

Monitoring and Controlling Construction Schedules



By
Earl O. Myler
Chairman

Once an architect and builder is hired, most members of church building committees believe it is the responsibility of the architect and builder to worry about maintaining the schedule for the completion of the Church's project within the stated time frame. Unfortunately, construction industry statistics show more than half of all construction completion dates are not being met. So, what can you do as a church building committee member to monitor your construction schedule and do something about it if things start slipping?

First of all, you need to become aware that the schedule is indeed slipping. To do that, you need to become totally familiar with the initially prepared construction schedule. Then, you need to sit down with the architect and builder and ask them to show you the major milestones established along the way. You may set as many milestones as you want. The important thing about milestones is that when you miss one, you immediately need to be communicating with the architect and builder as to (1) Why was it missed? (2) What subcontractors or suppliers were instrumental in missing the milestone schedule, and (3) What can be done to make up the lost time so the next milestone will not be missed too.

Construction schedules may slip for many reasons. It is important for the church building committee members to know what is controllable and what is not controllable when dealing with the architect and builder in trying to maintain schedules and get the project completed in a reasonable time frame. Weather delays, labor strikes, and material shortages are among things not controllable. Having adequate men on the project to get the work done, coordinating the work of the tradesmen to keep on schedule, and keeping the project clutter free for high productivity are items that are controllable.

The important thing to remember is that even if a particular milestone is missed for a non controllable reason, constant monitoring of the schedule and milestones will help minimize schedule overruns.