

SHAPING FUTURES

Canyon Springs High School New Classroom Building

Moreno Valley Unified School District



"They're (Tilden-Coil) very aware of our school schedule. As a principal, it is such a blessing to have people that actually know it is not a construction site, but a school that happens to have construction on it."

- Tamera Kerr, Canyon Springs High School Principal

Shaping Futures at Canyon Springs High School

The finishing touches are complete for a new 46,000 square-foot classroom building to serve the 2,187 students at Canyon Springs High School in Moreno Valley. Through community support of Bond Measure M, a \$75 million program for new and refurbished facilities is underway at Canyon Springs. In addition to the new classroom building, this program includes a remodeled gymnasium, modernized classrooms including cyber innovation classrooms, remodeled library, administration offices and a new multi-purpose building/commercial kitchen—all scheduled for completion by late 2022. The Moreno Valley Unified School District selected Tilden-Coil Constructors as its Construction Manager on a CM multi-prime delivery to realize these transformational campus developments. Together with HMC Architects, Tilden-Coil has provided design assist throughout preconstruction and construction.

CSHS New Classroom Building Quick Facts

Architects: HMC Architects

Delivery: CM Multi-Prime

Building Size: 46,000 sf

Completion: December 2020

Scope: 8 science labs, 16 standard classrooms

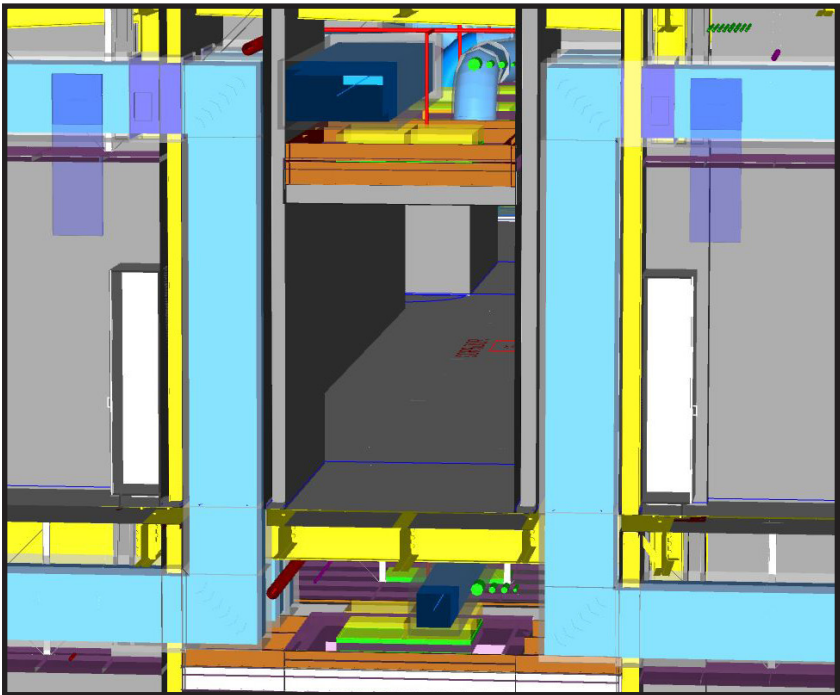
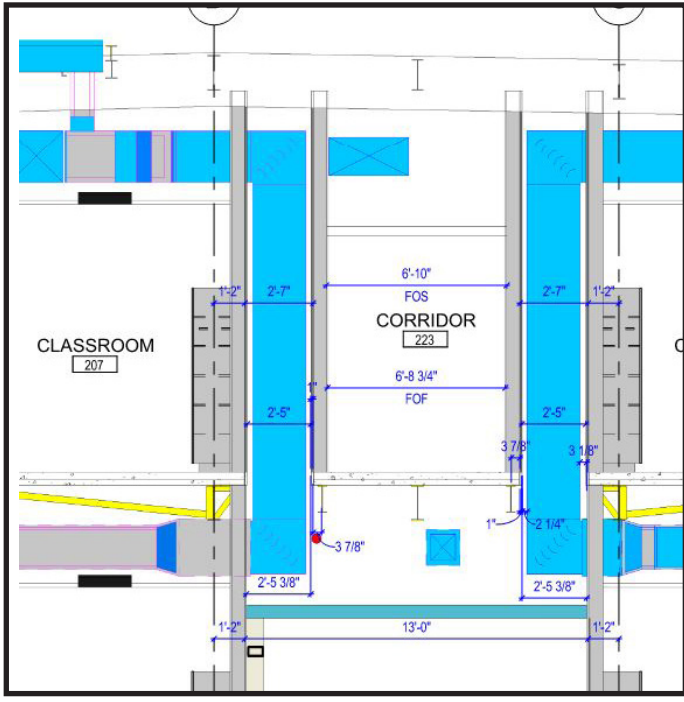
Founded in 1987, Canyon Springs High School offers its students focused academic programs including a Health Careers Academy, Business Academy, International Baccalaureate, Academy of Creative Technology and Air Force JROTC. As called for in its vision statement, Canyon Springs High School “is dedicated to ensuring that our students display integrity, act responsibly, collaborate effectively, think critically, and demonstrate strength of character.”

