

## Avery Coonley School Expansion & Restoration 1400 Maple Avenue, Downers Grove, Illinois



Client: The Avery Coonley School  
Architect: FGM Architects  
Role: Construction Manager

International Contractors, Inc. was selected, following an extensive pre-qualification process, to deliver a multi-phased expansion and renovation of The Avery Coonley School in Downers Grove.

ICI immediately began evaluating preliminary plans and multiple system alternatives, attending to budgeting and providing constructability advice. Particular attention was given to procuring a one-of-a-kind, AAon air conditioning unit that would fit onto the minimal, flat portion of the Avery Coonley 'hip' roof.

A 3-story addition accommodating classrooms and laboratory space was the first phase of construction placed on a 5,000 SF imprint. This addition houses

science and computer labs as well as French and mathematics classrooms.

Bidding was conducted during the winter of 2004-2005. Ground-breaking took place in April 2005 and the addition was completed in February 2006. During subsequent renovation phases, the 100-year old structure received a new kindergarten and classrooms. In addition, the library's original historical character was restored.

After completion of this 3-story addition project, International Contractors, Inc. has been invited back every year to complete miscellaneous remodeling and life safety work for the school. The details of these projects are highlighted on the following page.



### **INTERNATIONAL CONTRACTORS, INC.**

977 S. Route 83, Elmhurst, Illinois 60126

Phone: 630-834-8043

Fax: 630-834-8046

[www.iciinc.com](http://www.iciinc.com)

**2006 - Classroom Remodel**

ICI renovated 3,200 SF of classrooms serving the 2nd, 3rd, and 4th grades. The scope of work included painting, millwork restoration and updated lighting.

**2006 - Multi-Purpose Room Remodel**

The original library was renovated into a new, 1,400 SF, multi-purpose room. The scope of work included demolition, carpentry, carpet, paint, plaster, tile, AV equipment, electric and a new millwork package.

**2007 - Locker Room Repairs**

The existing locker room was upgraded with new lockers, millwork and paint. All light fixtures were cleaned and re-lamped prior to start of school.

**2008 - Masonry Cloister Restoration**

The Avery Coonley School was built in 1929 and is listed on the Register of Historic Buildings. The masonry construction was originally coated with a breathable product, however, over the years, the coating was changed to a non-breathable latex paint, causing the brick and mortar to spaul. ICI rebuilt approximately 50+ columns and the wood structure above the columns. The scope included striping all coated areas, tuck-pointing and re-coating with a breathable product.

**2009 - Masonry Restoration**

As part of Avery Coonley's ongoing program to restore this 80 year old building, ICI completed masonry restoration on the east and south east elevations of the building. In addition to this scope of work, ICI also restored three (3) chimney's and two (2) stone entry columns. The restoration work includes stripping layers of paint, grinding, tuckpointing, replacing damaged brick where necessary and blanketing with a new breathable coating. Because the summer program was in session, ICI coordinated very closely with staff to ensure that morning and afternoon drop off and pick up of students was not affected. In addition, ICI scheduled any activity that would produce loud noise to take place prior to the students arrival, or during lunch hour, as to ensure that music and other special classes were not disturbed.

**2010 - Interior and Exterior Renovation**

The scope of work for 2010 includes masonry restoration at the south elevation of the school, demolition and reconstruction of the southwest and northwest entry stairs, restoration work to the existing windows on the south and west elevations of the original building, miscellaneous carpentry and roofing work to repair water leaks and minor repairs, including patch and paint of drywall, in the existing library.

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