

EBOOK

Construction Project Management Software Buyer's Guide

A Comprehensive Guide to Today's PM Software

PROCORE[®]

 ProjectManagement





Why Construction Project Management Software?

Construction project management software offers construction professionals control.

There are a million moving pieces on any one project—that's just the nature of construction—and you are being trusted to ensure each project is completed on time and on budget. That's not easy. With so many moving parts, it can seem impossible to keep track of it all. Outdated documents, miscommunication, and clunky systems that are hard to use all lead to surprise charges and rework.

Project management software increases project efficiency and accountability by streamlining and mobilising communication and documentation. In other words, no more surprises!

Choosing a construction software solution is an important decision—it's a huge investment in cost, time, and resources and it's going to have an enormous impact on your construction teams. Therefore, you need to conduct the proper research and enter the process with the right



information and questions in hand to help you select the best software for your business.

This eBook will help you build a framework for evaluating and choosing the project management solution to fit your business objectives and company goals. This includes:

- + Tips on how to identify your needs
- + Functionality aspects to assess
- + Specific tools and features to look for
- + How to evaluate the software company
- + Is this guide right for you?

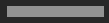
This guide is designed for owners, general contractors, subcontractors, construction managers, subcontractors, construction managers, project managers, architects, and engineers looking to improve their project management processes.

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1



Self Assessment and Goals



Before you begin researching potential software solutions, you need to analyse the current processes you have in place to help you pinpoint areas that can be improved with project management software.

Define the problems you need the software to solve.

List your current pain points and needs and prioritise them in order of importance. Then decide which solutions are a “must” versus a “nice to have.” You won’t find a solution to your problem if you can’t define the exact problem, or problems, you need to solve. This allows you to align your pain points with the correct software solution. For example, if your RFIs are constantly falling behind schedule, you know you need software with a dedicated RFI tool with responsibility assignment capability and automatic reminder notifications.





Define what type of software you need.

Using applications that can be applied to anything, such as using general project management software to manage your construction projects, is like using a penny to tighten a screw when you really need a screwdriver. While the penny will get the job done, it won't perform at the speed or efficiency of the tool designed for the job. This is the difference between industry-specific construction project management software and generic project management software.

Consider your growth.

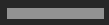
Just because you don't currently need every feature the software offers, doesn't mean you won't utilise it or require it in the near future. When making the list of your company's needs, make sure to consider what the future may entail so that you don't end up with underpowered software that only solves half of your problems by year two or three.

Demo the software.

Make sure that as many end users as possible lay their eyes on your potential solution—not just the software purchaser. This allows potential users to get a feel for the software and understand whether or not it will be the most helpful. Getting your team involved early will also give them a say in the selection process, making them more likely to use the product you select. Make sure these are solution demonstrations, not product demonstrations. Product demonstrations show flashy features and functions of the software that may have little to no relevance to your needs. You want a solution demonstration that clearly illustrates how the solution is superior in solving your unique business needs.



2



Platform Basics



There are countless software platforms on the market offering a different solution to your problem.

In order to locate which one is best for you, utilise the following functionality aspects to assess whether or not the software is right for you.

Ease of Use

The purpose of seeking this solution is to make your life easier. Don't equate more features with more use. Make sure the platform you select not only solves your problems, but is easy to use. It can be a robust solution, but needs to be intuitive and easy to learn to ensure your team will utilise it.

On-premises vs Cloud Server

One of the biggest decisions in selecting project management software is choosing the type of solution—client server or cloud-based. Below is a breakdown of each offering.





ON-PREMISES

With this traditional model, you license software and run it on your own servers. When considering this model, be sure to account for the capital and operating expenses associated with deployment, operations, support, customisation, integration, maintenance, and upgrades. Upgrades and maintenance are typically necessary, but require additional fees.

Expensive to maintain. Servers can also be expensive to set up and maintain. Hardware and software need to be purchased, installed, and maintained. Maintenance becomes costly when software and hardware need to be upgraded frequently.

Time consuming setup. On-site servers usually require on-site IT personnel for installation and can take weeks or months to complete, plus potential delays with appointment availability and installation hiccups.

Limited storage. Servers do not have unlimited data storage. Upgrades can be costly and many times IT companies require their clients to upgrade software and even purchase new computers to maintain compatibility with required updates.

Complicated accessibility. Because of how servers are set up for security purposes, it can be difficult for subcontractors and affiliated team members to access the network. Dedicated servers typically only support certain operating systems and tend to have compatibility trouble with older software. Additionally, installed solutions are only available on the computer where they were installed.

