

SHAPING FUTURES



Long Beach Unified School District **Roosevelt Elementary**



127,000 Square Feet
46-stall Parking Garage
Rooftop Play Deck
Architect: Ghataode Bannon Architects

"Tilden-Coil overall is a pleasure to work with. Each team member has their unique strengths and weaknesses, but you can see that all are focused on the successful completion of our project"

Frank Navarro, Owner's Representative

Tilden-Coil Constructors has a long history of delivering new campus developments on time for the academic year. Roosevelt Elementary School is the latest in these successful and timely campus deliveries. Partnering with the Long Beach Unified School District under a Lease-Leaseback Agreement and together with Ghataode Bannon Architects, the Tilden-Coil team overcame all obstacles to insure that this new campus was fully operational to receive 1,100 K-5 students at the beginning of the school year in September.



The project includes 127,000 square feet of new two-story academic buildings, a parking structure with 46 stalls and a rooftop play deck--all on 4.25 acres. A multi-purpose room will be utilized by the school, as well as the local community, and includes a full-service commercial kitchen. A State funded children's medical clinic was designed and built as part of the campus footprint to serve children in the broader community. The play deck and overall site features two basketball courts, a volleyball court, eleven tether ball courts, a ball wall, hopscotch, a pre-K trike track and two play structures.

Tilden-Coil added value throughout the design stage, collaborating with the entire project team to achieve scope, quality, budget and schedule parameters. Leading with a collaborative spirit and solution-oriented approach, our team addressed and solved challenges that had the potential to derail an on time completion.

During installation, Tilden-Coil discovered a distortion in the insulated glass--an unanticipated result from a design specification. We led the District, architect, glazing subcontractor and manufacturer to

determine sequencing and contributing factors resulting in a mutually agreed upon solution. Additional cost and schedule delays were mitigated by quick action, mock-up solutions for team review, re-sequencing of critical trades and expedited manufacturing.

As construction was in the final stages of completion, the District's phone provider experienced extended delays for phone line installation to the campus which started to delay elevator inspection and fire alarm testing—both required for occupancy. Tilden-Coil coordinated expeditiously with the electrical and data subcontractors to temporarily utilize the phone lines in the job office trailer so that the inspections could be timely scheduled and occupancy deadlines met.



This solution oriented and collaborative approach to meet client objectives earned a high client performance rating. Clear communication around impacts allowed the team to select the best solutions with a focus on completing the project timely without sacrificing quality or design intent. The Owner's Representative shared, "I appreciate the team's dedication to the project and willingness to work through and overcome issues. I consider Tilden Coil's project team 'The A Team.'"



Effective management of the project schedule and budget yielded cost savings. Intentional planning to meet the District's budget objective, along with effective allowance and contingency management and keen reviews of subcontractor certified payroll records resulted in savings back to the District in all major trades.



Sensitivity to the surrounding neighborhood is another hallmark of Tilden-Coil's operations. Personal outreach to adjacent neighbors to keep them informed and address any concerns resulted in excellent neighbor relations. This personal outreach contributed to neighbors having a vested interest in the project and keeping a "protective eye out," especially after working hours. In the spirit of giving back, which is at the heart of the Tilden-Coil culture, employees shared their company Christmas gift certificates with those neighbors in need.

Tilden-Coil's company purpose is to serve by shaping futures. Delivering quality structures to

educate youth is in perfect alignment with this purpose. Building lasting client relationships based on trust and met objectives is the ultimate objective.





1574



3612 Mission Inn Avenue | Riverside, Ca 92501 | www.tilden-coil.com | 951.684.5901