

Old Court Middle School

Mission Impossible (Project Challenge): An already challenging schedule was made more extensive with the late addition of a \$4 million change order to the project for the inclusion of a new window wall system in the building, HVAC upgrades to the gymnasium, and various architectural additions throughout the building and the complete renovation of the toilet rooms. Phillips Way incorporated this additional work in the original timeline for completion even though it was added 12 months after the start of the project.

Victory Lap (Outcome): Phillips Way worked closely with the owner, the on site staff and the design team to develop a way to complete the original contract work as well as the additional work with minimal disruption to the educational process.

In order to avoid closing important programs and services to the students and community of the Old Court Middle School, the extensive use of temporary facilities including restrooms, portable classrooms and temporary office space was needed. Electrical power, communications, heating and cooling as well as all life-safety standards had to be maintained throughout the construction process.



Multi-phased systemic renovation of an occupied building.

Location: Baltimore, MD

Construction Cost: \$17.2 Million

Size: 157,000 SF



Phillips Way

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