

ILLUME

Chandler School Center for Innovation



Partnering with Chandler

Founded in 1950, Chandler School is an independent school educating K-8 students on a 4.5-acre campus overlooking the Rose Bowl in Pasadena. Chandler has long delivered on its goals:

- Uphold a tradition of academic excellence and intellectual discipline while developing mind, body & spirit;
- Promote its core values of respect, trustworthiness, responsibility, fairness, caring and citizenship;
- Foster respect for racial, religious, cultural, and economic differences; and
- Serve the greater community, recognizing that as much is given to us, much is expected from us.

For over three decades, Illig Construction Company has served Chandler School as its construction partner with each element of its master plan: a new lower school academic building, a new middle school campus, a new parking structure, and modernization of every other structure on campus. As the capstone to the master plan, Illig Construction completed the new Center for Innovation to enhance the learning experience for students in all grade levels.

Chandler Center for Innovation Quick Facts

Architect: Shelter Architects

Delivery: Negotiated GC

Size: 2,850 sf

Completion: September 2020

Scope: Performing arts studio, flex lab for STEAM, robotics, and engineering, MPR academic classroom





Center for Innovation

In this flexible learning environment, students will apply creativity, problem solving, critical thinking and intellectual risk taking. The Center for Innovation supports a culture of thinking independently, working collaboratively and hands on problem solving. The first level studio is dedicated to music and performing arts; the second level innovation lab features robotics, laser cutting, cardboard cutting, 3-D printing, woodworking and electronics; and the third level flexible learning classroom provides a space for student displays/presentations, inter-disciplinary collaboration, and speaker events.

Continuing a lasting partnership, Chandler School called upon Illig Construction to provide preconstruction and construction services for the project. Following collaboration in preconstruction planning, Illig completed construction on schedule and on budget in time for the 2020/2021 academic year. The project team's architectural partner, Shelter Architects, led design development as the project evolved through the Pasadena Design Commission review process.

The basement level required thirteen 40-foot soldier beams, lagging and both horizontal and vertical expansion joints to connect to the existing Middle School building. Existing high voltage lines powering the campus ran directly through the basement of the planned site. The City building permit included approved drawings for these utilities to be rerouted. Early in construction, Pasadena Water and Power (PWP) required an additional design review process with a potential 3-month delay in the project. The Illig team, willing to do whatever it takes for their client, worked collaboratively with PWP and was able to obtain agreement for PWP Saturday work and design approval within 2 weeks.



Amid ever changing COVID 19 protocols, Illig diligently maintained effective safety procedures in line with City of Pasadena Health Department & OSHA requirements. Crews remained healthy so work could advance without interruption. Given the early PWP delay and to complete the project on time, Illig strategically scheduled Saturday trade work, modified the sequence of work and stacked trades as needed. Illig Construction's design assist approach enabled the design team to overcome a discrepancy in civil drawings affecting basement and third floor levels, site concrete, and roof line soffits with no delay in project completion date.

Seeking to serve clients beyond simply "building," Illig Construction identifies and coordinates opportunities to engage students and the broader school community for learning and to celebrate milestones during construction. For Chandler, the Illig team developed a shoring diagram as a tool for student learning and helped facilitate a student assembly event on the adjacent athletic field where students signed a steel beam before lifting in place to form the structural frame.

Offsite work included replacing sidewalk, curb and gutter along Armada Drive at the student drop off/pick up zone and a popular neighbor walking path. This work was advanced earlier in the critical path schedule to tighten the overall project completion time.

Knowing the importance of proper tree protection, Illig coordinated with the City and an arborist to address root structure protection for an adjacent oak tree proximate to the sitework. Thoughtful coordination to protect the school community, surrounding neighbors and adjacent trees, while minimizing disruption, supported Chandler's ongoing positive neighbor relations with zero neighbor complaints.

"Chandler is in good hands with Illig Construction Company! The Illig team exceeded all Chandler's priorities: schedule, minimal disruption to school operations, positive City and neighbor relations, clear and prompt communication, on budget."

