

# MOORESVILLE HIGH SCHOOL RENOVATION

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A CASE STUDY IN  
COMMUNICATION





# LISTEN BEFORE YOU BUILD

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The more things change, the more they stay the same. Today's children learn using computers, iPads and clouds instead of slide rules, typewriters and hardcover books. But even as technology has transformed classrooms, the vital skills of intent listening and effective communication remain at the core of education and business.



## MOORESVILLE HIGH SCHOOL PRACTICES WHAT IT TEACHES

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The entire MHS team practices effective listening and communication. From administrators to teachers and maintenance crews, every member of their team plays a vital role in educating students, and everyone is on the same page. If the Mooresville School Corporation didn't practice active listening and effective communication, we wouldn't be renovating Mooresville High School right now.

## THE SCHOOL BOARD DID THE HEAVY LISTENING

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In 2010, at the height of the Great Recession, the Mooresville High School Corporation faced severe facility challenges and a limited budget. Mooresville High School was originally constructed more than 50 years ago to teach 400 students. Today, it serves 1,350 students, and that number is growing. The school has expanded its campus seven times. But the facility had not been renovated to incorporate technological changes and energy efficiencies.

MHS needed building upgrades to properly educate their students, but the School Board also had to balance the Mooresville community's financial constraints.

In response, the school board established a Citizens Advisory Committee to listen to the community's school construction concerns and provide a sounding board for new solutions. After gathering information, the Board committed to renovate their aged facilities into a state-of-the-art, energy-efficient learning environment.

Their decision saved taxpayers what could have been a \$60 million bond issue and an associated tax increase. The committee created a forum to proactively report the Board's new action plan to the community and to regularly update all stakeholders.



# ENTER THE KORTE COMPANY

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With a plan in mind, it was time to find a Design-Builder that could meet the needs identified by the Citizens Advisory Committee. The Board hired InterDesign, a State Statute Title firm, to develop the solicitation to select a Design-Build contractor.

After Design-Build contractors offered competitive proposals and participated in several interviews, the Board awarded the project to The Korte Company. The board wanted energy efficiency and bang for the buck, and they chose our team.

But the story only begins there. We're proud we won the job, but we're more proud of **how** we got it.



## EFFECTIVE LISTENING MADE THE DIFFERENCE

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When we win bids, it's because our proposals meet our partners' custom needs. Mooresville School Board President Dr. William (Bill) E. Roberson said:

"...The Korte team was the only team who listened intently to what we said, asked us to clarify and then developed best value design solutions to address our concerns. Korte offered to implement those best value solutions in an 'open-book' partnership, where additional savings would be returned to MHS. This was in direct alignment with Mooresville School Corporation's commitment to our taxpayers. To date, these additional savings have paid for \$663,000 of additional improvements to benefit MHS students and staff, with no additional funds required from the taxpayers..."

The Korte team earned the award because we invested the time to thoroughly investigate existing conditions, understand the project challenges, develop innovative cost and energy efficient solutions, and collaborate with MHS to select the best value solution and attain MHS' goals.

## WHAT WE AS BUILDERS NEED TO KNOW FROM OUR PARTNERS

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We make a point of listening intently during the bidding process, but it always helps when our business partners clearly communicate their needs to us. We have nothing but the highest professional respect for the way Mooresville High School approached the renovation.

Mike Tubbs, Executive Vice President of The Korte Company, said:

"...All we can ask from a client like MHS is to openly share their concerns and project challenges with our team of professional designers and contractors. The MHS solicitation gave our team an opportunity to develop innovative Design-Build solutions in a fair competition with others..."

We knew from the first meeting that Mooresville High School and InterDesign had a well-structured team because they encouraged and thrived in collaboration, an important ingredient in any Design-Build undertaking.



## FINANCING A 21ST CENTURY HIGH SCHOOL

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Leading up to the project, the school board sought bids that could meet their needs for less than \$20 million. After a comprehensive process, we delivered a bid that matched their needs.

The school board financed part of the \$18.9 million renovation using a \$2 million, zero interest federal bond. The terms of the bond stipulated the school board find \$200,000 in matching local funds, and the community raised \$750,000 — **\$550,000 more than the minimum**. The School Corporation will repay the bond over 15 years, and the Mooresville community will not see a single penny of tax increases. That's a win for everyone.

**Mooresville High School is transforming into an energy-efficient, state-of-the-art learning facility, and we're proud to be the Design-Build contractor on the job.**



## OH YEAH... THE RENOVATIONS

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Mooresville High School is teaching classes on engineering, advanced manufacturing, biomedical sciences, broadcasting and journalism — that's a pretty heavy load for a high school.

They need facilities that allow their students to engage with technology. That's why we're collaborating with InterDesign and krM Architecture+ to build a whole "new" campus. We're constructing the Virtual Learning Lab, complete with a media center, broadcasting and journalism classrooms and computer labs. And we're converting old "shop" classrooms into 21st century classrooms for technology courses.

But we're not just building classrooms, we're conducting complete renovations of the north and south buildings and upgrading a range of items across the campus.

We're delivering large renovations of common spaces, including the north and south gymnasiums, interior and exterior walls, the cafeteria and more.

Mooresville High School is getting energy efficiency upgrades to the water mains, electrical systems, plumbing systems and more.

We're making MHS safer with a more secure main entry, new sprinkler and fire-alarm systems, an auditorium fire curtain and more. The driving area will be safer and more efficient with new asphalt, sidewalks, curbs and passing lanes.



# LISTENING LEADS TO RESULTS

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As Design-Build professionals, we're all about the process and results. We recognize the simple formula for success:

We listen to understand the challenges we need to overcome, brainstorm innovative solutions with collaboration of experienced Design-Build professionals, communicate that plan to all stakeholders involved, then execute the plan to achieve the desired results.

You must first define the problem before you can solve it. When we took on the Mooresville High School renovation project, the Mooresville School Board defined the desired results. We listened. And then, we delivered results.



# MORE ABOUT THE KORTE COMPANY

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We've been building since 1958 and have constructed schools all across the nation. But we've never delivered a single job over budget or behind schedule. To learn more about The Korte Company, visit [korteco.com](http://korteco.com). To request a free facility assessment for your school, visit [korteco.com/facility-assessment](http://korteco.com/facility-assessment).

