# Willow River Public Schools

**Project started: February 2017**
**Completed: October 2017**

## Project

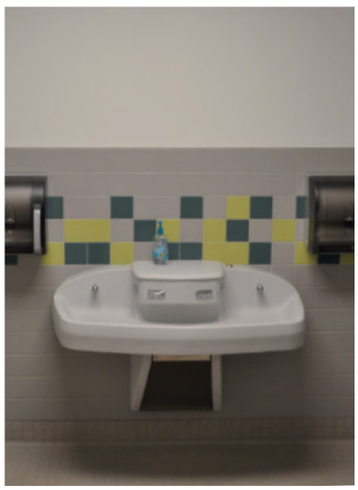
Renovations, upgrades and replacements throughout the 1959, 1989 and 1994 additions

**AREAS**

HVAC and controls, boilers, fire sprinkler system, bathrooms, ceiling systems, electrical service, light fixtures and control systems, and roofing

| BUDGET | FINAL COST |
|---|---|
| $6,360,550 | $5,178,465 |

## Maintenance for the long run



Every corner of school facilities is heavily used, so school districts must maintain their buildings, from boiler rooms to the rooftops. Willow River Public Schools has 500 students in its pre-K through 12th grade school. As Superintendent Bill Peel explains, “It’s a building with a series of additions. The oldest remaining section dates back to 1954, and the boiler and utility room areas go back to the 1920s.”

In this project, Willow River planned to utilize its Long Term Facilities Maintenance funding for upgrades to their HVAC, controls, roofing, lighting and bathroom facilities. The school board asked the interim superintendent at the time, who is now retired, to engage firms to help them plan and organize a project for board approval. The district’s financial consultant recommended R.A. Morton to help plan and manage the project.

"Using R.A. Morton as our construction management firm was a smooth process. They guided contractors and kept us informed along the way."

— BILL PEEL
Superintendent, Willow River Public Schools

The most recent project included upgrading most of the roof, upgrading to LED lighting, replacing ceiling systems, plus upgrading the HVAC and enhancing the fire suppression system.

Construction began just as school let out in the spring, with the timeline set for most work to be done by back-to-school 2017. Some mechanical and roofing work was scheduled for completion by mid-October. "Using R.A. Morton as our construction management firm was a smooth process. They guided contractors and kept us informed along the way," Bill says.

Some of the building's existing conditions did not match the plans for that work, so R.A. Morton and the district addressed those items quickly and cost effectively to stay on schedule and budget. Plus, most bids came in under budget, so the district was able to add scope to the project.

## R.A. Morton contributions

- Facility Analysis Planning
- Estimating
- Competitive Bid
- Value Engineering
- On-Site Construction Management – Full-Time
- Project Management
- Project Cost Accounting
- Budget Management
- Schedule Management
- Project Closeout

## Set for the future

After a busy summer, work was done in time for the first day of school. "Our teachers, staff members and school families are very satisfied with the upgrades," Bill says. "We now have better lighting, better air flow and more efficient heating and cooling. We had community members come see the new building and shared information on exactly what we upgraded. Thanks to this maintenance project, our school building is now set for the future."