PLAN. COORDINATE. BUILD.

K-12 CONSTRUCTION MANAGEMENT

Keeping Construction Moving. Keeping Schools Running.

THE CHALLENGE

K-12 construction comes with little margin for disruption. Districts must manage contractors, budgets, schedules, safety, procurement, and unforeseen conditions while protecting students and staff and maintaining daily school operations. Fixed reopening dates and limited summer construction windows make proactive planning and consistent field leadership essential.

THE CHA APPROACH

CHA provides hands-on construction management from pre-construction through closeout, helping districts manage cost, schedule, quality, phasing, and contractor coordination. Our field teams provide consistent on-site leadership, addressing issues early and keeping work moving while minimizing disruption to school operations. In-house estimators, schedulers, architects, engineers, and technical specialists provide added support when complex issues arise.

Pre-Construction Planning

Set the project up for success.

CHA reviews scope, documents, constructibility, logistics, phasing, procurement, and market conditions before work begins. Cost estimating, milestone scheduling, bid packaging, contractor outreach, and long-lead planning help establish realistic expectations and reduce downstream risk.

**CLEAR PHASING.
SMART PROCUREMENT.**

Construction Oversight

Maintain visibility and accountability in the field.

Our construction professionals monitor progress, coordinate contractors and consultants, document field conditions, manage RFIs and submittals, and address issues as they arise. Consistent site presence keeps quality, schedule, cost, safety coordination, and school operations front and center.

**HANDS-ON
FIELD LEADERSHIP.**

Project Controls

Turn project information into timely decisions.

Integrated cost, schedule, change, payment, risk, and document controls give districts a current view of project performance. CHA monitors milestones and budgets, evaluates potential impacts, and provides clear reporting to guide decisions and corrective action.

**CURRENT COST.
SCHEDULE. RISK.**







ONE PROJECT OR AN ENTIRE CAPITAL PROGRAM. From targeted summer improvements to multi-building capital programs, CHA scales its construction management services to the project while maintaining a consistent focus on accountability, coordination, and successful delivery.

Built Around the School Calendar

EACH STEP STRENGTHENS THE NEXT

Successful school construction depends on what happens before mobilization as much as what happens in the field. CHA connects pre-construction, procurement, construction, and closeout through consistent leadership and clear accountability.

PLAN
Define the path forward

- Constructibility and document reviews
- Cost estimating and value management
- Logistics and phasing strategies
- Milestone and construction scheduling
- Division of work
- Long-lead procurement strategies
- Existing conditions review Permit coordination
- Risk identification and mitigation

COORDINATE
Keep the team aligned

- Contractor and consultant coordination
- Project kick-off and progress meetings
- RFI and submittal management
- Testing and inspection coordination
- Utility shutdown coordination
- Procurement and delivery tracking
- Site access and operational planning
- District communications

MONITOR
Maintain control

- Full-time or scheduled site observation
- Progress and milestone tracking
- Quality control
- Schedule monitoring and recovery planning
- Payment application review
- Change request evaluation
- Field documentation and photography
- Construction reporting
- Safety program monitoring

DELIVER
Prepare for occupancy

- Rolling completion and punch list management
- Commissioning coordination
- Owner and staff training coordination
- O&M manuals and warranty tracking
- As-built documentation
- Regulatory and financial closeout
- Turnover quality control
- One-year warranty inspections

CONSTRUCTION THAT WORKS AROUND EDUCATION. Schools need to keep operating while construction moves forward. CHA brings the planning, phasing, and field coordination to make both possible.

Occupied Schools
Careful separation of construction activities from students and staff helps work advance while maintaining daily school operations.

Phased Construction
Phasing and logistics planning coordinate temporary conditions, access, sequencing, and contractor activities around the academic calendar.

Summer Work
Milestone scheduling and long-lead procurement planning help position critical work for limited summer construction windows.

Multi-Building Programs
Coordinated schedules, reporting, cost controls, and contractor management provide visibility across simultaneous projects and campuses.

THE CHA DIFFERENCE

Field Leadership Backed by Integrated Expertise

Construction issues rarely affect only one discipline. CHA's construction managers can draw on in-house estimators, schedulers, architects, engineers, commissioning professionals, and other technical specialists to evaluate field conditions, review alternatives, and provide practical input without losing project momentum.



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