

# PYNE Construction

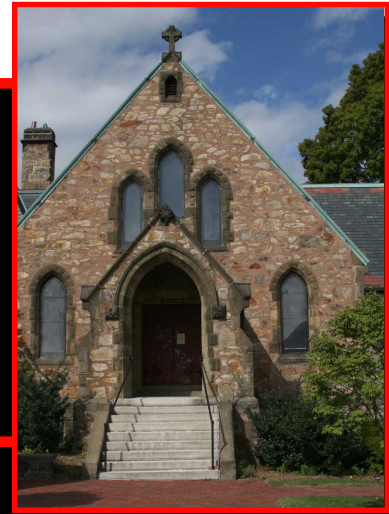
“The Team Builders”

## Project Case Study

*St. John's Episcopal Church  
Jamaica Plain, Massachusetts*

### ➤ *The Task . . .*

- Total renovation of lower level into a fully compliant day care center
- Create a second egress through a massive stone wall foundation
- Install all new electrical and HVAC systems
- Provide accessible bathroom facilities, training toilets and classrooms
- Extensive waterproofing of stone foundation walls
- Complete the project within a four-month schedule for occupancy



### ➤ *The Solution . . .*

- Weekly meetings with the client and architect for project planning purposes
- Substitutions and alternatives provided to help bring the total project cost down
- Maximum GMP contract offered to assist owner in controlling project fees
- Project management of multiple sub-contractors for exterior and interior renovations
- A clear focus on our “team builders” approach to meet rigid project schedules



### ➤ *Comments . . .*

“ ‘Too Much Scope, Too Little Budget’ seemed an insurmountable problem until Pyne Construction joined the St. John’s team. Their experience and collaborative approach were instrumental in generating the creative thinking necessary to move the project along. Attention to schedule, budget and impacts on an occupied building was handled with skill and transparency with the client and design team. This successful project has been enthusiastically embraced by the St. John’s community.”

— *Lynne Spencer, Principal  
Menders, Torrey & Spencer, Inc.*



Pyne Construction  
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## ➤ *The Project . . .*

Pyne Construction originally interviewed to provide Construction Management Services on this project in 2006. We were not selected. In the Spring of 2007 the project architect asked us to look at the project to see if we could "Value Engineer" it into the owner's budget. We did and were able to provide substitutions and alternatives with a GMP. We met again with the vestry people, reviewed our program and started work. The project consists of a total renovation of approximately 3,000 SF of lower level common space into a fully compliant day care center.



*Construction Manager  
& General Contractor:  
Pyne Construction  
Architect:  
Menders, Torrey  
& Spencer, Inc.*