- Betsy Farhat, Trustee & Owner's Representative

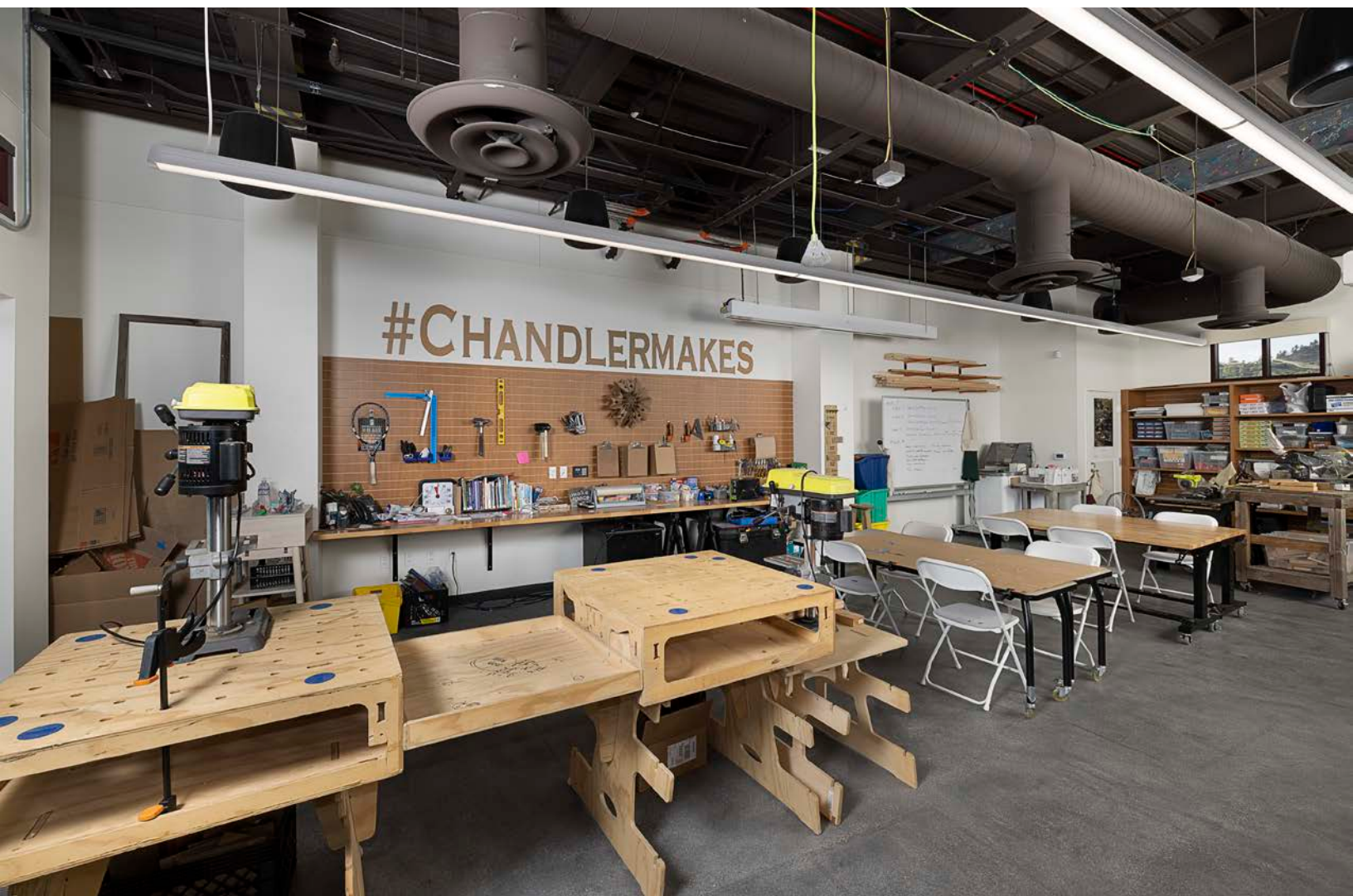


“Illig’s understanding of Chandler’s building needs has been based on a long-term, thirty-year relationship. We have developed a close, trusting working partnership resulting in buildings that shape experiences and enable interactions to fulfill the school’s mission.”

- John Finch, Head of School

Illig Construction laid the groundwork for success by understanding construction operations must revolve around school operations and effectively communicating with Chandler’s administration, City of Pasadena and surrounding neighbors. Chandler rated Illig’s performance **10 out of 10 in their client survey** confirming all objectives were met!

Illig Construction Company’s longstanding partnership with Chandler School is based on trust, transparency, bringing solutions and delivering on commitments to meet Chandler’s objectives. What a valued partnership!



