CASE STUDY

Manhattan's Director of Scheduling
Witnesses Amazing Transformation
of Project Controls First-Hand
Through SmartPM

"SmartPM allows me much more time for reviewing schedules
in lieu of time spent generating Excel reports."

- Joe Mannon Director of Scheduling | Manhattan Construction Group

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CHALLENGE

Six years ago, Joe and his co-worker, Chris Smith, implemented a digital scheduling software into their practices in hopes of making schedule analysis easier but were challenged with getting the information formatted into something their teams could read. Mannon recalls having to copy and paste items into their own templates to keep everything consistent across all divisions.

However, their methods and workarounds did not turn out to be a simple process. It was difficult finding time to analyze the various 80-90 monthly project schedules that come in during a 1 week period. He stated, **"We were working our fingers to the bone, mouse clicking constantly, copying and pasting, to get the schedule information captured into our Excel templates."** Joe's time was exceedingly taxed creating Excel reports, with multiple tabs, using their tedious process. This resulted in more time being spent going through these processes without having sufficient time to look at what activities were, for instance, slipping, lacking logic or had a high duration count, etc. As a result, many of the projects being built by Manhattan project level field staff had lower quality schedules than desired, causing them to be delayed and over budget.

SOLUTION

After five or six years of crunching data themselves with another software, it was decided to schedule a SmartPM product demonstration. SmartPM was given a sample of one of Manhattan's finished projects. This particular project was delayed four to five months past its contractual date—an issue far too common in the industry.

Manhattan provided SmartPM with their schedule files, from baseline to mid project. SmartPM's software analyzed the schedule data in minutes, providing a predicted end date at the 50% mark that came within one day of the actual end date. Based on the accuracy and speed of SmartPM's software, Joe quickly realized how significantly the processing time would be reduced, allowing him to do more for his clients. No longer needing to use laborious templates and copy & paste in order to fuse information together, deciding to use SmartPM became a no-brainer. **"That was our number one selling point with SmartPM. Although the metrics and graphs are interactive and well designed, predictive analysis is what sold me right away. Having this quality of analytics that is web-based for all to access easily, was the second selling point".**

RESULTS

In the past, Manhattan's scheduling software was generating insights that did not initiate quality responses. With SmartPM, Manhattan users can click on different items in the dashboard and watch graphs grow and update in front of their eyes—seeing everything in real time. The schedule insights offered by SmartPM include a grading scale that Joe has found rather helpful in communicating the importance of schedule quality to his team. Down the schedule pipeline at Manhattan, a general contractor will ask Mannon why their schedule has a failing grade compared to other projects on the dashboard. Joe is able to explain how, **"The data doesn't lie"** and then he's able to show them **"where the problems lie."**

Since implementing SmartPM, Manhattan's project teams can see actionable insights across all divisions from the President or VP down to the site teams. Working with realistic timeframes and accurate data has empowered Manhattan's project stakeholders to make better decisions and catch problems before they become catastrophes. SmartPM has transformed the way Manhattan Construction Group analyzes their project schedules, cutting processing times by a minimum of 75%.

After 47 years of crunching data at Manhattan, Joe finally found a product that frees up his time and allows him to provide more value to his clients than he ever thought was possible. **"I can do more in 10 minutes than what used to take me an hour,"** Joe said. **"We now have this very reliable SmartPM software that our competitors don't have, and our clients love it. SmartPM has become a part of our daily process."**