The new classroom building provides 8 fully integrated state-of-the-art science labs and 16 new classrooms. The building’s exterior skin features fiber cement panels, corrugated metal and plaster finishes. Site utilities—gas, fire water, domestic water—required re-routing prior to construction, and new electrical service was installed from its connection source at the opposite end of campus.



Building Information Modeling

As Tilden-Coil’s in-house BIM (Building Information Modeling) team began their coordination process, it was discovered that the required 960 square feet for classrooms was not met. In order to achieve this requirement, some stacked corridor walls and restroom walls on the 1st and 2nd floors had to be moved towards the corridor. Some of these walls accommodated mechanical duct shafts with smoke fire dampers and in-wall plumbing from 1st to 2nd floor. Sufficient clearance for the wall shafts, as well as the corridor isle, needed to be met.



After extensive coordination with the design team and BIM coordination trades to ensure all systems work within the new wall locations, Tilden-Coil finalized adjustment of the walls, structural and MEPF systems so coordination efforts were completed on time for field schedule.



“Thank you for the continued support and assistance with our everyday dynamic challenges of our construction program. Your committed Team of construction management professionals are instrumental in the successful delivery of our projects.”

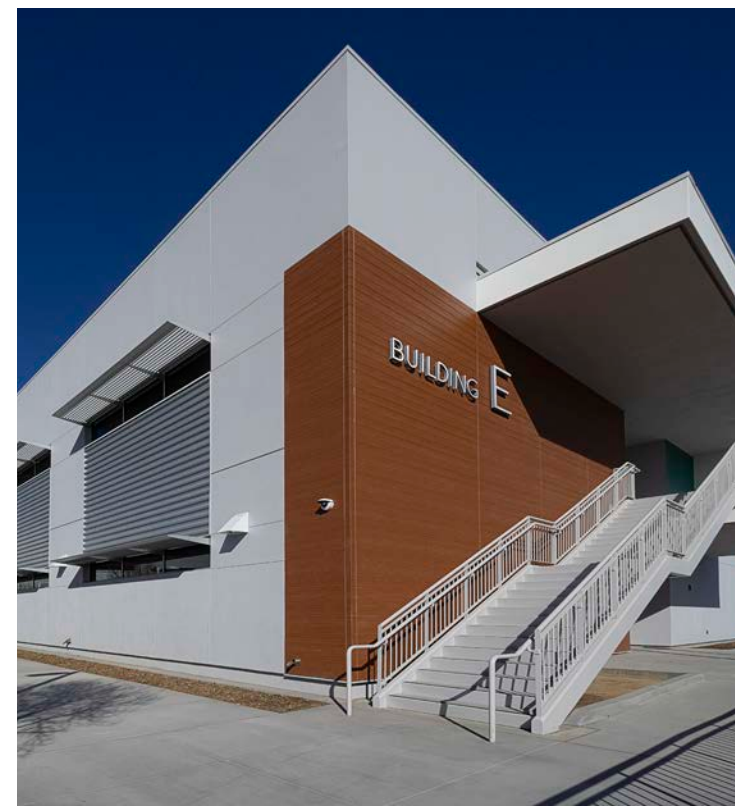
- Jorge Alvarado, Facilities Planner



The soils report required removal and recompaction of soil to a nine-foot depth. In fact, saturated soils occurred over half of the building pad site. A nearby swimming pool leak was the culprit, so soil remediation down to a depth of twelve feet was required. Avoiding a potential schedule delay and significant cost impact, Tilden-Coil coordinated with the District to locate a borrow site to supply approved tested dirt to infill at a net zero cost impact. Adding further complications coming out of the ground, 4” of rainfall occurred during footing excavation and slab work. To keep rebar and concrete moving forward, the team poured a rat slab in the concrete footings to avoid significant weather delays to the schedule.

The design called for partially exposed moment frames to run at windows in a cross-bracing pattern. These moment frames were incorporated into the interior finishes, i.e. soffits, windows and casework. To ensure the design intent was met, Tilden-Coil coordinated closely with the school and the design team during the framing stage. The interior finishes were studied and laid out as they intersected with the moment frames to achieve the desired aesthetic objective.

