

# Arbutus Middle School System Renovations

**Mission Impossible (Project Challenge):** With an aggressive timeline of eighteen months to complete the project, Phillips Way needed to devise a totally new phased construction approach that would meet the tight deadline without disrupting instruction.

**Victory Lap (Outcome):** By thinking “outside of the box”, Phillips Way beat the deadline by four months. Innovative techniques utilized included demolition of four classroom spaces at a time, with those students being transferred to on-site portable classrooms; on-going punch list to minimize disruption of school activities; scheduling of renovation to common areas and specialized instructional areas such as the library, administrative offices, health suite, kitchen, cafeteria and guidance offices, science and art classrooms and music rooms during the summer when students were not present; and 120 dedicated workers on site seven days per week, twelve hours per day plus some evening hours.

The resulting work earned a 2007 Excellence in Construction award from Associated Builders and Contractors Chesapeake.



**Phillips Way**

Maryland's fast-track renovation specialist

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The first of 14 middle schools renovated as part of Baltimore County's Comprehensive Capital Improvement Program.

**Location: Baltimore, MD**

**Construction Cost: \$11.4 Million**

**Size: 135,000 SF**

*"It has been our pleasure to work with Phillips Way on the Arbutus Middle School Systemic Renovations. Your level of expertise, professionalism and attention to detail has made a very complex and sensitive project flow smoothly throughout the construction process."*

*Your aggressive yet flexible approach to this multi-year, multi-phased project not only resulted in a well completed job that fully addressed your obligations to BCPS and the staff and students of Arbutus Middle School, but also allowed you to complete the project ahead of schedule."*

*Jason Thoemke, AIA  
Vice President,  
Colimore Thoemke Architects, Inc.*