# [1. PREVIEW OF CONSTRUCTABILITY IMPLEMENTATION (RS34-2)](https://www.construction-institute.org/preview-of-constructability-implementation)

**Report Summary:** Constructability is the optimal use of construction knowledge and experience in the planning, design, procurement, and field operations phases to achieve overall project objectives. Companies with formal constructability programs will likely experience cost-effective construction on their projects due in part to good teamwork and communications. To achieve maximum benefits, the constructability program should be introduced early in the project and continued throughout the design and construction phases.

Commitment to constructability is the responsibility of the entire team; however, the owner is the driving force behind the success of the program. Companies should assess their current constructability program, identify barriers, eliminate barriers, and propose methods for overcoming barriers to constructability and evaluate desirable barrier breakers.

Most knowledgeable industry professionals agree that constructability is key to project success. Savings associated with effective constructability programs represent a 10:1 return on the owner’s investment in constructability.

**Key Takeaways:**

## (1) Commit to implementing constructability.

## (Project Phase: Concept through Construction)

* Understand constructability objectives, methods, concepts, and barriers.
* Perform self-assessment and identify barriers.
* Assess and recognize constructability benefits.
* Develop an implementation policy.

## (2) Establish a corporate constructability program.

## (Project Phase: Concept through Construction)

* Identify a constructability sponsor/champion.
* Establish a functional support organization and procedures.
* Develop a lessons learned database.

## (3) Obtain constructability capabilities.

## (Project Phase: Concept through Construction)

* Assemble key owner team members.
* Define constructability objectives and measures.
* Select a project contracting strategy.
* Secure contractors, vendors, and consultants.

## (4) Plan constructability implementation.

## (Project Phase: Concept through Construction)

* Develop a constructability team.
* Identify and address project barriers.
* Consult the applications matrix and lessons learned database.
* Develop constructability procedures and integrate them into project activities.

## (5) Implement constructability.

## (Project Phase: Concept through Construction)

* Apply constructability concepts and procedures.
* Monitor and evaluate project program effectiveness.
* Document lessons learned.

## (6) Update the corporate program.

## (Project Phase: Concept through Construction)

* Evaluate the corporate program’s effectiveness.
* Modify the organization and procedures.
* Update lessons learned databases.

## [(7) Tool: Constructability Implementation Guide, Second Edition (SP34-1)](https://www.construction-institute.org/constructability-implementation-guide-second-edition)

## (Project Phase: Concept through Construction)

* Promote constructability for efficiency: Implementing constructability can significantly reduce project costs, schedules, and improve quality, thereby offering a high return on investment.
* Follow the constructability roadmap: The guide outlines a roadmap with six milestones (golden nuggets above) for establishing and sustaining corporate and project-level constructability programs.
* Utilize constructability tools: The guide provides 17 tools to evaluate, plan, and implement constructability to address barriers and enable continuous improvement.
* Focus on training and support: Emphasis on training, team-building, and management support is critical to embedding constructability in an organizational culture.
* Document lessons learned: Maintaining a lessons learned database is essential for capturing insights and refining future projects.