A single point of campus entry/exit was shared by students, faculty, staff, guests, construction workers and material deliveries. The Tilden-Coil team managed this campus chokepoint with zero issues by adhering to a meticulous site logistics plan and ensuring contractors/material suppliers followed strict delivery schedules. To further minimize campus impacts, construction workers parked offsite at an adjacent middle school.



Safety is paramount, particularly on occupied campuses. The site-specific safety plan for Canyon Springs High School was developed and implemented to protect students, staff, workers, and in this location, the unique wildlife—wild burros living in nearby Box Spring Canyon would occasionally visit the site—all were protected.



Tilden-Coil responded quickly, and with competitive pricing, to District desired changes during construction: vented/ducted chemical storage cabinets in lab prep rooms, door access control systems, building automation systems, and paint color adjustments.

Tilden-Coil’s relationship with both the District and the High School is highly collaborative. Regular communication to keep abreast of both campus and construction activities and a mutual spirit of flexibility are hallmarks of this valued partnership. Together, Tilden-Coil Constructors, Moreno Valley Unified School District and Canyon Springs High School are successfully developing a supportive environment to achieve critical learning outcomes and shape students’ futures.

Partners

Great accomplishments require great partnerships! Tilden-Coil recognizes those exceptional prime contractors who played a major role in completing this project:

- AJ Fistes Corporation
- All Star Air System, Inc.
- Anderson Charnesky Structural Steel, Inc.
- Construction Hardware Co.
- Continental Marble & Tile
- E & R Glass Contractors, Inc.
- Empyrean Plumbing Inc.
- Inland Empire Landscape
- J.G. Tate Fire Protection
- K & Z Cabinet Company, Inc.
- Lee & Stires, Inc.
- Letner Roofing Company
- RC Construction
- RDM Electric Co., Inc.
- Sierra Lathing Company, Inc.
- Southcoast Acoustical Interiors, Inc.
- Valley Pipeline
- W.D. Gott Construction Company

“Putting a team of professional individuals who are capable of delivering a quality product is KEY in planning, designing, and constructing a quality project. Our Students deserve to have quality Schools and Facilities that are welcoming, creating an environment that facilitates continuous innovation and focuses on efficiency and collaboration.

Tilden-Coil Constructors was a major player in guiding the design, bidding, and construction of Moreno Valley Unified School District’s beautiful facilities. We are proud of our partnership with Tilden-Coil.”
- Samer Alzubaidi, Director, Facilities Department





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