ASSEMBLE SYSTEMS

WORKFLOW GUIDE

Design Trend & Budget Management

New Processes and Tools to Win Business and Meet Owners Expectations

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DESIGN TREND & BUDGET MANAGEMENT

Construction project delivery has become increasingly sophisticated over the past two decades, offering new options — including design-build and construction management at risk (CM@R) — that give general contractors (GCs) more influence and control over projects and offer new services that can help win business.

However, this increased level of project control demands an increased level of budget management that traditional processes and tools do not adequately support. Fortunately, for GCs who pursue the project and business benefits of taking on design-build or CM@R projects, new technology exists that provides the design trending and budgeting insight and control necessary for success.

WHOLE **NEW WORLD**

Legalization (in the public sector) and general acceptance of nontraditional delivery methods — and their successful use — has driven transformation and growth in the construction management industry. As buildings become more and more complex and therefore present more risk, project owners are realizing the need for professional management throughout design and construction.

Construction consultants, virtually unheard of a few decades ago, are regular features in large public building projects and a growing number of private projects today. As these consultants have offered increasingly sophisticated project management and an escalating quality of services, they've raised the bar for general contractors that manage design-build and CM@R projects. The combination of non-traditional project delivery methods and the demand for increasingly professional project management mean that today's construction managers require new processes and tools to win business and meet owner expectations throughout project development.

Enhanced Insight in Design

Using Assemble's design trending and budget management functions together with its level of development (LOD) tracking, variance reporting, and other financial reporting, the preconstruction/estimating team can more frequently and easily update the budget and provide feedback to the project manager.

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TRADITIONAL OPTIONS CAN **WASTE TIME AND MONEY**

In the conventional approach to design-build or CM@R project delivery, the design process is broken into a few phases, with each phase including a budget review conducted by the construction manager. Design can progress significantly between these intermittent reviews and project costs can spin out of control before the construction manager realizes what is happening. Budget overruns can necessitate unplanned value engineering that halts project progress and requires revisions to previously completed design work — which then leads to another round of budget review and updates. Design trending, which supports continuous and in-depth design analysis and can identify and help avoid potential budget problems, is not typically part of these conventional approaches.

A **BETTER WAY**

Assemble Systems offers a solution that delivers the level of budgeting insight and control required for complex design-build and CM@R projects. The affordable, flexible software creates Microsoft Excel–based reports using the precise, up-to-date data in the building information model (BIM). The Assemble Connect add-in facilitates direct connection from Assemble to Excel. Assemble conditions the data across multiple versions of a model in an automated manner, the data can then be used to easily develop trending reports and graphs for better project insight.

The Assemble process provides the construction manager — and ultimately the owner — enhanced insight into the design as it evolves. Using Assemble's design trending and budget management functions together with its level of development (LOD) tracking, variance reporting, and other financial reporting, the preconstruction/estimating team can more frequently and easily update the budget and provide feedback to the project manager.

In particular, when used by the preconstruction/estimating staff throughout the course of design and budget development, Assemble can provide analytics on design progression and how it affects the project budget. It delivers a variety of reports in various formats to support effective budget management. For example:

Create Insightful Views

Users can subdivide the model and create views that align with significant line items of budget and required Level of Development (LOD), export the data to Microsoft Excel, and use quantities to generate accurate, up-to-date costs.

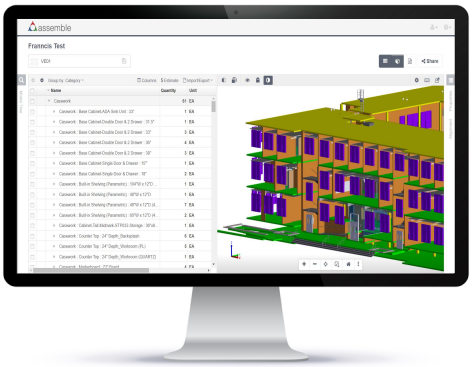
Quick Analysis of Designs

Design teams can publish subsequent models to Assemble to quickly and easily analyze quantity and cost variance of design iterations.

Generate Reports

Combined with Microsoft Excel, Assemble can generate regularly scheduled reports that source the model quantities for each trade and support on-going design trend analysis, which in turn can help avoid budget issues such as scope creep.

With Assemble, the result is better insight, better collaboration, and ultimately less rework in design and costing.



MOVING **FORWARD**

Flexible project management and delivery options are good news for general contractors who struggled under the traditional design-bid-build process. Even better, GCs who oversee today's design-build and CM@R projects now have access to tools that support the increased levels of required project management and budget control. Professionals who tap the combined benefits of these processes and tools are able to achieve quality projects that fulfill owner expectations and are delivered on time and on budget — success that is the foundation of a profitable, growing business.

Assemble Systems with offices in Boston and Houston provides construction data management solutions. Its core offering, Assemble Insight is a cloud based platform allowing AEC firms to leverage 3D data for increased project insight, advanced project collaboration and data driven decision making. Assemble is used today to manage over 8,000 projects.

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