Seizing an Opportunity – Construction Management Practices Reduce Schedule by 75%

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Introduction

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2010 Malcolm Baldrige National Quality Award
Project Overview

ORIGINAL PROJECT

• Schedule – 260 consecutive calendar days - June 16, 2010 to March 3, 2010
• 4000 LF of 48’-52’ wide 8” concrete roadway and associated drainage improvements
• 3/4 of mile, 22,000 SY of concrete, Project Cost $1,515,238

ACCELERATED PROJECT

• Schedule – 67 consecutive calendar days – June 16, 2010 to August 23, 2010
• 4000 LF of 48’-52’ wide 8” concrete roadway and associated drainage improvements
• 3/4 of mile, 22,000 SY of concrete, Project Cost $1,515,238
Contractor Change Order Request

• No vehicle traffic - June 23, 2010 to August 22, 2010
• Only pedestrian traffic allowed
• Residential traffic from Holbrook only
• Additional costs (estimated at $180,000)
• Concrete batch plant on school property
• Coordination with SISD, City, ER response, residents
• Additional coordination with public and private utilities
Negotiated Change Order

- No Additional Cost
- Reduction of schedule
- No vehicle traffic - June 23, 2010 to August 23, 2010
- Access to Schools required
- Summer school activities relocated to other schools
- All traffic will access school from Band and Football activities
Factors that Contributed to Success

• Have the right mindset
• Ask “How can it be done?” not “Can it be done?”
• Know your contractor
• Project Risk Identification
• Gain buy in from all stakeholders
• Schedule reduction was a win for everyone
• Change Orders – understand everyone’s position
• Submittal and RFI turnarounds (5 days vs. 4 hours)
What We Learned and Applied

- Mindset
- Constructability Walk-Throughs
- Risk Identification and Mitigation
- Existing Condition Survey
Questions and Discussion