




Using Construction Technology to Manage Projects Based on Contractor Needs

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Agenda

- Introductions
- General industry views on construction tech
- A contractor's real-world process
- Best practices and benefits of internal project tracking
- Q&A
- Conclusion



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Current industry perspective



Why is construction technology needed internally at your company?

1. **Shortage of skilled tradesman**
 - Streamlined communication
 - Clearer expectations of roles and responsibilities
 - Safer and less stressful work environment
1. **Accountability & Communication**
 - Internal teams
 - External stakeholders
1. **Profitability**
 - Understanding the current state of a project
 - Evaluating the outcome of a project
 - Reduced rework

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How has construction technology *traditionally* been used?

Top-down approach

- GCs chose the platform for the project, the subs contribute to their workflow
- Scheduling is based on high-level milestone tracking for the overall project
- Activity tracking is retroactively focused on QA/QC, punch list, deficiency tracking
- Documentation is distributed based on GCs discretion

The GC is the only one who benefits from this approach

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How *should* construction technology be used?

Bottom-up approach

Each trade contractor controls the processes that are unique to their work, allowing for:

- Proactive workflow creation and scheduling
- Better document control
- Streamline internal communication
- Reduced Risk

The entire project benefits from this approach

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Myths & misconceptions

1. Project management is more than paperwork and documentation at the office level
2. Using an internal software separately from the GC is “double entry”
3. A single platform exists for collaboration across trades
4. Construction tech is for GC contractors and not for the trades

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How Bockmon & Woody is using new tools to solve old problems



Challenges of the traditional approach

1. Lost and/or inaccurate paperwork
 - T&M tags
 - As built
 - Plans
2. Field questions getting lost or going unanswered
3. Higher percentage of rework



Moving from traditional to proactive

1. Get buy-in from your team
2. Creating an intentional plan
3. Adoption takes time and commitment, *but it's worth the investment*



Was the change worth it?

1. Real-time answers to questions
2. Clarity & unification
3. Secondary benefits: the field feels part of the process



Best practices and benefits to proactive project management



Adoption

1. Executive buy-in
2. Start slow, start small
3. Find a champion
4. Lean on the solutions experts



Setting projects up for success

1. **Create a detailed internal estimate breakdown**
...or an internal schedule of values based on your bid
1. **Set early project meetings with internal and external stakeholders**
...to better align the proposed project schedule with your proactive schedule
1. **Implement your proactive schedule in the field**
2. **Update the proactive schedule based on project progress**

Managing documents

1. **Create a process for managing plans**
...where the project manager or project admin is responsible for vetting the latest plan revisions prior to uploading them
1. **Create a process for managing RFIs, submittals, change orders, etc.**
...so that the data isn't solely owned by the external stakeholder
1. **Create a process for distributing documents**
...to external shareholders with minimal effort

Benefits of adopting a proactive internal workflow

1. **Shortage of skilled tradesman**
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Q&A



Conclusion

↑ Focus on internal proactive project management to achieve:

- Better partnerships
- Greater project success
- Happier and healthier labor pool
- Higher profits

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