possesses the expertise that will be required to safely and efficiently accommodate this effort through a detailed phasing and scheduling plan, assuring that every student’s opportunity for learning is not disrupted.

Because of the year-round, back-to-back nature of the projects the team will be challenged to accomplish several outcome driven challenges, such as effectively installing and commissioning new and old mechanical systems and keeping the educational spaces heated and functioning while the school is occupied.

THE RUSSELL APPROACH:

Our goals for this project are simple:

1. All project stakeholders, facilities managers, end users, subcontractors and suppliers are involved at the beginning of the design process.
2. All processes are outcome driven.
3. Communications with the project team and community as a whole are clear, concise, transparent and trusting.

To accomplish these goals, Russell’s team will:

- Provide **budgeting** for various alternatives assuring optimum return on their capital expenditures.
- Provide **life cycle analyses** on building systems to assure maximum value on facility maintenance and operational efficiencies.
- **Customize bid packages** to in order to maximize involvement from local specialty subcontractors. This will also ensure competitive construction procurement and responsive partners for warranty services.
- Utilize **Building Information Modeling** (BIM) systems to give the community a clear vision of each project phase.

By the end of this plan, the team will have served as an integral member to help position the district to help realize their goal of “helping students achieve their dreams.