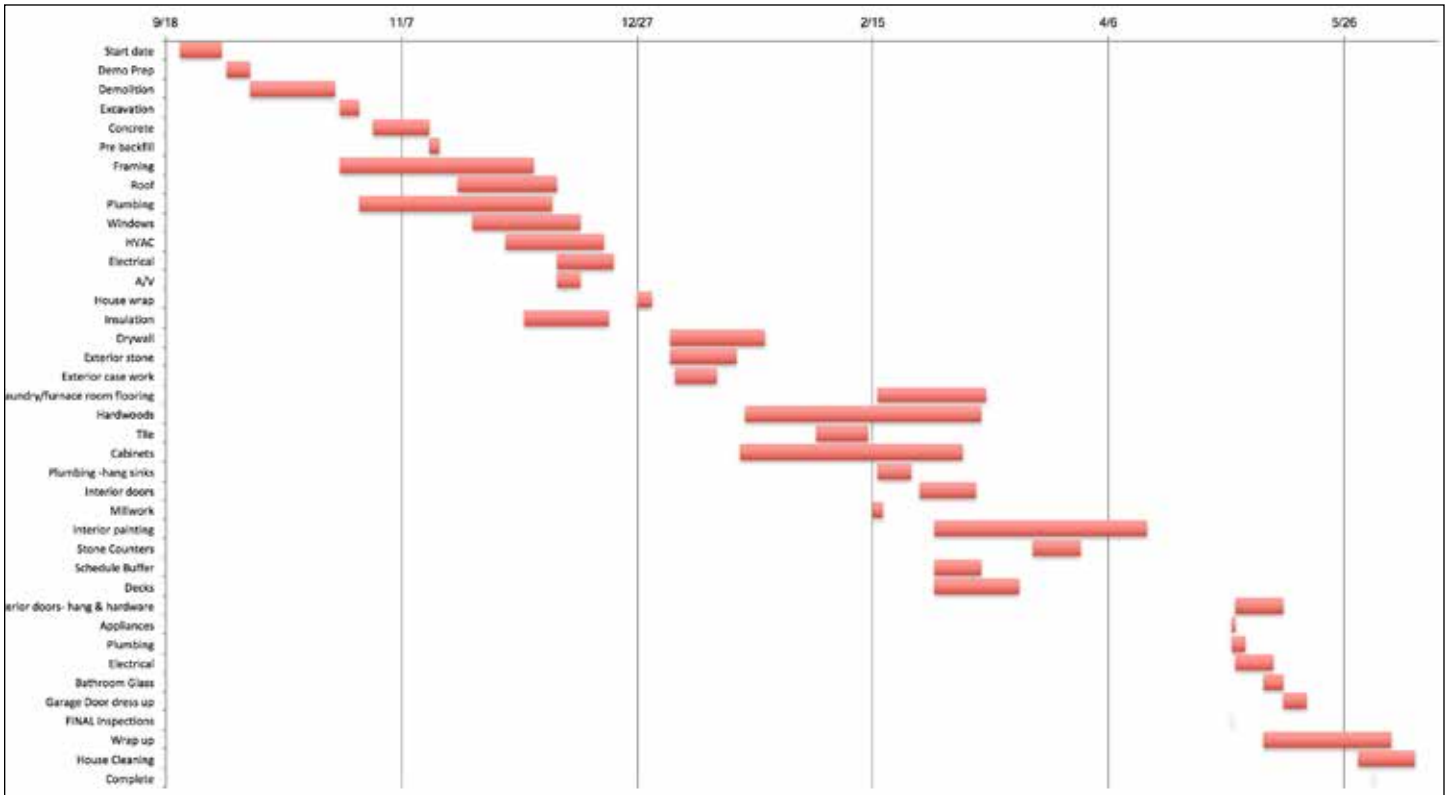


# How Construction Planning Can Save Money and Time



Construction planning can help minimize costs by optimizing resource and equipment utilization. Even for small residential projects, you may have to lease the necessary equipment. On large commercial projects, leasing or buying specialized equipment is expensive, and maximizing utilization reduces expenses.

In a complex project, construction planning also organizes and coordinates the many moving parts. The process improves communication among team members and stakeholders, and it reveals unrealistic assumptions or weak logic. With a

properly planned project, everyone knows when subcontractors are supposed to show up and what work you need to complete before their arrival. You shouldn't keep materials and equipment lying around for days or weeks, taking up space and possibly incurring excess rental costs because they arrived long before you needed them.

