



## James Fallon Elementary School Ceiling Repair



**Key Project Factors:** Emergency Project, Time Savings, Value Engineering

**Owner:** Wayne Public School District (NJ)

### Project Scope

- Containment of damaged area and safely support existing roof and truss
- Demolition and temporary lighting
- Repair four structural wood trusses
- Installation of new ceiling and flooring

**Contractor:** Murray Paving & Concrete, LLC

**Project Cost:** \$475,000

### Time Frame

Project Identified: September 27  
 Joint Scope Meeting: October 2  
 Purchase Order Issued: October 12  
 Construction Start: October 13  
 Construction Completed: December 29

### Challenge

During a routine maintenance check of an existing roof truss at James Fallon Elementary School in Wayne, New Jersey, it was discovered that four wood trusses spanning 40 feet were beginning to fail above the cafeteria. This presented a safety issue, leading to the shutdown of the cafeteria. The new school year had just begun, and students had to resort to eating in classrooms until the damage could be repaired.

Emergency repairs were deemed a necessity to make sure the cafeteria would be fully operational ASAP. To further complicate matters, this was also an insurance claim, so all work had to be documented to ensure auditability.

### Solution

Searching for a more efficient way to procure the project, the Wayne Public School District accessed Gordian's ezIQC® solution, available through the Educational Services Commission of New Jersey (ESCNJ).

ezIQC is indefinite delivery/indefinite quantity process (IDIQ) that enables contractors to complete a substantial number of individual projects with a single bid. Tasks are based on competitively-awarded, preset prices.



A three phase approach was taken to streamline the process.

During phase one, the architect was able to get an early start due to the ezIQC process. Temporary lighting was also installed to maintain safety. Demolition and truss repairs were made by structural engineers during phase two. The project was rounded out in phase three with final finishes including ceiling insulation, paint, flooring, carpentry and HVAC.

Increased collaboration helped ensure the three phases flowed together smoothly.

Throughout the project value engineering was adopted. For instance, replacing the wood trusses with steel was considered but ultimately deemed cost and time prohibitive.

## Results

The project was completed strikingly fast, just three months after the initial joint cope meeting. Due to the auditable documents provided through the ezIQC process, the district was able to process the insure claims very quickly.

On coming back from the winter break, students were able to enjoy their lunches in the cafeteria once again.

## About Gordian

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