

Performing Quality In-House Constructability Reviews

Many people have the notion that CAP keeps their secrets to success confidential as competitive advantages over any competition, but this could not be further from the truth. CAP is always excited to share our processes, procedures and philosophies with anyone and everyone who is interested. CAP was founded and continues to operate as a collaborative and collective business focused on the ‘nuts and bolts’ of major construction. In this spirit, we hope the “Top Five Rules of a Constructability Review” will be of help to you and the rest of your team.

THE TOP FIVE RULES FOR AN EFFECTIVE CONSTRUCTABILITY REVIEW

- 1) Build the project; don't focus solely on the problems.** Only by taking the time to walk through the construction process step by tedious step will the problems be discovered. Avoid viewing a constructability review as an exercise in flipping through the construction documents with a focus on finding the problems, as the problems will not jump out at us.
- 2) Review the interface of various systems.** Whether it be interior, exterior, structural or MEP, problems are not discovered nearly as frequently within the body of a system as they are at the perimeter of a system where it interfaces with the various adjacent systems and trades.
- 3) Keep the review of preliminary documents constructive.** When performing a constructability review on 50%, 75% or even 90% documents be cognizant that the design documents are not complete and avoid providing the design team with an exhaustive list of things they already know aren't done. Preliminary reviews should focus on general design approaches, correcting items that have been completed and identifying the obscure, easy to miss, details.
- 4) Stay focused on the important items.** Before making a comment to the design team, ask yourself two questions. First, “will this impact the cost, time or quality of the project?” and secondly, “will the contractor, or subcontractors, require an answer to this question in order to perform their work?” If the answer to either of these questions is yes, pose the comment. Otherwise, posing the comment will consume the design team's time that could be better spent directed to other issues.
- 5) Take the time to complete a thorough review.** A thorough constructability review will take weeks, even months, but for every hour spent planning a project the hours saved down the road are exponential. Thorough reviews cannot always be complete and incorporated into the design documents in time for bid, but it is nonetheless important to address the problems early in the project.