

## The Hills Renovation



**Key Project Factors:** Time savings, value engineering, quick response

**Owner:** Duluth Public Schools, MN

### Project Scope

- Installation of HVAC controls and new security system
- Building of nine offices and seven therapy rooms
- Installation of new flooring throughout
- Renovation of main entrance
- Painting throughout
- Installation of 60 lockers
- Installation of high efficiency condensing boiler

**Contractor:** Kraus-Anderson Construction

**Project Cost:** \$3,000,000

### Time Frame

Project Identified: June 6

Joint Scope Meeting: July 27

Construction Start: October 23

Construction Completed: December 29

### Challenge

Duluth Public Schools sought to move The Hills (formerly known as Woodland Hills Academy) to an improved space. Closed in 2011, Rockridge Elementary School was identified as an ideal place to relocate.

The district set a hard deadline for January and an all-in budget of \$3 million - \$300,000 of which was dedicated to soft costs.

Realizing it was going to be impossible to complete this project on time with a traditional bidding process, the district sought other construction procurement methods.

### Solution

Faced with the pressing deadline and tight budget, the district opted to access Gordian's ezIQC® solution, available through the National Joint Powers Alliance® (NJPA). ezIQC establishes local, competitively-awarded contracts and is ideal for use on renovation and alteration work, responding quickly to emergencies, addressing a backlog of deferred repairs and straightforward new construction.

Duluth Public Schools looked for smart alternatives to save money such as reusing existing water fountains and retrofitting rather than replacing light fixtures. The project scope included building nine offices, installing brand new ceilings and flooring and installing 60 new lockers. The savings from these alternatives added up.



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## Results

Collaboration was essential in this project, and it was heralded a major success. All building renovations and classrooms were completed in time for their deadline. Construction for the project came in on budget at \$2.7 million.

David Spooner, the Manager of Facilities for Duluth Public Schools, had this to say about the work accomplished: "I have been in facilities management for 21 years - over 350 million dollars in construction - and this was the best project that I have ever been a part of."

Children and faculty continue to enjoy and use this facility to this day.

## About Gordian

Gordian is the world's leading provider of facility and construction cost data, software and services for all phases of the building lifecycle. A pioneer of Job Order Contracting (JOC), Gordian's solutions also include our proprietary RSMeans data and Sightlines facility benchmarking and analysis. From planning to design, procurement, construction and operations, Gordian's solutions help clients maximize efficiency, optimize cost savings and increase building quality.

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