



Construction Phase Estimation & Evaluation Services Case Study

Jackson City School District
Jackson, OH



New Jackson City High School under construction

Jackson City Schools recently undertook a \$57 million program co-funded by the Ohio Schools facilities Commission to build one new high school, two new elementary schools and renovate two middle schools.

Summit Consulting Services was first approached by the OSFC to perform a contract compliance evaluation on the schedules produced by the CM for the three new schools being constructed, and provided insight into to what the changes necessary to produce adequate project schedules.

As a result of the CM's insufficient efforts, the Jackson City School District and the Ohio School Facilities Commission sought Summit's services for temporary coverage of CM responsibilities. One such responsibility was the development of project schedules for the three in-progress schools. Despite being underway, there was no method for planning the work, and there was no basis for telling the Owner whether the schools would be complete in time to support the start of a school year. Summit was faced with contractors reluctant to put time into a scheduling effort for in-progress work, their reluctance based mostly upon the frustration with the failing project scheduling efforts of the past. However, Summit was able to demonstrate the need and value of a proper schedule. The contractors began to understand that a proper schedule was more than just a contact requirement; it was and is a management planning tool. By working with them to develop planned sequences for the work at the schools, determining discreet work activities and the relationships between them, Summit ultimately produced three project schedules, which were signed off by all contractors and accepted by the Owner.

Project Description:

New High School
2 New Elementary Schools
Project Budget: \$57 million

Owners:

Jackson City School District
Steve Anderson, Superintendent
(740) 286-6442
Ohio School Facilities Commission
Steve Roka, Project Administrator
(614) 466-6290



"Summit provided analysis of schedules that were being assembled for the Jackson City projects. The insight they provided on the schedules was beneficial to our being able to fully understand the status of the program... Summit has also proven their dispute resolution abilities by assessing and responding to potential claim issues brought by various contractors... The quality of Summit's work and the professionalism with which it was conducted prompt us to make this recommendation."

Steve Anderson, Superintendent Jackson City Schools