



What Project Owners Should Require a Constructability Consultant to Review

A practical guide to protecting buildability, cost, and schedule

Constructability consulting is most effective when it is structured, comprehensive, and applied early. Project owners should clearly define what their constructability consultant is responsible for reviewing to ensure issues are identified before they become delays, change orders, or disputes on site.

The following outlines the critical areas a constructability consultant should review as part of their scope.

1. Overall Project Execution Strategy

Constructability review should begin with how the project will be built, not just what is drawn.

Owners should ensure review of:

- Proposed construction sequencing and phasing
- Site access, logistics, and staging constraints
- Alignment between delivery method and execution strategy
- Feasibility of milestone dates and interim occupancies

A project that cannot be logically built will struggle regardless of design quality.

2. Site Conditions and Constraints

Early understanding of site realities prevents downstream disruption.

Owners should require review of:

- Existing site conditions and surveys
- Access limitations, utilities, and adjacent operations
- Environmental, geotechnical, and jurisdictional constraints
- Impacts to neighboring properties or public spaces

Site driven risks must be addressed before construction begins.



3. Design Completeness and Coordination

Constructability is not just about errors, but about clarity.

Owners should ensure review of:

- Coordination between architectural, structural, civil, and MEP disciplines
- Conflicts, gaps, or ambiguous details
- Consistency between drawings, specifications, and schedules
- Level of detail appropriate to the project phase

Incomplete or poorly coordinated documents transfer risk to construction.

4. Means, Methods, and Sequencing Impacts

While designers define intent, constructability evaluates practicality.

Owners should require review of:

- Feasible means and methods for major elements
- Temporary works requirements and impacts
- Trade stacking and access conflicts
- Impacts of sequencing on safety, quality, and schedule

These issues are best resolved before contractors price the work.

5. Schedule Feasibility

Constructability directly affects schedule realism.

Owners should ensure review of:

- Alignment between design decisions and schedule logic
- Long lead items and procurement constraints
- Seasonal and weather related impacts
- Constructability driven schedule risks

Unrealistic schedules create cost pressure and claims.



6. Cost and Change Risk Drivers

Constructability review should identify where costs are likely to escalate.

Owners should require identification of:

- Design elements likely to drive change orders
- Ambiguous scope or performance requirements
- High risk details, materials, or assemblies
- Areas where contractor assumptions may vary

The goal is to reduce pricing uncertainty and post award disputes.

7. Health, Safety, and Buildability

Safe construction is a core element of constructability.

Owners should ensure review of:

- Design decisions with safety implications
- Access for installation, maintenance, and inspection
- Temporary conditions affecting worker and public safety
- Compliance with applicable safety standards

Safety issues identified early are easier and less costly to address.

8. Procurement and Tender Readiness

Constructability review should support executable procurement.

Owners should require review of:

- Clarity of tender documents from a builder's perspective
- Risk allocation between owner and contractor
- Opportunities to reduce bidder confusion or assumptions
- Readiness of documents for fair and competitive pricing

Well prepared tenders lead to better bids and fewer issues during construction.



9. Ongoing Constructability Support

Constructability does not end at tender.

Owners should confirm whether the scope includes:

- Ongoing advisory during construction
- Review of RFIs and design clarifications
- Assessment of constructability related changes
- Support for resolving unforeseen site conditions

Continuity improves outcomes and reduces reactive decision making.

Final Thought

A constructability consultant provides the bridge between design intent and real world execution. Owners should ensure their scope is comprehensive, practical, and focused on early risk reduction, not limited to high level commentary.

When properly defined, constructability review is one of the most effective tools an owner has to protect budget, schedule, quality, and overall project success.