



Summer Construction STINKS!

BUT IT DOESN'T HAVE TO!

Introductions

Dave Gassen Role: Speaker
- *Senior Project Architect, Wight & Company*



Todd Schmidt Role: Speaker
- *Director of Facilities, Elmhurst CUSD 205*



Jason Wasser Role: Speaker
- *Project Manager, International Contractors, Inc.*



Avoid This:

REDACTED School Board gets update on delays in middle school construction project

The : REDACTED School Board was updated on delays in the completion of the Middle School addition to join the main building and gym as...

Construction delays REDACTED elementary school start date

Instead of starting on Tuesday, Aug. 22 with the rest of REDACTED Public Schools, REDACTED Elementary students will start school on...

1 month ago



P Patch

DISTRICT Exceeds Project Budget By Nearly 20%

REDACTED – REDACTED High School District building projects have exceeded the \$140 million that voters approved in an April 2019...



VIDEO: REDACTED school district delays start of school one week for construction

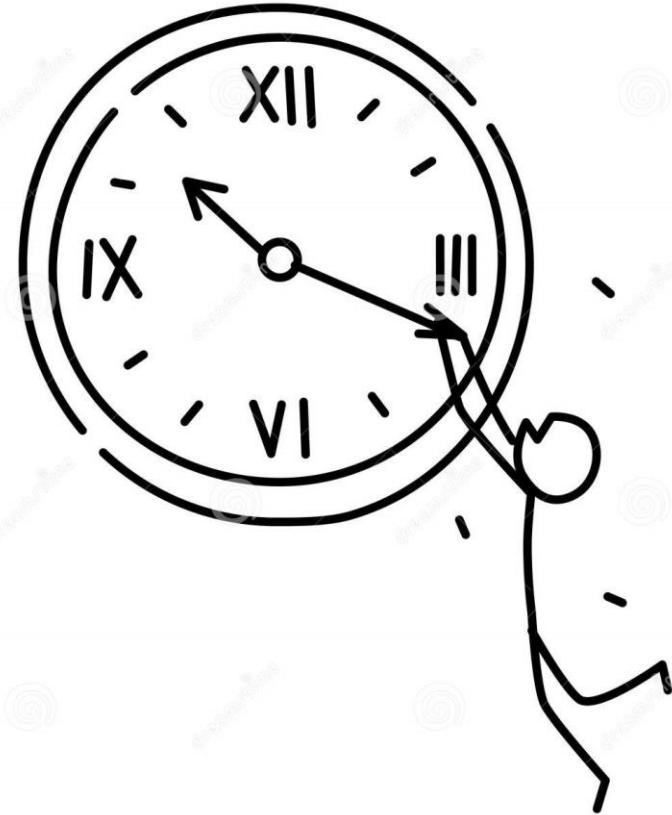
REDACTED School District is delaying the start of school by one week due to unexpected construction delays.

Summer Math Class

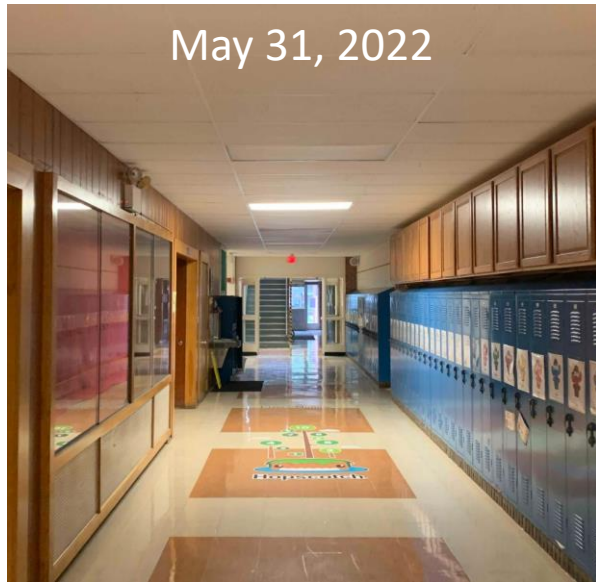
June 3 to August 14 = 53 Business Days

- Subtract **3 Days** for Teacher Move-Out
- Subtract **8 Days** for Abatement Work (Spring / Winter Break?)
- Subtract **1 Day** for Independence Day
- Subtract **6 Days** for Final Cleaning & Furniture
- Subtract **3 Days** for Teacher Move-In

