



Oregon Community Unit School District 220

Design-Build Partnership Streamlines Long List of Capital Improvement Projects

[About Oregon CUSD 220](#)

The Oregon Community Unit School District (CUSD) 220 is a small district located in Ogle County in northern Illinois. Its two school buildings serve more than 1,400 students from pre-K to 12th grade. Set in a community where parents feel safe, families know one another, and local parks are a second home, the district aims to create a rigorous traditional learning environment while ensuring that every student finds success.

Capital Improvements That Don't Distract District Staff

Handing Off All Planning, Design, and Construction Responsibilities

The district needed to undertake a wide range of modernization projects. To avoid overwhelming internal staff with this major initiative, the district engaged ENGIE North America as its design-build partner.

The district signed a performance-based agreement through which ENGIE oversaw two major phases of the initiative. The two phases were separated by seven years, yet ENGIE managed all work from beginning to end.



“ENGIE took our concept, collaborated with our preferred architect, and worked hand-in-hand with us throughout the design and execution of every part of the projects.”

—Dr. Tom Mahoney, Superintendent of Schools

MAJOR IMPROVEMENTS ACROSS ALL DISTRICT INTERIOR AND EXTERIOR SPACES

ENGIE helped the district administrators prioritize their capital spending needs, then managed construction. Completed work included:

PHASE I (2013)

- Installed geothermal cooling and domestic hot water systems
- Added security vestibules and crisis management solutions to control foot traffic at school entrances
- Implemented a wireless infrastructure and new safety communications systems
- Installed surveillance systems to improve security

PHASE II (2021)

- Built new district office and IT building
- Remodeled high school to integrate relocated middle school students into building
- Replaced windows and doors
- Upgraded athletic facilities and locker rooms, added press box
- Replaced incandescent with energy-efficient LED light fixtures
- Replaced roofing and performed moisture management building envelope upgrades
- Initiated vehicle and pedestrian traffic calming program
- Integrated digital surveillance, access control, safety communications, time management, intercom, bell, and fire protection systems
- Updated locker rooms, comfort stations, and plumbing
- Replaced flooring and upgraded lockers



Completion of Phase II In Just One Summer

The district needed to complete the \$11.7 million Phase II during a single summer break. To ensure the work would not exceed either timeline or budget, the district signed a performance-based agreement that required ENGIE to complete all construction work within the 2021 summer break. Despite the number and complexity of the projects, ENGIE met the ambitious timeline and stayed within budget.

“The scope of this work was immense; managing it all internally would have been impossible. ENGIE’s onsite project manager handled the details for us, and she was great to work with.”

— Bill Nesemeier, Buildings and Grounds Director

Design-Build Partnership Ensures Quality Construction

The wide-ranging capital improvements required the services of many subcontractors across a broad spectrum of specialties. When possible, ENGIE hired local talent. Through expert selection and management of these resources, ENGIE ensured high-quality workmanship that not only met, but exceeded the district’s expectations.



“When we have handled major capital projects internally, we have been unable to avoid cost overruns and the need for additional oversight. That has never been an issue with ENGIE. We have always been really pleased with the quality of work ENGIE provides – without cost overruns or the need for oversight.”

— Dr. Tom Mahoney, Superintendent of Schools



“With every major capital project, there are risks of issues arising that you are not ready for. Working with ENGIE as our design-build partner limits our exposure. Any unknowns, including supply-chain issues and labor issues, fall to ENGIE to resolve. The district is in a better position from a risk management perspective, and we know the projects will be executed by a high-quality team that meets all our requirements.”

— Dr. Bryan Wills, School Board President

3 Dimensions of Impact



Saving Money

Combining multiple projects into larger, design-build initiatives created economies of scale and helped the district avoid significant inflationary cost increases.



Supporting People

Improved camera surveillance, entrance vestibules for school buildings, and vehicle and pedestrian traffic calming boost school safety. Shared resources between middle school and high school enhance students' educational opportunities.



Environmental Impact

New lighting fixtures, upgraded HVAC equipment, systems automation, and modern windows and doors combine to reduce energy usage.

About ENGIE

As a power generator, energy services company, and retail electricity supplier, ENGIE North America is the only company that delivers comprehensive, integrated services across the entire energy value chain. This makes ENGIE a preferred provider to K-12 school districts, universities, cities, healthcare providers, and other social infrastructure entities. ENGIE's business strategy focuses on delivering safe, reliable, cost-effective, and sustainable energy solutions that meet customer needs over the long term and contribute to a carbon-neutral economy.



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