

First Baptist Church of Geneva
Peck and Keslinger Roads, Geneva, Illinois



Client: First Baptist Church of Geneva
Architect: Walter C. Carlson Associates, Inc.
Role: Construction Manager / Design Builder

ICI completed this \$5 Million, 2-level, 48,000 SF Family Life Center for The First Baptist Church of Geneva in 2004. The new facility houses an Adult Sunday School, kitchen and toddler area on the main level and a preschool, elementary classrooms, work rooms and break rooms on the second level.

As design/builder of the mechanical, electrical and plumbing system, ICI consulted with mechanical engineers and contracting firms during the preconstruction phase. Then, by conducting a competitive bidding process based on the proposed designs, the owner was guaranteed the most functional and efficient system at the lowest responsible cost. This ambitious and effective approach put an equal emphasis on constructabil-

ity, fiscal responsibility and "real life" functionality.

As Construction Manager, ICI provided value engineering services during preconstruction. **By making use of cost saving alternatives presented by ICI, the church was able to add value to their project by upgrading materials while remaining within their budget.**

Furthermore, ICI was able to maximize initial cost and life-cycle savings by using concrete masonry unit block to construct a wall that will later be opened to accommodate the second phase Worship Center. The less expensive sealed block that will be removed in phase two was an affordable "value engineering" approach.



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