Final Answer = 32 Business Days



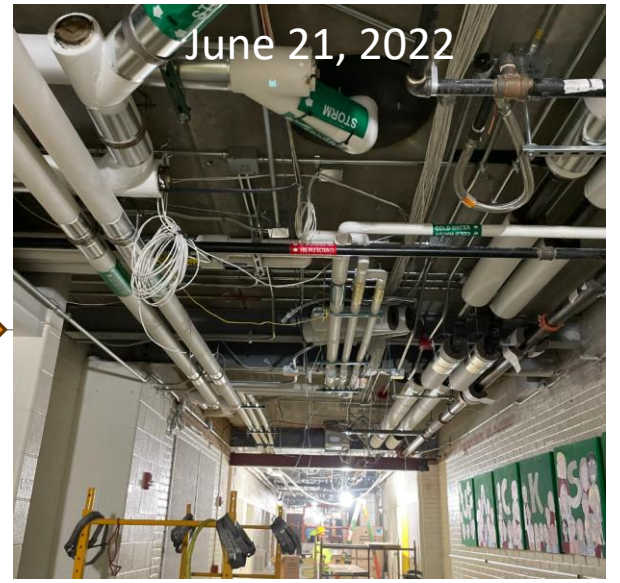
May 31, 2022



June 2, 2022



June 21, 2022



July 12, 2022



July 29, 2022



August 10, 2022



Agenda

Drafting

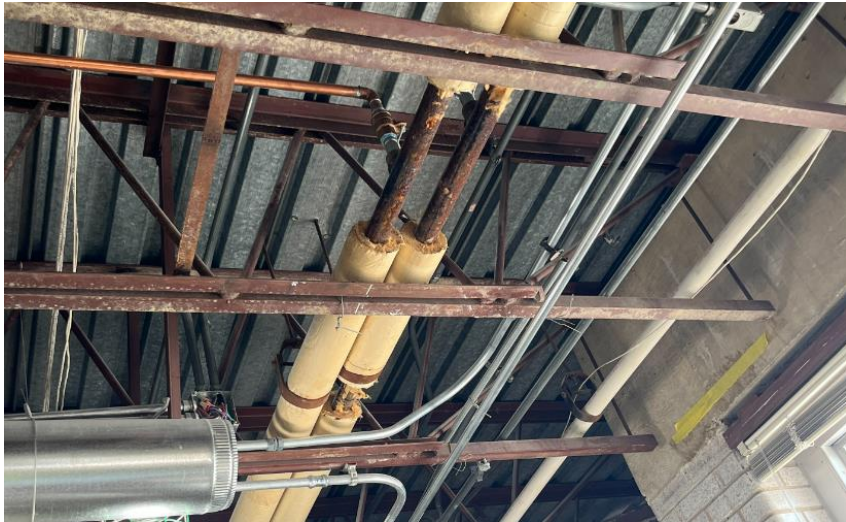
Drafting the plan.

Refining

Refining the plan.

Executing

Executing the plan.



Goals

Avoid becoming a headline.

Tackle the right amount of work.

Turn lemons into lemonade.

Report on a successful summer.

Drafting the plan



Architect and
Construction Manager
Involvement



Who is steering the
ship?



What are the priorities?



Identify Scope Early

Teamwork Makes the.....

...Architect / Construction Manger / District... Dream Work!



Understanding Maintenance Needs

Tracking replacement schedules

Regular Summer Work

District Initiatives – BAS Upgrades, Security, Technology

Parity Between Buildings



Field Home

Schedule Followed: Classrooms
Next Change: 16-Aug-23 5:00 PM CDT

Field DOAS1

BldgStatPress: 0.01 in/wc
BldgStaticSP: 0.05 in/wc
ControlTemp: 59.65 °F
SpaceRH: 57.57 %
HumiditySP: 65 %

ExhFanCmd: 38 %
ExhFanSpd: 29.34 %
ExhFanState: On
EAFlow: 1848.5 cfm

Exhaust Air 62.01 °F

69.45 °F

OAT: 59.6 °F
EconCapacity: 100 %
EconoStatus: Enabled
OAFow: 2967.83 cfm

ERWheelSpd: 0 %
ERWhlOnOff: On

ClgCapacity: 0 %
ClgStatus: OffAlm

HTGCapacity: 12 %
HTGStatus: Enabled

FanSpd: 7
SFanCtr: 1

Box	Room	CO2	ZNT
VAV130	Rm 130	502 ppm	68.8 °F
VAV131	Rm 131	522 ppm	68.0 °F
VAV132	Rm 132	429 ppm	70.4 °F
VAV133	Rm 133	435 ppm	68.3 °F
VAV134	Rm 134	472 ppm	68.3 °F
VAV214	Rm 214	292 ppm	70.2 °F
VAV215	Rm 215	421 ppm	69.6 °F
VAV230	Rm 230	352 ppm	68.8 °F





When to Keep it In-House

What can Facilities complete?

When to utilize outside contractors?



Sorting Through the Wish Lists

Accept or Reject?