Since, by definition, construction planning takes place before work begins, you have the opportunity to anticipate problems and plan solutions before they occur. Those benefits translate into time efficiency during construction itself, as well as a superior

Task Name	Start	End	Duration (days)
Start date	9/21/14	9/30/14	9
Demo Prep	10/1/14	10/6/14	5
Demolition	10/6/14	10/24/14	18
Excavation	10/25/14	10/29/14	4
Concrete	11/1/14	11/13/14	12
Pre backfill	11/13/14	11/15/14	2
Framing	10/25/14	12/9/14	41
Roof	11/19/14	12/10/14	21
Plumbing	10/29/14	12/9/14	41
Windows	11/22/14	12/15/14	23
HVAC	11/29/14	12/20/14	21
Electrical	12/10/14	12/22/14	12
A/V	12/10/14	12/15/14	5
House wrap	12/27/14	12/30/14	3
Insulation	1/23/14	12/21/14	18
Drywall	1/3/15	1/23/15	20
Exterior stone	1/3/15	1/17/15	14
Exterior case work	1/14/15	1/13/15	0
Laundry/furnace room flooring	2/16/15	3/11/15	23
Hardwoods	1/19/15	3/10/15	50
Tile	2/3/15	2/14/15	11
Cabinets	1/18/15	3/6/15	47
Plumbing -hang sinks	2/16/15	2/23/15	7
Interior doors	2/25/15	3/9/15	12
Millwork	2/15/15	2/17/15	2
Interior painting	2/28/15	4/14/15	45
Stone Counters	3/21/15	3/31/15	10
Schedule Buffer	2/28/15	3/10/15	10
Decks	2/28/15	3/18/15	18
Interior doors- hang & hardware	5/3/15	5/13/15	10
Appliances	5/2/15	5/3/15	1
Plumbing	5/2/15	5/5/15	3
Electrical	5/3/15	5/11/15	8
Bathroom Glass	5/9/15	5/13/15	4
Garage Door dress up	5/13/15	5/18/15	5
FINAL Inspections	5/2/15	5/2/15	0
Wrap up	5/9/15	6/5/15	27
House Cleaning	5/29/15	6/10/15	12
Complete	6/1/15	6/1/15	0

solution because you haven't devised a plan under pressure. Construction planning can pave the way toward more innovative methods of solving building challenges.



Scott Truehl is a Wisconsin-based general contractor with Friede & Associates. He says that clients get the best results when they share information freely during the planning stage.

"I ask our clients to be open and honest with us, to treat us like their accountant or attorney, so we can understand their budget, schedule, and goals with their construction project," Truehl says. "Over 90 percent of our projects are design-build projects where we are estimating the budget throughout the design process. Too often, prospects choose the standard design-bid-build method and/or are unwilling to actually open up and share this information."

Contractors who master construction planning will

develop a track record of completing projects on time and within budget.

To maximize the benefits of construction planning, Truehl suggests following these best practices:

- Make sure you're planning as a team. With more faces at the table, you greatly reduce the chances of overlooking something important.
- To simplify things, identify the project's big tasks first. Then, where necessary, split these tasks into subtasks.
- Assign these tasks to individuals and contractors. Then, create a schedule that tells everyone what they're supposed to be doing and when they're supposed to be doing it.
- Make sure the schedule has a completion date, and make sure you're following the schedule.
- You can adhere to the completion date and follow the schedule by monitoring progress regularly. Ensure that you regularly track and update progress so that information keeps flowing among participants.

This article originally appeared on Smartsheet for Construction as part of the Master the Art of Construction Planning to Save Time and Money series. The full series of articles can be found at [www.smartsheet.com/construction-project-planning](http://www.smartsheet.com/construction-project-planning).

DAILY WORK LOG						
Project:			Name of Contractor:			
Weather:			Contact:			
Date:			Cell Phone:			
Day:			Contract No:			
Temperature:			Project No:			
Time:			Location and Description of Work			
Branch of Work	Skilled Workers	Hours	Location and Description of Work			
ELECTRICAL						
MECHANICAL						
DRYWALL						
PLUMBING						
CONCRETE						