



PROBLEM SOLVED CONSTRUCTION MANAGEMENT

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Bringing Your Project in On Time and Under Budget

PROJECT HIGHLIGHTS:

1. LTE's site construction observer caught one of the subcontractors trying to cut corners to get a private storm system installed quickly. While the schedule is always a factor, the job needs to be done right.
2. After overseeing construction on the project for about a year, the county inspector started calling LTE's field personnel to get information and verify quality control in lieu of stopping at the site himself! Building trust is essential!



CHALLENGE:

With the construction industry booming, our client found it difficult to get a commitment from the site contractor to make their job a priority, especially when conditions provided them a convenient excuse to go elsewhere. In this case, a major storm event left behind extremely saturated soil, a condition the contractor deemed "unworkable" and insisted they wait a few days for it to dry out.

APPROACH:

LTE appreciates that keeping the project team on schedule is one of the most crucial aspects of our role as an Owner's Representative. Understanding the urgency, we brought to the contractor' attention schedule commitments previously agreed upon and re-stated their contractual obligation to be accountable to this schedule.

RESULT:

By fairly but effectively working with the site contractor, land was delivered on time to the homebuilder. The project was successful for all parties, in large part due to working together and cooperatively helping everyone accomplish their individual tasks, while never abandoning the expectation that everyone honor their scheduling commitments. Job satisfaction is greater and lawsuits avoided when this is the work environment created by the Construction Manager.

Client: Brookfield Residential

Site Location: Adams County

Duration: September 2012 – February 2016

Services Provided:

- Construction Observation
- Dewatering Permit Compliance
- Professional Engineering Certifications
- Health & Safety
- Quality Assurance
- Stormwater Compliance



CORPORATE HEADQUARTERS

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