Adhering to District Standards

Grouping Similar Projects

Tracking

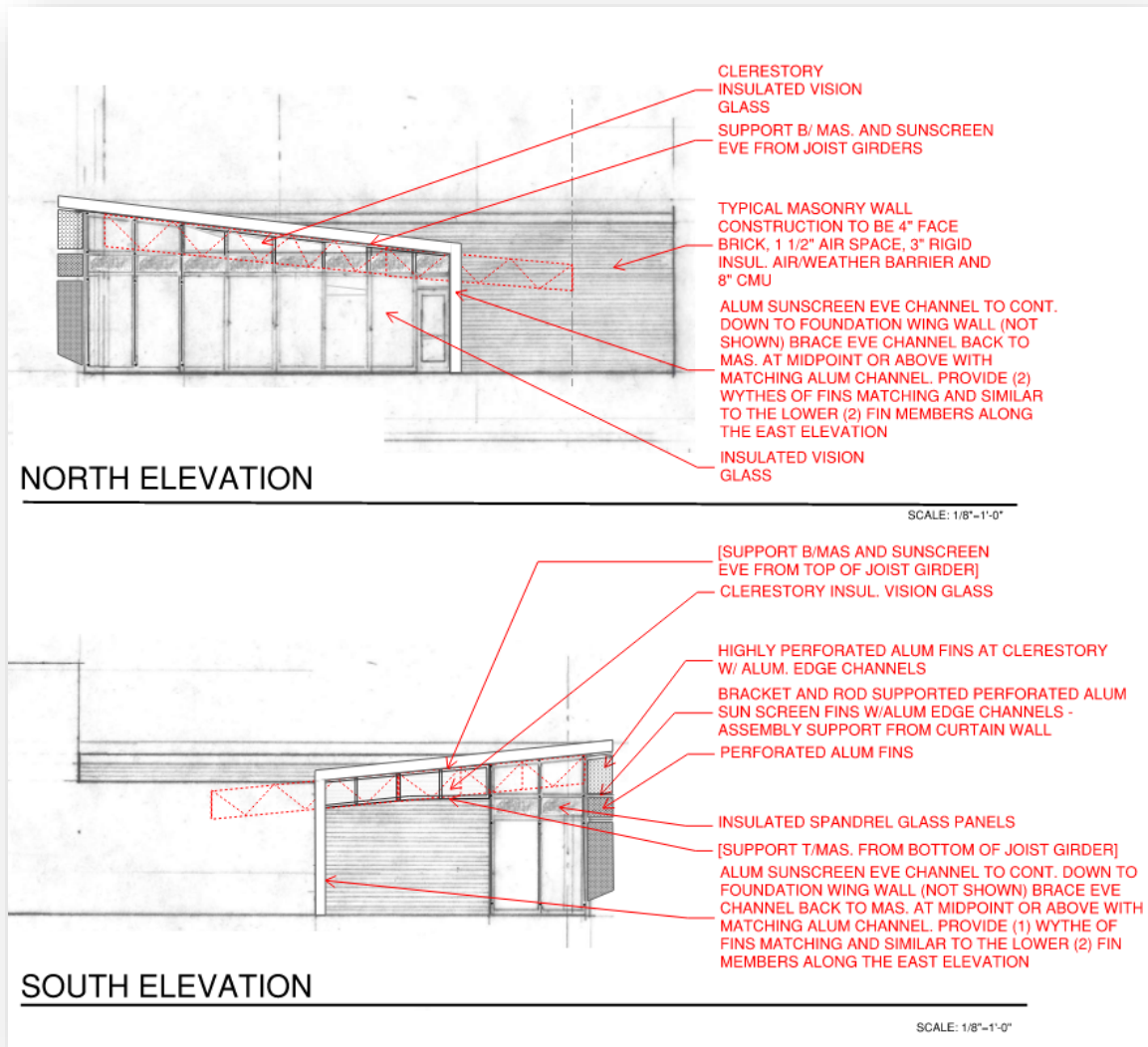


Putting Pen to Paper

Initial Design Documents

Identify Scope as Early as Possible

Heavy CM and Architect Involvement



Pivot!

How to deal with a change in course.

What will this change trigger?

How are stakeholders notified?



Elmhurst CUSD #205

Pre-Referendum Master Facility Plan
Elmhurst, Illinois



ICI Project No. 021705
Original Date: October 3, 2018 (Revision #2)
Re-Casted Format Date: June 12, 2019
Conceptual Cost Estimate



