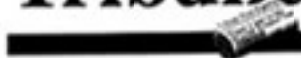


# Tribune Press Reporter



CONSULTANT'S REPORT CONCLUDES

**Glenwood and Boyceville's schools get more Bang for the Buck**

By LeAnn Ralph

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Recent school improvement projects in Boyceville and Glenwood City ended up with "more bang for the buck" according to Earl ("Doc") Smith, EDS Consultants and Construction Managers. EDS is located in Lakeland, Minn. Smith operated as the project manager for both construction projects. Boyceville completed an \$8.45 million project which was approved by referendum in May of 1999. Ground breaking occurred in September of the same year.

The project included an addition at Tiffany Creek Elementary, an addition at Boyceville High School, and renovation of the middle school and portions of the high school. The Tiffany Creek addition was finished in March of 2000 and the high school was "substantially" complete in August. The middle school was completed in October of 2000. According to documents submitted by Smith, "both school districts were wise with the public's money." Boyceville built 67,300 square feet of new construction at \$74 per square foot and remodeled 78,000 square feet at \$27 per square foot.

According to a description of the project that was written by Smith and submitted to the Minnesota Construction Association, "As phases of the project were completed: i.e., earthwork, footings, we were able to release dollars from the contingency to add additional amenities. The district was able to add the classrooms on the west end of the building and upgraded existing corridors and classrooms. Being cognizant of change orders and the relative costs of the change orders, we assured the project stayed under budget."

Smith who reviewed the construction progress daily, was able to save the Boyceville district over \$40,000 in change order requests alone. Smith indicated that a total of \$80,000 was saved in the budget allowing the school to complete additional items that had not been considered during the design of the project.

## Boyceville Added Value

Some of the "added value" items for the Boyceville project include:

- ◆ Changing the entrance to prevent additional cost.
- ◆ Leaving the existing beams and part of the southwest floor in the middle school to reduce costs.
- ◆ Working with trade contractors who missed items in their bids (the locker contractor missed some of the lockers; the food service contractor missed the elementary food service equipment).
- ◆ Adding approximately 36 seats on the west end of the gym and raising the return air above the northwest doors to allow for additional seating.
- ◆ Shifting the gym floor stripping five inches to the west to give more space on the south end for basketball players and people who are seated.
- ◆ Working with masons who had laid block all the way to a lintel and having them cut the block so there was a half-inch gap between the lintel and partition wall, which prevents the wall and floor from cracking when snow loads are on the roof.
- ◆ Wrapping the concrete column at the entrance with block to make the column look better.
- ◆ Reviewing the greenhouse and bringing the costs into budget.
- ◆ Installing sidewalks on the east side so people would not have to walk on the street.
- ◆ Saving 1,500 square feet of storage space by remodeling a boiler room for cold storage (the room



originally was going to be torn down).

- ◆ Using crushed asphalt from the bituminous contractor. The contractor was milling a road nearby, and this saved \$2,000.
- ◆ Saving \$4,000 by not renting a unit to remove the humidity from the gymnasium so the gym floor could be installed. Instead, a duct supply run was cut in the main mechanical room that had a ten-ton air condition unit in it. The mechanical room was used as an air plenum, and the return air in the boiler room was opened to circulate air conditioning that brought the humidity from 60 to 70percent down to 30 percent.
- ◆ Tapping off the existing Annex building, which had enough power for temporary power, saving cost for the school district.

## **Glenwood City**

Glenwood City completed a \$1.97 million dollar project that was dedicated in October 2001. The project included major maintenance and upgrading work, such as replacing windows, carpet, parking lot, upgrading restrooms, locker repairs, resurfacing track and tennis courts, replacing doors and hardware, air flow, computers and furniture.

According to Smith, Glenwood City touched all part of the school building and grounds - a total of 167,000 square feet for the building and 223,000 square feet of the grounds. The cost of the maintenance and upgrading was \$5 per square foot.

