

## Benjamin School District 25 West Chicago, Illinois



### Project Results



“I would like to take this opportunity to express my appreciation for a job well done this summer. I was amazed at how smoothly everything was done. The communications were excellent. At first I was concerned about hiring a company out of St. Louis as our construction manager. I soon realized this was not a problem. CTS gave us terrific supervision and attention. It was like you were located just down the street. The installations were completed on schedule and within budget. Excellent work! I actually never had to deal with any construction problem and did not receive one complaint about the work done. Congratulations on an outstanding job this summer. We are an extremely satisfied and happy customer.”

**Dr. Larry Weck**  
**Interim Superintendent**

Benjamin is an elementary public school district with nearly 1,000 students just outside Chicago. The original building, now the Middle School, was constructed in the 1950s and has endured four additions over the last fifty years. The second district building, the Elementary School, has undergone three additions since the original construction in 1974.

**Challenge:** Revitalizing Facilities to Provide Quality Building Environments for Students and Staff in a Timely, Cost Effective Manner

- Both schools have had numerous small additions, but virtually there had been no upgrading of the original heating and ventilation equipment throughout the buildings.
- The air circulation was inadequate and the classroom temperatures would become very hot during warm spring, summer and fall school days. Both diminished the ability to provide comfortable classrooms, impairing students' concentration.
- The traditional construction process would not allow the project to be completed until summer of 2007.

**Solution:** \$1.4 Million of Infrastructure Improvements Through Performance Contracting

- The lowest life cycle engineered solution weighed upfront costs with long term operating costs – the final recommendation included new roof top units and modifications to unit ventilators and air handlers.
- CTS' alternative construction approach allowed design and construction to occur in parallel, allowing time compression and implementation over the 2006 summer.
- On-site project management coordinated the district's preferred local contractors.
- The financing for this project was the easiest part. The district sold Working Cash Bonds without referendum to finance the entire air conditioning/ventilation project.

**Results:** The Parents, Community and School Board Are All Pleased With The Results

- The project was within the budget estimate and completed on time a year earlier than originally anticipated – with no interruptions to education activities.
- Created a favorable learning environment for students, teachers and staff, providing a sense of comfort, health and well-being. These elements combine to assist Benjamin with its core mission – educating children.