Work Category	Building	Grade Level	Size (SF)	Scope	Estimated Const. Duration	Estimated Project Cost
York Community High School						
Maintenance	a. Masonry Tuck-Pointing	9-12	N/A	Exterior Improvement	Summer	\$150,000
Maintenance	b. Re-Surface Asphalt Student Parking Lot	9-12	N/A	Site Improvement	Summer	\$200,000
Maintenance	c. Replace (3) AHU's serving Pool	9-12	N/A	M.E.P. Upgrade	Summer	\$550,000
Maintenance	d. Athletic - York Track Replacement	9-12	N/A	Site Improvement	Summer	\$800,000
Maintenance	e. Roofing - Cafeteria Roof	9-12	N/A	Exterior Improvement	Summer	\$1,270,200
Maintenance	f. Package Boiler Replacement	9-12	N/A	M.E.P. Upgrade	Summer	\$650,000
Building Specific	g. Auditorium / Theatrical Upgrades	9-12	14,700	Renovation	6 months	\$7,023,400
Building Specific	h. Athletic Field Improvements	9-12	7.5 acre	Site Improvement	1-2 Summers	\$2,177,700
Future Ready	i. Business Incubator / Tutor Classroom	9-12	3,370	Build-Out	Summer	\$526,400
Future Ready	j. Manufacturing Lab	9-12	2,200	Build-Out	Summer	\$606,900
Subtotal (York HS)						\$14,000,000
Jackson Elementary School						
Maintenance	a. Replace Galvanized Domestic Water Piping	K-5	N/A	M.E.P. Upgrade	Summer	\$275,000
Maintenance	b. Package Boiler Replacement	K-5	N/A	M.E.P. Upgrade	Summer	\$162,500
Maintenance	c. Unit Ventilator Control Board Replacement	K-5	N/A	M.E.P. Upgrade	Summer	\$60,840
Building Specific	d. Back-up Power	K-5	N/A	M.E.P. Upgrade	Summer	\$75,000
Building Specific	e. Secured Entry & Office Renov.	K-5	2,100	Addition / Renovation	4-5 months	\$1,040,700
Building Specific	f. Air Conditioning Retro-Fit	K-5	55,045	M.E.P. Upgrade	Summer	\$3,660,600
Future Ready	g. Library Renovation	K-5	1,700	Renovation	Summer	\$597,000
Future Ready	h. Corridor & Light Renovation	K-5	8,300	Renovation	Summer	\$539,700
Future Ready	i. New Structured Cabling and IDF Closets	K-5	55,045	Technology Upgrade	Summer	\$350,169
Subtotal (Jackson)						\$6,800,000
Jefferson Elementary School						
Maintenance	a. Replace Gymnasium Roof	K-5	N/A	Exterior Improvement	Summer	\$180,000
Maintenance	b. Abate Asbestos Floor Tile and Mastic	K-5	7,500	Renovation	Summer	\$75,000
Maintenance	c. Replace Galvanized Domestic Water Piping	K-5	N/A	M.E.P. Upgrade	Summer	\$84,000
Maintenance	d. Package Boiler Replacement	K-5	N/A	M.E.P. Upgrade	Summer	\$150,000
Maintenance	e. Replace Heating /Ventilating in 1954 Bldg.	K-5	N/A	M.E.P. Upgrade	Summer	\$450,000
Maintenance	f. Add Electrical Distribution Panels	K-5	N/A	M.E.P. Upgrade	Summer	\$15,000
Maintenance	g. BAS - Upgrades (Gym / 116/117)	K-5	N/A	M.E.P. Upgrade	Summer	\$75,000
Maintenance	h. Unit Ventilator Control Board Replacement	K-5	N/A	M.E.P. Upgrade	Summer	\$65,520
Maintenance	i. Replace Asphalt Parking Lot (East Lot)	K-5	N/A	Site Improvement	Summer	\$234,000
Building Specific	j. Secured Entry & Office Renov.	K-5	1,175	Addition / Renovation	4-5 months	\$1,034,300
Building Specific	k. Site Redevelopment	K-5	3.0 acre	Site Improvement	Summer	\$800,000
Building Specific	l. Air Conditioning Retro-Fit	K-5	49,775	Mechanical Upgrade	Summer	\$3,358,000
Future Ready	m. Library Renovation	K-5	2,025	Renovation	Summer	\$637,400
Future Ready	n. Corridor & Light Renovation	K-5	6,500	Renovation	Summer	\$539,700
Future Ready	o. New Structured Cabling and IDF Closets	K-5	49,765	Technology Upgrade	Summer	\$330,369
Subtotal (Jefferson)						\$8,000,000

Preliminary Budgeting

Setting a Baseline

Understanding Project Types

Refining the Plan



DESIGN AND
BIDDING TIMELINES



EARLY EQUIPMENT
PROCUREMENT



PREPARING THE
BOARD



Design Steps

Setting Design Milestones

District Input

What decisions need to be made 'yesterday'?

What hurts the process?