## **Glenwood Added Value**

Added value items for Glenwood City included:

- ◆ Installing a batting cage.
- ◆ Eyewash in the boiler room.
- ◆ Replacing a leaking gate valve/ball valve at the boiler.
- ◆ Adding backflow preventer at the boiler.
- ◆ X-cel Energy rebate of \$4,834 from this project and the 1998 project.
- ◆ Replacing miscellaneous hardware and doors throughout the school.
- ◆ Installing a new pole vault pit.
- ◆ Installing additional long jump and upgrading the existing pit.
- ◆ Installing discus/shotput fence.
- ◆ Providing new tennis court nets and reels.
- ◆ Resurfacing the tennis court.
- ◆ Adding a floor drain to one of the girls bathrooms.
- ◆ Relocating the entrance lights to highlight the archway.
- ◆ Caulking masonry joints around the older portion of the building.
- ◆ Adding carpet and tile in two corridors.
- ◆ Painting junior high lockers.
- ◆ Installing new carpet in the high school lobby and vestibule.
- ◆ Installing new carpet in the industrial arts computer lab.
- ◆ Installing new carpet in the high school principal's area.
- ◆ Painting exterior doors.
- ◆ Repairing and upgrading outflows for the main building storm drainage.
- ◆ Venting the senior high biology and science lab's storage and photo lab.
- ◆ Installing an explosion proof cabinet for biology and science rooms.
- ◆ Adding outlets on the northwest wall of the biology room.



- ◆ Replacing gymnasium fans.
- ◆ Carpeting elementary entrances and hallway.
- ◆ Repairing air-handling unit in the high school science room.
- ◆ Adding outlets in the east wall of room 439.
- ◆ Installing shelving in the art room.
- ◆ Adding air conditioning to rooms 128, 327-333, 407-413, 493.
- ◆ Painting exterior junior high walls.
- ◆ Replacing corroded door mullion at stair 149.
- ◆ Upgrading exterior stair at entrance 149.
- ◆ Replacing tile at stair 149.
- ◆ Refinishing doors at cafeteria entrance.
- ◆ Resurfacing high school gym floor and adding six badminton courts.
- ◆ Adding window blinds to new windows.
- ◆ Adding dedicated computer power to the junior and senior high school.
- ◆ Increasing main computer closet space.
- ◆ Upgrading building files.

## General Observations

By upgrading the buildings, both school districts have increased the life of the buildings and have increased the efficiency of the buildings, Smith noted in a document dated Nov 20, 2001. Some examples of what helps make the buildings and custodial staff more efficient in both the Boyceville and Glenwood City school districts include:

- ◆ Painting the walls with vandal resistant paint.
- ◆ Changing over mechanical systems to electronics more efficiently through computerized generated software.
- ◆ Upgrading custodial equipment to increase the speed of cleaning the corridors and classrooms.
- ◆ Updating the lighting to more energy efficient lighting and better lighting for students to work under.
- ◆ Increasing computer usage through additional connections and computer that help students stay in front of the learning curve.
- ◆ Adding a distance learning room to give students the ability to learn from outside sources.

"The quality of each of the buildings shows how good and efficient the staff is. Glenwood City and Boyceville have topnotch schools for the students to go to and learn," Smith said. Bruce Anderson, Boyceville superintendent, and Dean Sanders, Glenwood City superintendent, both wrote letters of recommendation praising Smith and the EDS staff.

"Boyceville Community School District has benefited greatly by 'Doc' Smith's abilities and dedication...His expertise assisted us in estimating costs, front-end specs, deciding what we could afford and how we could maximize the project...EDS Consultants and Construction Managers charged us a reasonable percentage rate of the construction cost for the project as set early in the process... 'Doc' was able to return some of this money to us in the final few months, which was very beneficial in the remodeling aspect of our project," Superintendent Anderson wrote.

"Our project (in Glenwood City) came in under budget and came in ahead of schedule. We were able to do many more things to update and remodel our building than were originally planned...throughout the project we dealt with only two change orders and in those two change orders they were not because there was something wrong but it was to add something more to a part of the project that was already



there was something wrong but it was to add something more to a part of the project that was already going on," Superintendent Sanders wrote.