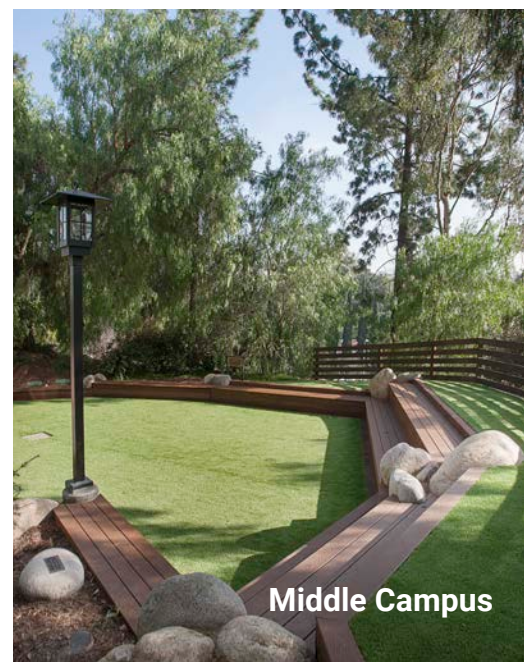
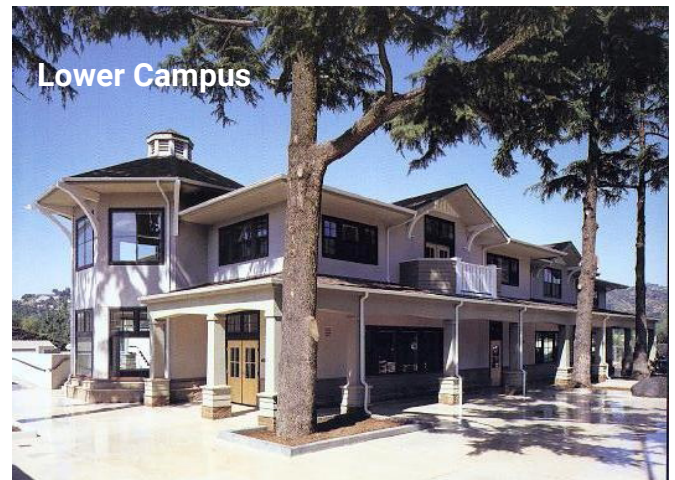
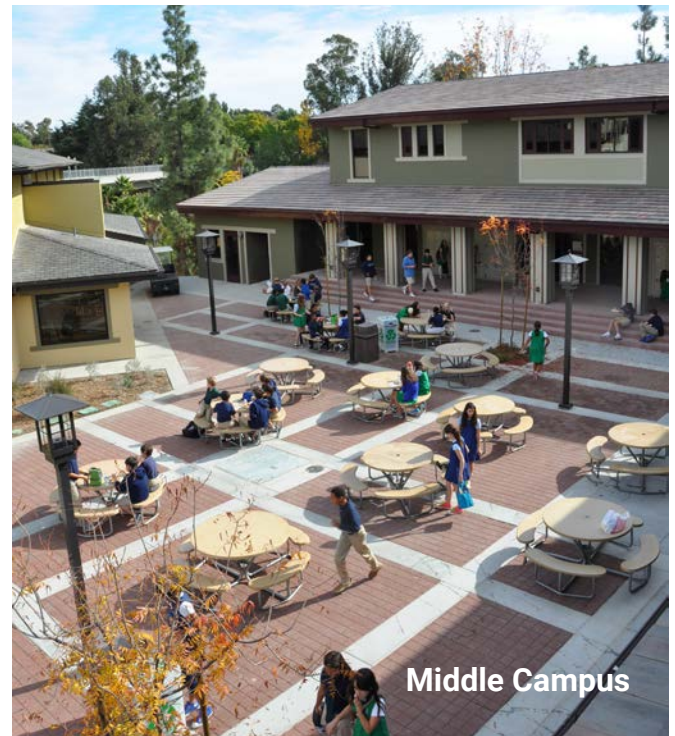
Partners

Great accomplishments require great partnerships! Illig Construction recognizes those exceptional subcontractors who played a major role in completing this project:

- A1 Quality Blinds
- Apex Fire Protection, Inc.
- Barden Electric, Inc.
- BrandSafway Services
- CA Hoffman Construction
- Christian Brothers HVAC
- Coast Iron & Steel Co.
- Complete & Quality Janitorial
- Design Hardware Co.
- Division 7 Services Inc.
- D.J. Scheffler & Nye, Inc.
- Floor Seal Technology
- HBA Incorporated
- Heritage Disposal LLC
- Infinity Metals, Inc.
- JL Blakkolb
- MC Painting
- Miller Plumbing, Inc.
- M-Tech Glass, Inc.
- Richmond Plastering, Inc.
- S&H Cabinets and Manufacturing, Inc.
- Shonshine Landscape Co.
- Southcoast Acoustical Interiors, Inc.
- Spec Construction Co.
- United Paving Co.
- Viking Insulation Co.



Chandler School Improvements through the Years





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