Design Steps

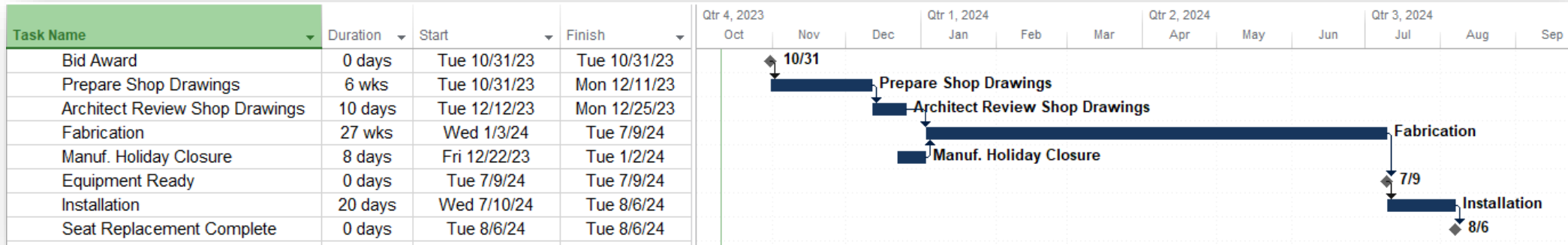
Involving Engineers & Consultants

District Standards

Be Prepared for Fluidity – Need to Accommodate Changes



Lead Times – “It’s how many weeks?!”



Orchestra shells (Shop Drawings)	± 6 weeks
Orchestra shells (Product)	± 20 weeks After Approval
Stage Platform (Shop Drawings)	± 5 weeks
Stage Platform (Product)	± 24 weeks
Theater Seating (Shop Drawings)	± 5 weeks
Theater Seating (Product)	± 26 weeks
Stage Rigging (Shop Drawings)	± 7 weeks
Stage Rigging (Product)	± 13 weeks



Proposed Projects



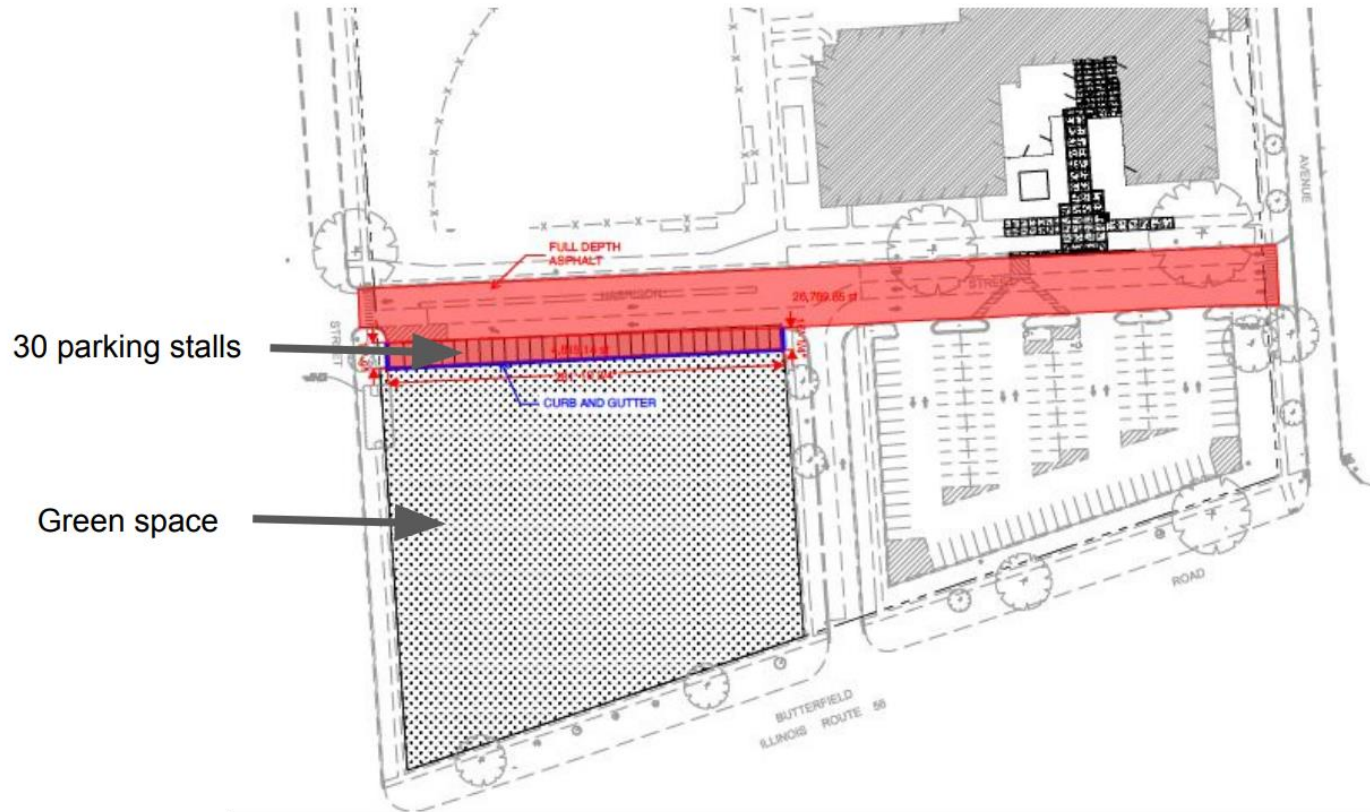
	Estimated Allocation
Bryan front drive paving	\$400,000
Sandburg front lot paving	\$200,000
Hawthorne pavement replacement	\$550,000
Jackson roof replacement	\$860,000
Jefferson roof replacement	\$860,000
York restroom renovation	\$70,000
York north learning commons renovation	\$500,000
2nd grade furniture	\$360,000
District wide flooring replacement	\$200,000