CLOUD SERVERS

This software delivery model is licensed on a subscription basis and is centrally hosted. One of the biggest selling points for cloud-based software is the potential to reduce IT support costs by outsourcing hardware and software maintenance and support to the SaaS provider.

No maintenance cost. Since cloud-based software requires no hardware, construction companies don't have to worry about the cost of acquiring, installing, maintaining, and getting their teams connected to their servers.

Fast and easy deployment. Cloud-based software is simple and almost instant to deploy. On-site technicians are not required to set up and no hardware is needed.

Infinite storage space. Cloud-based software offers more storage space without the hassle of upgrades and additional servers as businesses scale or require more data storage.

Flexible accessibility. Cloud-based tools can be accessed anywhere, at any time, with any Internet-connected device. Anyone can access the software from a remote location to receive the information they need when they need it. Many cloud-based tools offer supplemental mobile apps, built specifically for iOS and Android devices.



Verdict

A construction project can only move as rapidly as the decision-making process of its team members. Limited accessibility to project data drastically inhibits the communication and collaboration required for timely decision-making and judgment calls. Team-based projects require seamless project collaboration, accurate data, and around-the-clock accessibility to that data for all project team members. For these reasons, and the ones listed above, cloud-based solutions win the battle against on-premises servers.

Security

Cloud-computing vendors have a unique opportunity to partner with elite data center providers that offer a secure and trusted backbone for their software. The beauty of having data security in the cloud is the ability to leverage the





infrastructure of very large corporations primarily focused on securing customers' data and authenticating access.

Physical security measures for cloud-based systems are much higher than on-site server rooms. The servers are backed up on multiple servers, in various physical locations, with the same high-level security measures in place. Special sources of power and backup generators provide additional disaster security and stability.

Data Ownership

It is important to ensure that you, the client, own your own data and can obtain a copy of your data at any time. You'll also want an agreement for appropriate assistance in migrating away from the vendor should you ever decide to leave. Many software companies control their clients' data, so it's important to investigate before making a decision.

Cost

The cost involved in buying and using construction project management software varies based on the type of licensing model. Depending on how your software is deployed and the internal skillset required for supporting the software, there can be vast differences in the cost to

acquire various capabilities. It is important to understand the benefits and drawbacks of each licensing model. Each model is broken down below.

Seat Licences: Price is based on the number of individual users who have access to the software. When evaluating a seat licence contract for construction software, it's important to determine how many employees and contractors will log in concurrently.

Named Accounts: Companies that purchase named accounts must provide the actual names of those users, which are in turn linked to software login credentials. Companies purchasing named accounts may need to buy hundreds of user licences, regardless of the frequency of the software usage by those licensees. In this scenario, it requires time, money, and effort to manage and adjust the named user licences as companies grow and every time employees leave or join.

Unlimited Users: Other solutions offer unlimited users for a fixed monthly or annual rate. By paying an annual fee, clients are free to authorise an unlimited number of users for concurrent login privileges. This model is ideal for giving all team members access to the software, and in turn, increasing and improving project collaboration and communication.



Verdict

In order to increase efficiency and productivity, anyone and everyone that plays a role in project development can greatly benefit from access to the software. Based on the cost implications of this scenario, unlimited users for a fixed monthly or annual rate offers the best scenario for expansion and collaboration.

Integrations

Superior project management platforms are more than just point solutions because they offer integration opportunities with solutions beyond project management tools, including: accounting, estimating, budgeting, and scheduling. Look for platforms with the flexibility to integrate with industry-leading technologies.

Mobile Applications

Because construction takes place on the job site and not in the office, it's vital that your software candidate has powerful, fully functioning, native mobile applications to maximise project efficiency to the fullest extent. With mobile applications, professionals can retrieve real-time project data around the clock from any location with their mobile device. Teams no longer have to rely on outdated and slow virtual private networks (VPNs) to manage and collaborate on construction projects. Team members now have the power to review, edit, and share up-to-date project information with others in a matter of seconds.

Offline Accessibility

Since many job sites are situated in remote locations with no Internet connection, many project management tasks need to be achievable offline. Best-in-class software offers offline accessibility to project data and synchronises all changes made offline once back online.



Multilingual Interface

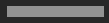
Most SaaS companies have originated in the United States and few have a strong user base outside the US. But, if you are a global company, and have non-English speaking employees from a different geography, your software needs capabilities for internationalisation and localisation. Look for solutions that offer a multilingual interface.

