

Getting Your Company's Data Center Project

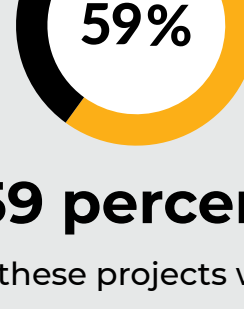


BACK ON TRACK

It's no secret that delays are common in the construction industry.



AND



One study in the *International Journal of Project Management* found that

70 percent

of projects ran over schedule

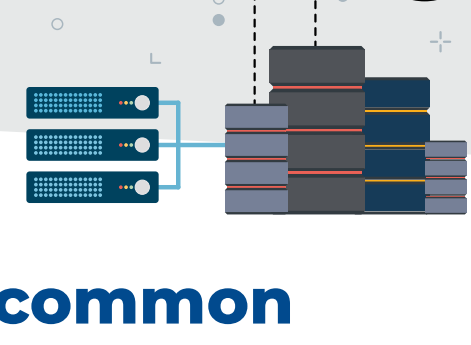
59 percent

of these projects were considered "delayed."

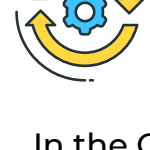
That same study revealed that there were

73 causes of delays.

And that doesn't include the impact of COVID-19.



What are the most common causes of delays?



Change orders are the main reason construction projects get delayed.

In the COVID-19 era, **labor shortages** also have a major impact on project timelines. Most businesses don't have visibility into this because contractors typically don't disclose these kinds of issues to their customers.



Suboptimal **project coordination** can also cause projects to run over schedule. You can't do task *B* before you do task *A*, and when the construction company is struggling to find labor to take care of the first task, projects will most certainly grind to a halt.

A week delay from one contractor may result in individual schedules not lining up with the project anymore.



How to minimize delays from the start and plan for the unexpected

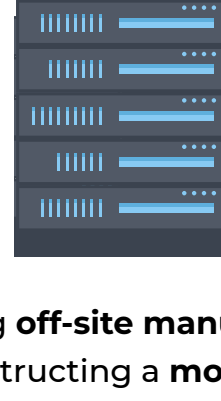
There are two key strategies you can utilize to help make sure your data center project stays on track:

1



Opting to go with a **joint-venture operation** that pairs up multiple contractors to work together

2



Choosing **off-site manufacturing** and constructing a **modular data center** instead of a stick-built one

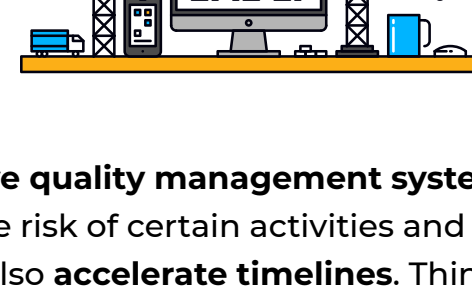


Believe it or not, modular off-site builds require up to

30 percent less time

than traditional on-site projects.

To stay on schedule, you also need to **plan for the unexpected.**



That starts with planning your projects well in advance and **conducting a risk assessment** to see what might go wrong.

Having an **extensive quality management system** in place that assigns value around the risk of certain activities and helps you target the highest risks can also **accelerate timelines.** Think of it as an intelligent review of what could possibly go wrong, how severe the associated impact might be, and how you would be able to overcome it.

What are the best practices for restarting dormant construction projects?

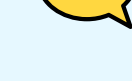
1 Get a grasp of the whole situation

Host pre-planning meetings to discuss why your project was delayed, and devise a way to tackle those issues.



2 Talk to the people involved in the project

Ask the stakeholders whether they're still interested in seeing the project through to completion, as soon as you can, so you can find replacements for those who've moved on.



3 Find the experts you need to get the project back on track

Bring in new advisors and contractors when you need to, so you can tap into their energy and expertise. Evaluate what's changed between when you had to stop and now, and what you need to do to adapt.



4 Design a new plan

Collaborate with your team to come up with a new approach to the project.

5 Get buy-in and support for your new plan

Once your plan is designed, have meetings and conduct focus groups to increase morale and get everyone on the same page. Increase alignment by bringing project managers and team leadership together to explain project tasks, set expectations, and get your team on board.

6 Put the new plan into motion

Once you have the right people on board, it's time to execute on your plan.



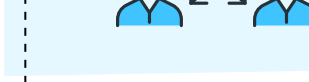
7 Keep close tabs on the status of your projects

Pay more attention to performance, and manage the project and the workers more closely. Set milestones and work as hard as you can to meet them. If you don't meet a deadline, interview managers and other stakeholders to figure out what happened and work hard to avoid the same mistakes.



8 Coordinate with all vendors

Stay in contact with vendors. The more visibility you can provide between all parties, the better.



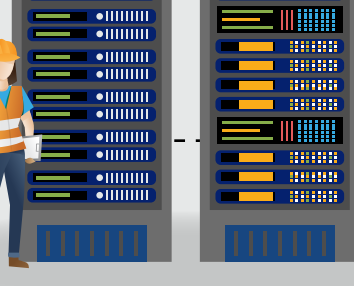
9 Reflect on your successes, and iterate on your approach moving forward

Capture metrics and feedback about each project by surveying your team and also asking clients to evaluate your work. Take the lessons you've learned this time around, and apply them to future projects.



Combating project delays with off-site construction

The easiest way to avoid construction delays is by choosing to build a modular data center with off-site construction.



This approach enables you to mitigate safety, weather, and supply chain risks—making it that much easier to stay on schedule.



You don't have to start from scratch, either. You can use modular to catch back up or remove the risk of further delaying projects.



In the midst of COVID-19, many contractors won't be coming back to work anytime soon.



Off-site construction provides an attractive alternative that can keep your projects moving forward before labor shortages get even worse—and efficiencies decrease substantially.

What does the future look like in the construction industry?

Download our free report,

[The State of the Construction Industry in the New Decade](#) to

learn more about the trends affecting construction and why prefabrication and off-site construction are expected to take a central role in the industry moving forward.