Total \$4,000,000

Preparing the Board

Bryan Middle School

Bus lane pavement replacement/Gravel lot



Preparing
the Board

Executing the Plan

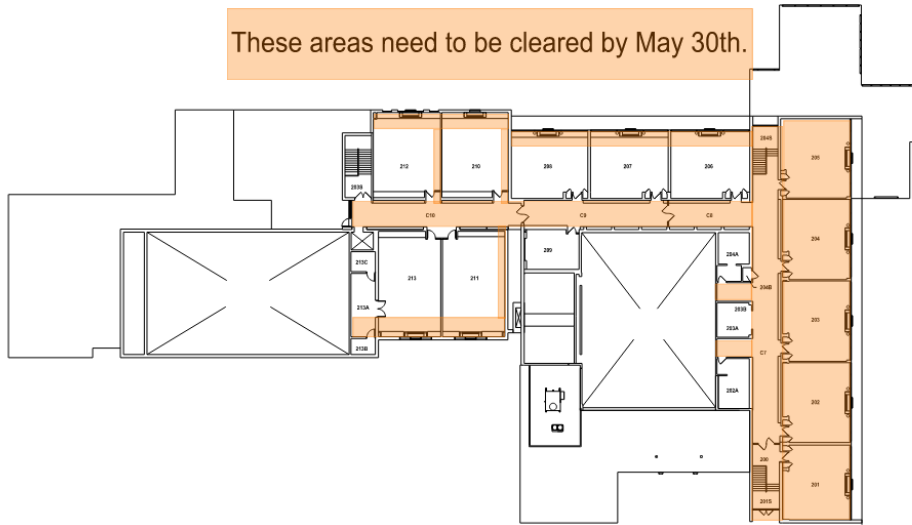
Move-Out/In Discussions

Communication with Staff

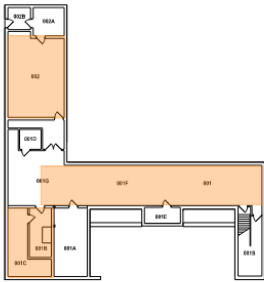
Construction & Punch Lists

Board Updates

These areas need to be cleared by May 30th.



1 FLOOR PLAN LEVEL 2 OVERALL
SCALE: 1/8" = 1'-0"



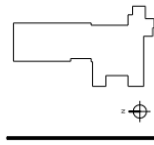
3 FLOOR PLAN FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 FLOOR PLAN LEVEL 1 OVERALL
SCALE: 1/8" = 1'-0"



Wight & Company
Wightco.com
2000 North Foregate Road
Darien, IL 60531
P 630.988.7000
F 630.988.7070



NOT FOR CONSTRUCTION

REV DESCRIPTION DATE
SECURITY VESTIBULE
PROJECTS- JACKSON
ELEMENTARY
SCHOOL
925 SWAIN AVENUE
ELMHURST, IL 60126
OVERALL FLOOR PLANS

Project Number:
100004
Drawn By:
WIGHT
Sheet:

