



Russell Construction Company
4600 E. 53rd Street
Davenport, IA 52807

Early Integration of Construction Manager for Maximized Safety on School Construction Projects

A Construction Manager's role is to think beyond the current project and ensure the incorporation of safety and scheduling practices, District and Administration interests, and the impact of the project to the surrounding community. Early involvement of the Construction Manager allows for these details to be incorporated during the design phases, which leads to more efficient, informed, cost effective and safe building conditions.

Keeping on Schedule:

The early planning phases of a construction project are the most crucial when designing a school renovation or expansion. These initial stages blend together all the design elements, which affect every stage of construction that follows.

Recently, Russell served as the Construction Manager for the \$13.8 million Bettendorf High School Performing Arts Center addition and remodel project. Since a large portion of this project was completed while school was in session, construction activities had to be scheduled in phases to ensure student and staff safety and still allow crews to complete work in occupied areas. Through the use of Construction Management, our early involvement during design allowed for the incorporation of the District's concerns into the projects site logistics plans, bid packages and construction schedule development in a way that maintained maximum safe use of the High School facilities.

Currently, Russell is working in Galesburg, IL on the new 69,000 s.f. new Silas Willard Elementary School project. Construction is not set to begin until after the start of the 2014-2015 school year, however as the Construction Manager, Russell collaborated with the Administration and the architect to put in place construction barriers and fencing prior to the start of construction. Since the new school site is located directly adjacent to the currently facility, the early placement of construction barriers will avoid any confusion caused by the adjustment of bus and student drop off locations and decrease disruptions to the daily operations of the school.

Keeping Stakeholders Informed:

The Construction Manager is also responsible for serving as an Owner advocate by keeping parents, teachers, and community members informed and involved throughout the construction process. We believe a Construction Manager should work collaboratively with all project stakeholders to create a safe and functional facility that meets the needs of the District, staff, students and surrounding community.

The recent expansion projects at Silas Willard Elementary and the Galesburg High School provided numerous opportunities for staff, student and community engagement. Meetings were held with the staff at each school to learn about their needs and concerns for the upcoming construction projects. Additionally,

our on-site team collaborated with the District to plan and hold community meetings and jobsite tours to inform parents, students and the local community members about the construction process.

As the Construction Manager, our teams welcome the opportunity to visit classrooms within a district to discuss the construction process and current techniques being utilized on a project, such as Geothermal heating and cooling. We believe a construction site can serve as an educational tool to allow students to experience hands on learning.

Keeping Costs Down:

A Construction Manager serves as a knowledge resource regarding all aspects of the construction process, including the current market place and the most cost effective route to complete the project on schedule and budget. By understanding and implementing the best interests of the Owner, the Construction Manager creates a natural flow of information, materials and solutions to ensure a cost effective approach to each construction project.

In 2011, the Galesburg Community Unit School District #205 implemented a 20-year Master Site Facility Plan to include the repair, remodel, and/or new construction of many of the district fields and facilities. Originally, the District planned to close one school at a time for construction, while rotating students to different facilities as construction progressed. As Construction Manager, Russell created a plan that allowed students to safely stay in each school during an on-going construction project. This plan resulted in a significant savings to the District in facility and busing costs, and decreased the amount of planning and confusion that would result from rotating children and staff from school to school.

Our team also proposed additional cost savings through the use of architectural plan adjustments in structural details, such as the type of materials and arrangements of electrical connections. These cost effective adjustments allowed the District to invest additional funds in the classrooms technology.

The Russell Mentality:

Ultimately, our goal as Construction Manager is to do whatever is necessary to allow teachers to teach, students to learn, and the community to support the project. We put ourselves in the place of the school board, staff, parents, students, and community to learn "what will keep them up at night" regarding the project and address and resolve those items, such as student safety and learning disruptions.

We are committed to safety. It's a main corporate value and it shows in our everyday actions and our safety record. We ensure that odor emitting or dust generating materials will not be placed while children are present to avoid allergic reactions or complications for those with asthma. Material installations that generate loud noises will not be completed during school hours to minimize distractions for students and staff. We work in a collaborative, open-book process with the school administration to ensure the least impact to students, staff and the surrounding community.