

ILLUME

Camp Lakota

Girl Scouts of Greater Los Angeles



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CONSTRUCTION COMPANY Since 1919

Partnering with GSGLA

Imagine the smell of pine, vivid blue skies above, the whispering breeze through the trees and the laughter of girls as they enjoy the outdoors—you are experiencing Camp Lakota! Girl Scouts of Greater Los Angeles (GSGLA) developed this premier camp of the future to serve its nearly 47,000 girl members in grades K-12. Camp Lakota encompasses 50+ acres located in the Los Padres National Forest and is central to the four counties GSGLA serves: Los Angeles, Ventura, Kern and San Bernardino. Through the Girl Scout leadership program, girls develop critical life skills, entrepreneurship, outdoor competencies, and STEM (science, technology, engineering, and math) aptitudes.

GSGLA Camp Lakota Quick Facts

Architect: Perkins + Will

Delivery: Negotiated GC

Site Size: 50+ Acres

Completion: April 2020

Scope: Dining hall, commercial kitchen, 6 villages, and 24 cabins.



GSGLA partnered with Illig Construction Company on a negotiated basis for preconstruction and construction to realize the vision for a redeveloped camp. Before a shovel hit the ground, the Illig team brought considerable value engineering solutions and developed multiple scope scenarios to meet GSGLA budget parameters. By re-engineering and making appropriate adjustments to the Stormwater Pollution Prevention Plan (SWPPP) risk level, \$100,000 in savings was redirected toward scope that benefits GSGLA outdoor programs. Eight different cabin design approaches were developed and priced for cost efficiencies. Intentional planning during preconstruction allowed this

long-awaited camp development to proceed with GSGLA Board and community confidence.

Working within a national forest requires particular care of the surrounding environment. With careful planning in construction layout and effective protection, the Illig team saved several pine trees that were originally shown to be demolished in design. The San Joaquin Air Quality Management District reviewed Illig's dust mitigation measures and confirmed they exceeded the District's requirements and guidelines.





Camp Lakota

Construction included a new 360+ seat capacity dining hall and commercial kitchen and six new “villages” including six restroom/shower buildings and twenty-four cabins sleeping eight girls each. The A-Frame dining hall features exposed wood glulam beams, a concrete floor with radiant heating, and outdoor deck overlooking the sweeping vista of Cuddy Valley. The A-Frame required bracing and erecting each pair of glulam beams--a total of thirteen pairs--one at a time. The beams were temporarily connected to each previous pair of beams while the permanent framing of wood purlins and plywood were fastened. Safety was paramount in this process and for the overall project. The development and execution of a comprehensive site safety plan resulted in Illig’s zero lost time injury rate!

The cabins were constructed using prefabricated Structural Insulated Panels (SIPs). SIPs utilize a combination of a rigid core membrane of insulation “sandwiched” between two layers of structural Oriented Strand Board (OSB). Factory fabricated offsite, the panels were numbered and delivered to the site and then erected atop the concrete footings, sub-frame, and Mass Plywood Panel (MPP) floors in which each floor consisted of two massive pieces of four inch thick plywood. Lumber splines connected the SIP walls of roof together and the exterior was finished with Western Red Cedar wood siding.

At an elevation of 5,800 feet, a weather mitigation plan was critical to advancing the schedule and delivering on time. The winter of 2019/2020 was particularly challenging with Highway 5 over the Grapevine closed for nearly a week due to snow, a combined 91+ inches of snow and rainfall at the project site and snow accumulations of over two feet at times. Weather, combined with the dirt road access to Camp Lakota, required some creative snow plowing and assisting subtrades by towing semis for critical deliveries to the site.





“The Illig team of professionals went above and beyond to realize a vision that will provide adventurous outdoor experiences to our girls for years to come.”

- Theresa Edy-Kiene, Chief Executive Officer





During the first half of construction, GSGLA continued to utilize Camp Lakota for weekend group activities. Each Friday, the Illig team prepared the site and provided protection, safe access and traffic control for GSGLA to safely use camp facilities. Living on site throughout construction, the Illig superintendent was not viewed simply as “the contractor,” but rather a critical member of the GSGLA team.

The Illig Construction Company service model is the compass that guides the Illig team’s mindset to serve clients beyond contractual parameters. In

this case, the Illig team assisted GSGLA with management of their outside vendors to accomplish the SIPs cabin construction; coordinated with Southern California Edison to install a new permanent power service throughout camp; designed and built furniture mock-ups for dining hall seating; revised landscape design to better meet GSGLA’s needs; and coordinated audio visual enhancements. Although GSGLA contracted directly for the cabin SIPs, Illig wrote the contract, tracked inventories, conducted plant visits, managed all onsite work, and developed and tracked billings, releases and joint checks to protect GSGLA and keep supplies flowing to the site. GSGLA achieved over \$750,000 in savings and Illig Construction pivoted from the role of general contractor to construction manager for this one trade.



With a partnership based on trust, GSGLA, Illig Construction Company and Perkins+Will, the project architect, brought their expertise and teamwork together to develop this “Camp of the Future” to serve Girl Scouts for generations to come.



Partners ---

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

- A1 Quality Blinds
- Architectural Coatings, Inc.
- Bill Carr Surveys, Inc.
- Bravo Concrete Construction
- Bronco Electric, Inc.
- Certified Tile, Inc.
- Charley Tuttles Custom Welding and Metal Fabrication
- Christian Brothers HVAC
- Crown Fence Co.
- Division 7 Services Inc.
- Durst Builders Incorporated
- Final Cleaning Solutions Inc.
- G.P.A. Doors & Windows
- Green Walls-US, Inc.
- Ground Breakers Construction Inc.
- H.L. Moe Co., Inc.
- Jackson Drywall
- Link-Nilsen Corporation
- M-Tech Glass, Inc.
- Preferred Ceilings, Inc.
- Preferred Landscape, Inc.
- Ramirez Masonry, Inc.
- S & H Cabinets and Manufacturing Inc.
- Signs of Success, Inc.
- Stumbaugh & Associates
- TriMark Orange County
- Viking Insulation Co.

"We appreciate our trade partners' contributions to Camp Lakota's success and overcoming the challenges of this unique environment!"
- Illig Construction Team





"GSGLA is so very grateful for our wonderful partnership with Illig on our Camp Lakota project. We can't say enough amazing things about everyone on the Illig team - their expertise, creativity, quality, and 'can-do' attitude were truly exceptional in making this special project a real success for us."

- Brenda Zamzow, Chief Financial & Administrative Officer





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