

Harris & Associates

# CONSTRUCTION MANAGEMENT

If you want a successful construction project, build the right team. Start with Harris & Associates' construction managers—experts at keeping project partners focused on managing risk, budget, scope, and timeline.

For education, municipal, transportation, and water projects, we represent our clients' best interests at every step and promote partnering among all project stakeholders. Our construction managers serve as leaders and moderators to help move projects forward by fostering a culture of collaborative partnership around project objectives and by working closely with you, the general contractor, and the design team. We can guide agencies through the advantages of alternative delivery methods such as Design-Build (DB), Integrated Project Delivery (IPD), and Public-Private Partnerships (P3) to achieve maximum results.

## Results from Reliable Information

One of our fundamental goals as construction managers is to deliver reliable cost and schedule information to decision makers, so they can make informed decisions on project scope and delivery. Through effective public outreach and stakeholder communication, we help manage public expectations, minimize disruptions to neighbors of the project site, and promote a positive image of the project.

## Early Returns

Experience shows that the earlier you involve a construction manager in a project, the better the value of dollars spent. Our leadership encourages the team to explore creative options and promotes early identification and proactive resolution of potential problems. This approach saves you schedule and real dollars on your project.

Our recent work on the Holman Highway Roundabout project included schedule acceleration concepts to counter days lost to winter weather, along with anticipating constructability issues to mitigate impacts to the budget or schedule.



**Harris was named 2017  
Construction Management Firm  
of the Year by the San Diego  
Chapter of the Construction  
Management Association of  
America.**

This award recognizes a member who has gone above and beyond in its support of the Chapter by encouraging employee participation in Chapter programs, activities, and committees.

## PRE-CONSTRUCTION

During pre-construction, the Harris team will work closely with you to develop and deliver projects that fully address your goals, efficiently and economically. We will stretch your dollars further by streamlining the process and reducing potential problems, delays, and claims through proactive actions:

- Master scheduling
- Design consultant oversight
- Cost estimate review
- Value engineering
- Biddability/constructability (and maintainability) review
- Construction delivery strategies/methods
- Permit acquisition
- Contractor pre-qualifications
- Procurement and bidding assistance

## CONSTRUCTION

In the field, we are problem solvers, administrators, managers, and members of the quality assurance team. Effective management requires the ability to understand and critique the contractor's schedule; anticipate and solve problems; inspect and identify non-compliant work and scope; negotiate changes, and most of all provide clear communications.

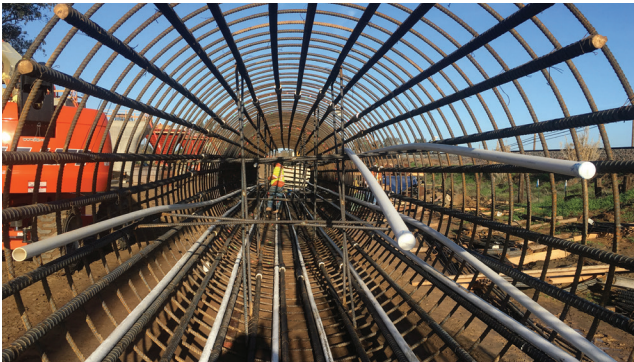
Among our many responsibilities during construction:

- Documenting of pre-existing conditions
- Schedule management
- Change order management
- Document control
- Dispute resolution/claims avoidance
- Quality assurance
- Construction inspection
- Labor compliance monitoring
- Public outreach
- Monitor contractor quality control and safety programs

## POST-CONSTRUCTION

The close-out phase of any project begins on day one. Harris establishes the required close-out documents up front and continually monitors the gathering and collection process. We verify that all punch list corrections are completed and all systems tested. We verify completion of training on new equipment, gather all guarantees and warranties, and negotiate all contractual money issues. Harris provides complete documentation for future review. We will set the stage for a smooth and efficient turnover as we:

- Conduct punch walks
- Coordinate manufacturers' training sessions
- Review as-built drawings for accuracy
- Turnover all operations and maintenance



### **California High-Speed Rail (CAHSR), Construction Package 1 - Design/Build California High Speed Rail Authority Madera to Fresno, CA**

As a managing partner of the joint-venture team working for the California High-Speed Rail Authority, the Harris project and construction management team is responsible for administering the design-build contract and providing financial, schedule and quality oversight on the first section of the High-Speed Rail System. This effort falls into six broad categories; Project Controls, Quality, Third-Parties, Environmental, Change Management, and Safety.



### **San Diego Unified School District Propositions S and Z Bond Program San Diego Unified School District San Diego, CA**

Harris is providing program management and construction staff augmentation support services related to the implementation of San Diego Unified School District's Proposition S and Proposition Z Bond programs. The \$4.9B construction program encompasses more than 200 facilities.

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[www.WeAreHarris.com](http://www.WeAreHarris.com)

Harris partners with public agencies to enhance their communities.