A0.00

The Move-Out

Storage Containers

Additional Staff / Movers

Good Time to Purge

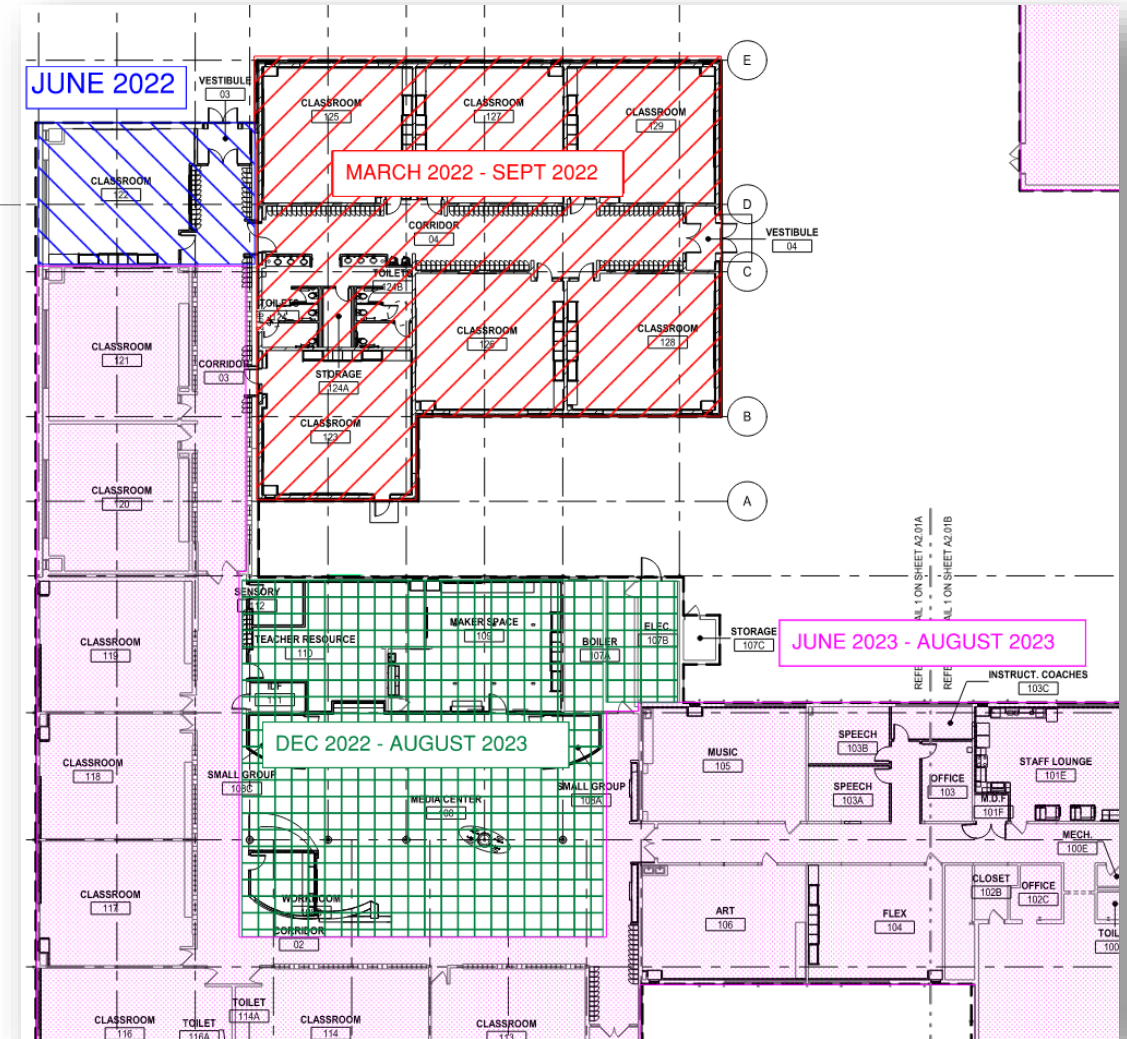
Updating the Staff

Meet with Building Staff EARLY

Outline the Work & Affected Areas

Changes to the Plan

Discuss the Move-In



Surprise,
Surprise!





Elmhurst CUSD 205

July 26 · 🌐



Exciting changes are happening at [Sandburg Middle School](#)! Sandburg is currently undergoing extensive interior and exterior construction, all geared towards enhancing the learning environment for our students! 🏡 ✨ #WeAreD205 #WeAreSandburgD205



👍❤️ 63

1 comment 2 shares



Elmhurst CUSD 205

September 14 · 🌐



🚧 Construction Update 🚧 Check out the progress being made inside the [York Community High School](#) auditorium. Improvements include re-sloped floor, new seating, ADA ramps to stage, and much more! #WeAreD205



👍❤️👹 82

6 shares

👍 Like

💬 Comment

🔄 Share



Plan for the Worst.... Construction



21 Mechanical Units ordered in November 2021

Ship Date: 4/6/22

.....an eternity later.....

Units Arrived: 7/27/22

- Resequencing Required
- Prioritized Ceilings and Enclosures
- OT Required
- Completed by 8/14/22



Plan for the Worst.... Design

Implement Contingency Plans

Choose a Path Forward

Sandburg Punch List -
Preparation for 2023-24 Start

Status	Item	Responsible Party	Location	Notes
Missing	Front Door Camera	205 Contracted	Hallway	Previously installed: important view of front door, front hallway and back stairwell
Incomplete	Camera Installation	205 Contracted	Throughout building	In our transformer room several cameras remain, and tiles with data cables hanging remain.
Incomplete	Data to Circulation Desk	205	Media Center	Data ports still need to be brought into the circulation desk from the wall. Data ports are required for Tech Assistants work with Chromebooks and phone use.

