



SKILES GROUP

BREAKING THE CYCLE: A Smarter Way to Deliver Construction Projects

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CONSTRUCTOR



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WHAT THE CLIENT DESCRIBED



WHAT THE ARCHITECT DESIGNED

Designs that miss the mark. Schedules that slip. Budgets that won't hold. Communication that starts to break down.

**These situations are FRUSTRATING,
but they are also PREDICTABLE.**

Owners can change this pattern by understanding where the breakdown begins and by structuring their future projects differently.



WHAT WAS ESTIMATED



WHAT THE BUDGET ALLOWED

THE BREAKDOWN STARTS LIKE THIS...

In a typical Design Bid Build process, owners and designers spend months developing a design without real-time cost or constructability input from the contractor or trade partners.

By the time the drawings are complete, the people who understand materials, means, methods, and market dynamics are often seeing the plans for the first time.



WHAT THE CONTRACTOR BUILT



WHAT THE CLIENT REALLY NEEDED

Contractors are then asked to price the project in a compressed timeframe. Gaps or ambiguous details in the drawings often go unnoticed or unresolved.

Everyone knows unresolved issues will surface later through RFIs and change orders, creating an environment where teams are reacting to issues instead of preventing them.

This is not a people problem. IT IS A PROCESS PROBLEM. And it can be fixed. Here's how.

Bring Your Contractor and Trades On Early

This early alignment reduces rework, uncovers issues before they become costly, and keeps the design connected to the budget from day one.





Establish a Core Team

A Core Team is a small group of representatives from the owner, architect, contractor, engineers, and key trades that stays closely connected throughout the project to align expectations, make timely decisions, and resolve issues early.



Use Target Value Delivery

Target Value Delivery ties cost, design, and construction together from the start. Instead of designing a facility and learning the price later, the team designs with clear cost targets and real-time feedback from the people who will build the work.



Align the Team Through a True North Session

Before design moves too far, gather all stakeholders for a True North session. This meeting clarifies the specific outcomes that matter most for your organization.

True North becomes the reference point when challenges arise and helps prevent the project from drifting off course.





Construction will always involve complexity, but it does not have to feel chaotic or adversarial.

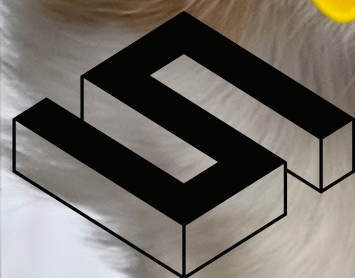
When teams engage early, communicate openly, and align around shared goals, projects move with more certainty, the experience and the outcomes improve.



There is a better way to build.

It starts with choosing a process that supports clarity, collaboration, and consistent alignment from day one.

Want more? Read the full article at [SkilesGroup.com](https://www.skilesgroup.com)



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