

Illume

St. James Episcopal School

How do you deliver a school remodel in three summer months, ready for students to begin classes in the Fall, when the City permit is delayed 1.5 months?

It takes teamwork, flexible sequencing, a solution mindset and determination to meet client objectives. Illig Construction Company, together with its project partners, Kalban Architects and Project Development Group, accomplished the near impossible to deliver refurbished classrooms for students to begin the new academic year!



About St. James

St. James Episcopal School, located in Koreatown, Los Angeles, educates a student body of 360 from preschool through 6th grade and “strives to instill in our students intellectual curiosity, compassion for others, and respect for all of God’s creation.” The project scope included a two-story building addition with four new classrooms, modernization of fifteen classrooms, new restrooms, administrative offices, low voltage upgrades and was delivered in two phases to minimize impact on school operations.

St. James Episcopal School Quick Facts

Architect: Kalban Architects
Delivery: Negotiated GMP
Size: 27,681 SF
Value: \$5.6 Million
Scope: Classroom Addition, Remodel/Modernization





To overcome the permit delay and meet the school's occupancy date, the Illig Team advanced all work to point of building inspection, including new footings and mechanical, electrical and plumbing rough-in, while working extended days and weekends. Illig Construction led the project with creative schedule re-sequencing and continuous effective collaboration with school administration and the entire project team to achieve the goal.

Throughout preconstruction and construction, the Illig Team partnered with Kalban Architects and Illig's subcontractors to deliver the best value solutions to St. James Episcopal School. As unknown conditions were encountered (existing footings, sheer walls, roof access) economical, time efficient and practical solutions were developed to advance the project.



Attention to safety and logistics planning resulted in a zero-incident record. The project was delivered on time, under budget and with a client survey rating of 10 out of 10!

"Illig is proactive, flexible and met or exceeded client objectives—I rate them 10 out of 10."

***- Jim Shelton,
Owner's Representative,
Project Development Group***

"Illig Construction and their subcontractors were excellent within the school environment. They brought a combination of technical expertise and good hearts and went above and beyond the call of duty."

- Debbi David, Head of School, Retired