

Construction Planning- 4 Aspects to Consider



Though there are many parts of construction planning, four are often the most problematic for a construction project's successful completion.

1. Subcontractor management & availability
2. Build techniques & methods
3. Equipment & supplies to be used
4. Site logistics

In today's post, we'll consider subcontractor management and availability. Though some of the following seem to relate more to management and execution, these practices must be considered within

planning to be done effectively.

- Don't make selections based on price alone. Consider the subcontractors' reputation for quality, safety, and timely project delivery.

Every company has made mistakes—even disastrous ones. This factor alone should not necessarily rule them out for consideration. However, answers to the following questions might:

- Were the mistakes rectified honorably?
- Is this an isolated incident or a pattern?

Due diligence in researching potential subcontractors will not only save you headaches, but also the expense of delays and/or rectifying costly errors.

- Subcontractors should receive all necessary information to help them fulfill their responsibilities, and they should present any information (submittals, RFIs) that is required for proper planning, scheduling, monitoring, and execution of the project.
- One person should be specifically assigned to manage the subcontractors, and should understand their scope of work, what they are responsible for supplying, and how they will be reimbursed. [1]
 - Only one staff member should be delegated to communications with subcontractors to prevent conflicting communications from multiple sources. [1]
 - Monitor subcontractors' compliance with rules, regulations, etc. [2]
 - Prepare written contracts or agreements with subcontractor, with detailed expected performance and monitoring arrangements
- Subcontractors should attend planning sessions, including scheduling.
 - Subcontractors' availability to perform work should be coordinated in the schedule.
 - Identify critical work processes, delivery schedule, deliverables, costs, etc.[2]

- Arrange a regular meeting schedule with subcontractors to discuss quality, safety, and project progress.

Best practices clearly indicate that proper planning, selection of a reputable subcontractor, and appropriate oversight of subcontractor performance will most likely yield the best results.
[2]

Lori Vidak

Milestone Consultants

References:

[1] Paul Netscher, "Managing your subcontractors. Ensuring your project is successful," 25/7/2015;
<http://www.pn-projectmanagement.com/construction-management-blog/managing-your-subcontractors-ensuring-your-project-is-successful>

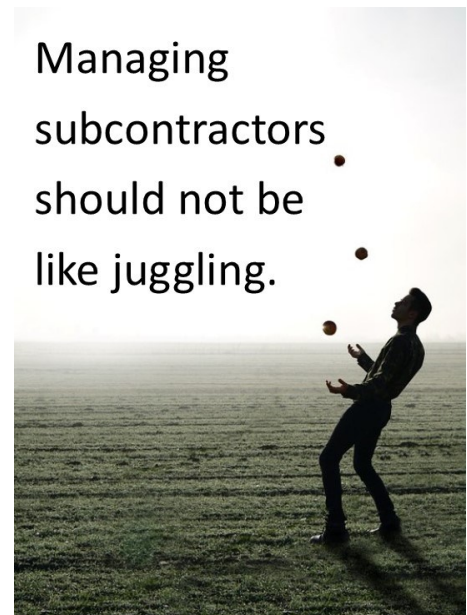
[2] Nelson Kakande, "Subcontractor Management,"
http://www.researchadministrationtools.org/files/PDF-Alternative/Kakande_Subcontract_Management.pdf

Lori Vidak

Published on Thursday, October 19, 2017

[Comments](#)

No Comments...



Managing
subcontractors
should not be
like juggling.