Summer 2017

THE LACY LEDGER

Construction news and trends, plus a little light-heartedness

An architectural rendering of the new Starr Elementary School, which Lacy Construction Company is building for Grand Island Public Schools (GIPS).

Another Project for Grand Island Public Schools

Starr Elementary School is the second of five facility builds and/or remodels for Grand Island Public Schools (GIPS) to be completed by Lacy Construction Company (LCC) by the 2019/2020 school year. The completion of this build is pivotal in keeping the final projects on schedule, because this is a "Swing School" —it will allow other students to attend this facility while their school is built.

LCC was instrumental in value engineering (see page 4 for *Value Engineering: What Is It?*) after the initial bid was submitted. We worked closely with GIPS and the architects to identify ways to save money without sacrificing functionality or quality. Our efforts produced a savings of about 4%, which allowed the project to go forward.

The Building

Architectural precast panels were chosen to provide a strong and attractive product that also expedited the construction. The insulated panels are formed and cured in a controlled environment, making them uniform and structurally sound. After placing the panels, the roof structure is added, allowing workers to continue progress throughout inclement weather.

Prior to the seemingly quick construction, countless hours were spent reviewing drawings, ensuring the Architects' final plans are built accurately. Details, such as electrical fixtures, mechanical and plumbing penetrations, steel imbed plates, along with many other building amenities, must be laid out before the concrete is placed in the forms.

The Design

The new Starr Elementary was designed for growth and flexibility. It offers large storage rooms that can be reconfigured as classrooms. The school also features a large commons area, a full library, and a well-equipped food service area. The large gymnasium was built with additional bleachers, so it could be shared with other local schools.

Safety was also a major factor in the design of this school. Each wing offers a classroom equipped with storm shutters and concrete panel roof, to protect students and faculty if there is a tornado warning. An enclosed vestibule provides visitors with a comfortable check-in point while maintaining a secure and safe environment.

Although versatility was a core component of the design, aesthetics was not forgotten. The precast panels are so much more than concrete walls. Their color and textural detail make a pleasing statement. Vibrantly painted access doors were used to help with traffic flow; they also brighten the exterior of the building and make it more inviting. We believe the children will have a great place to learn and grow for many years to come. We are proud to have been a part of creating the new Starr Elementary School.

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Value Engineering: What Is It?

There's a lot of talk about value engineering. But what exactly is it? And how does it work in your best interests as a project owner? Value engineering was born at General Electric during World War II. Shortages of skilled labor, raw materials and parts forced G.E.'s Lawrence Miles to look for acceptable substitutes. Miles and his team noticed that these substitutions often reduced costs, improved the product, or both.

This systematic methodology was quickly recognized as a powerful approach to problem solving and value engineering was adopted in many business sectors, including the construction industry. It's a methodology championed by the team at Lacy.

Properly applied, it's a process for analyzing every material and system used in a building to determine where savings can be gained, without sacrificing quality or performance. Viewing a project through the lens of value engineering requires technical knowledge and skillful analysis by the designer and builder. Benefits of short-term savings (materials and installations costs) are weighed against life-cycle costs (maintenance and replacement of materials over a building's life).

On average, upfront construction costs account for a mere 11% of the total life-cycle costs of a building. That's why early decisions have such a critical impact on the cost of ownership. Working together, designers and builders can share their experience and expertise to develop solutions that often result in a significant reduction of costs over the life-cycle—even if it means spending a little more at the time of construction.

We've found the greatest value can be achieved when every phase—from preliminary design and specifications to final detailing—is carefully planned, managed and monitored to optimize time, cost and labor efficiencies.

Starr Elementary School

Although versatility was a core component of the design, aesthetics was not forgotten. The precast panels are so much more than concrete walls. Their color and textural detail make a pleasing statement on the interior as well as the exterior of the building.

Want more information? Call Jerry Huismann at 308-384-2866

Visit our website at www.lacygc.com

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