



## Techny Towers Conference & Retreat Center

Special Projects CaseStudy

Techny Towers Conference & Retreat Center is a unique destination for non-profit organizations seeking a place that fosters support, creativity, and strategic thinking. Techny is located on Chicago's North Shore, and offers meeting rooms, guest rooms, a chapel, dining services and peaceful grounds for anyone looking to book their non-profit educational, cultural or civic organization, professional association, social service or healthcare group.

Techny Towers Conference & Retreat Center, a former seminary, is owned and operated by the Society of the Divine Word, an order of 6,000 Catholic missionary priests and Brothers who serve the poor in 67 countries. In addition to the Retreat Center, Techny, a 156 acre campus owned by the Society, is home for 65 priests and Brothers; the offices of the Chicago Province, a Society governing body; and the Mission Office which is responsible fundraising and support to missionaries throughout the world and including the United States.

### The Challenge

Rose Paving Company was contracted directly by Society of the Divine Word / Techny Towers to reconstruct the main parking area and drive lanes at the retreat and conference center, located in Northbrook, Illinois.

Due to the extent of the proposed parking renovations, the overall project had to be split into two phases. In phase two, the plan was to repair and expand the parking lot from 175 parking stalls to 250 parking stalls. Over time, with such a well-traveled parking lot, wear and tear exacted its toll on the pavement. Repairing the damages, especially in high-traffic areas was critical to avoid potential liabilities. In addition, the high volume of guests warranted a larger surface area.

While pavement damages alone are challenging obstacles, even more significant is selecting the right contractor to provide the best project management and service. Techny Towers wanted a highly skilled and tenured contractor to avoid issues that occurred in phase one - insufficient resources and project management skills



## The Challenge continued

often lead to poor communication and scheduling, which result in costly delays and errors.

Techny wanted to partner with a site construction provider that could manage a large project with many moving parts, and do it with ease, professionalism, and efficiency. In the case of this busy conference and retreat center, providing continued access to the hundreds of people that meet each week, while also maintaining safety, was of utmost importance.

Immediately upon giving approval to move forward with phase two of the Techny renovations, Kitty Collins, Executive Director, began the process of qualifying contractors. Rose Paving was selected out of many bidders, not because of the lowest price, rather, but because Rose Paving had the best overall plan for making the much needed renovations a reality.

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***“We wanted a company who would streamline the process by handling all aspects of the project, and thus create and use efficiencies of time and material that would not be available with multiple contractors on site.”***

– Kitty Collins, Executive Director, Techny Towers

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## The Solution

Rose Paving performed an evaluation of the property and determined a localized and strategic reconstruction of the parking lot was the most cost-effective and environmentally healthy solution, in lieu of the more costly and carbon enriched full-depth reconstruct which was proposed. This alternate process involved the reclamation of existing asphalt and stone base materials. The scope of work involved traffic control, mass earthwork, storm sewer, concrete curb, gutter and sidewalk, transitional and full-depth milling, stone installation and compaction, lighting, landscaping, asphalt paving, striping and signage. The contract was accepted by SVD / Techny Towers in September 2010, and work commenced immediately due to a rapidly closing construction season and the project completion requirement of October 28, 2010.

Since the scope of work spanned nearly the entire main entrance and parking area of the property, it was crucial to plan repairs around the flow of pedestrian and vehicular traffic. In particular, certain drive lanes had to

remain open to accommodate staff vehicles and delivery trucks.

With numerous events involving high volume attendance, Rose Paving ensured that operations at Techny Towers would continue smoothly. Rose Paving project managers scheduled the work around these events, safely and securely barricaded areas to divert cars, and directed people safely around the areas under construction. Work flexibility was especially appreciated by Ms. Collins, who manages the retreat center.

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***“Because of Rose Paving’s coordination and communication, we were able to alert groups before they arrived what the parking situation would be and where their attendees would find available parking. This made our customers happy.”***

– Collins

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In addition to expediting the project schedule and traffic control, Rose Paving also encountered engineering issues during construction that could have halted the project. Excessive elevation differential and horizontal location with respect to existing public sidewalk and proposed curb and gutter presented a major road block. Rose Paving responded immediately once the issue was discovered in the field during survey layout, Techny was alerted, and Rose spearheaded meetings with the Village of Northbrook, whom owns the sidewalk. Through Rose Paving insight, incorporating horizontal and vertical adjustments, and the introduction of parking bumpers, the project moved forward- never missing a beat.

## The Results

In her experience managing the property for over seven years, Kitty believes Rose Paving not only safely and successfully executed the expansion project, but also utilized eco-friendly and sustainable alternatives to create the new parking lot. This unique project eliminated carbon emissions, which would have resulted from material haul on and off, and ultimately saved Techny unnecessary expenses. The project was completed within budget and on schedule, all while creating a high quality solution to Techny’s needs. “This was the most seamless and easiest project I have had executed since I have been here. Rose Paving was an absolute joy to work with,” concluded Collins.