Tracking Punch Items

Reporting on the Successes



Summer Capital Update



Completed 2023 Summer Capital Projects

York High School

- Paint 26 classrooms/corridors
- Flooring replacement “A” building
- Replace Entrance doors (Door 2)
- Media center renovation
- “Y” TV renovation

Bryan Middle School

- Paint gymnasium
- Repave bus lane
- Gravel lot parking stalls/green space

Sandburg Middle School

- Paint gymnasium
- Replace auditorium HVAC
- Repave front parking lot

Emerson Elementary School

- Paint gymnasium
- Sand/refinish gym floor

Fischer Elementary School

- Paint gymnasium
- Install new wood gym floor
- New sounds baffles in gym
- Detention basin maintenance

Hawthorne Elementary School

- Replace blacktop
- Install field turf

Jackson Elementary School

- Paint gymnasium and MPR
- New sounds baffles in gym
- Sand/refinish MPR floor
- Repave parking lot (City IGA)

Jefferson Elementary School

- Paint gymnasium
- Sand/refinish gym floor
- Repave parking lot

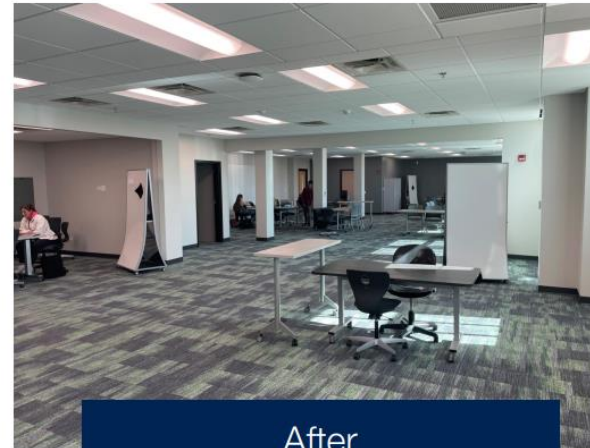


York High School

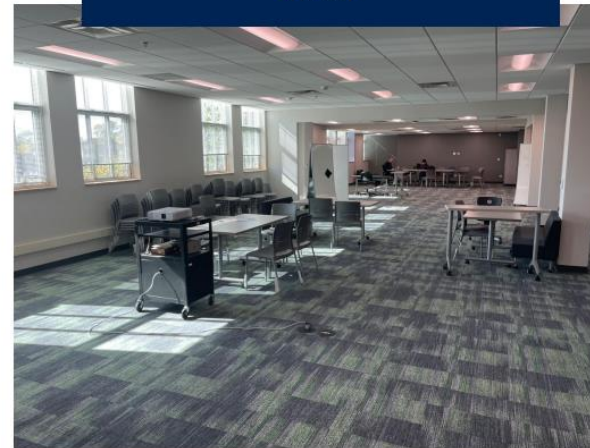
South learning commons



Before



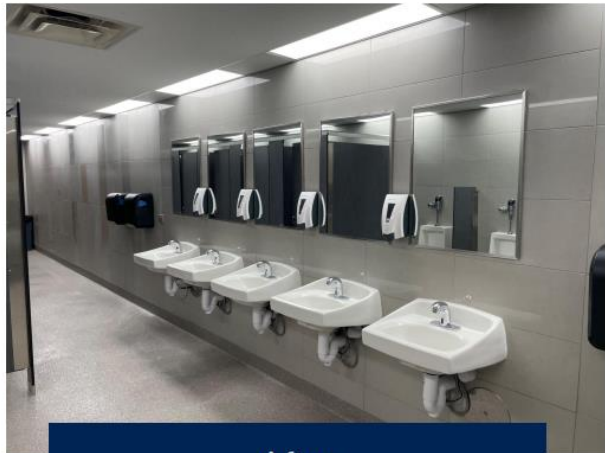
After



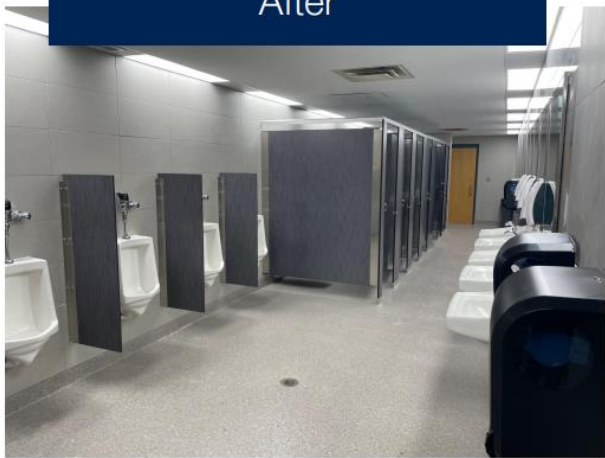
York High School

Restroom renovation

Before



After





NOT A HEADLINE



TACKLED THE RIGHT AMOUNT



ROLLED WITH THE PUNCHES



REMAINED A HERO

QUESTIONS?

Dave Gassen - *Senior Project Architect*
Wight & Company



Jason Wasser - *Project Manager*
International Contractors, Inc.



Todd Schmidt - *Director of Facilities*
Elmhurst CUSD 205