Customisation

If you require customisations, there may need to be some give and take by both parties. Most solutions offer customisations for workflows, templates, integrations, and reporting that come at an additional price. Make sure you determine your customisation requirements before purchasing software to avoid unanticipated costs.



3



Software Features



For buyers who just need to organise, schedule, and track a small project, there are plenty of spreadsheet-based products on the market.

These products work well for smaller or single initiatives, but have limitations when it comes to collaboration, version control, and data latency issues with larger projects. To manage higher project volume and complexity, you need a proven enterprise-grade solution.



**MOBILE
APPLICATIONS**

- + Manage RFIs, submittals, and change orders as soon as they require attention—cut your turnaround time in half
- + Mark up drawings, link RFIs, and drop snag list items to create Real Time As-Builts®
- + Prioritise the most recent drawing set with automatic version tracking
- + Access your project directory and schedule, and record meeting minutes
- + Take photos and attach them to drawings and snag items
- + Scan QR codes to quickly locate relevant submittals
- + Record and view daily job site activities, weather, labour, and labour productivity

**PROJECT
MANAGEMENT
BASICS**

- + Manage an unlimited number of projects
- + Support multi-project and multi-department programs
- + User permission system that supports client-controlled visibility based on permissions
- + Control access to which projects each user can see
- + Define and assign user roles
- + Control access within a project

**SYSTEM
ADMINISTRATION**

- + Permissions are role-based, and roles are configurable to the individual user level on a specific project
- + A single user can have different permission levels within different projects
- + A user can be assigned more than one role
- + Permissions can be managed at the project level
- + Templates can be applied to a new project for cost, document, process, and schedule management
- + Project administrators can add multiple users to a project at the same time
- + Project administrators can define what information users can view based on permission levels
- + Administrators can reassign work from one user to another

**WORKFLOWS**

- + Manage RFIs, submittals, and change orders as soon as they require attention—cut your turnaround time in half
- + Mark up drawings, link RFIs, and drop snag list items to create Real Time As-Builts®
- + Prioritise the most recent drawing set with automatic version tracking
- + Access your project directory and schedule, and record meeting minutes
- + Take photos and attach them to drawings and snag items
- + Scan QR codes to quickly locate relevant submittals
- + Record and view daily job site activities, weather, labour, and labour productivity

**DOCUMENT
MANAGEMENT**

- + Unlimited document storage
- + Track the author and the addressee(s) as well as when items are sent, received, and read
- + Track file name, date uploaded, who uploaded it, and who downloaded it
- + CAD file viewer
- + Markup capability
- + Version control
- + Support for all file types with a cloud-based viewer for DWG, PDF, DOC, XML, and images

**CONTACT
MANAGEMENT**

- + Central vendor contact database where all vendor companies and contacts can be stored
- + CSV templates to import existing companies and contacts into the vendor contact database
- + View the contracts of companies
- + Mass email project information to one or multiple contacts

SCHEDULING

- + View the most recent schedule from the field with mobile applications
- + View schedule by day, week, month or traditional Gantt view
- + Sort tasks by status: completed, in progress, and critical
- + Ability to import from MS Project, Primavera, SureTrak, and other major scheduling tools

**REPORTING AND
DASHBOARDS**

- + Real-time reporting
- + Scheduled reports for automatic email delivery
- + Reports provided at the program and project level, and a subset of projects may be selected as part of that program
- + Report viewing based on permission levels

**PROJECT
DASHBOARD**

- + Comprehensive overview of entire project portfolio (percentage complete, ID number, start and completion dates)
- + Project communication statuses
- + Scheduling integration
- + Real-time notifications

**CONTACT
DIRECTORY**

- + Unlimited contact storage
- + Share contact information with other team members
- + Assign role or tool-based permissions
- + Customise notifications

**DRAWING
MANAGEMENT**

- + Real Time As-Builts (i.e., linking RFIs, dropping snag items onto drawings, creating markups)
- + Automatic sheet linking from detail callouts
- + Automatic sheet naming and numbering for fast uploads
- + Mark up drawings with notes and annotations
- + Version control
- + Easy distribution
- + Offline accessibility

**RFIS**

- + Quickly create an RFI
- + Easy accessibility and approval via email
- + Automatic tracking and archiving of all RFI history
- + Hyperlink or attach related documentation

SUBMITTALS

- + Quickly create a submittal
- + Attach related documentation
- + Search filters (response status, type, or approver)

TRANSMITTALS

- + Customisable transmittal form
- + Track and archive transmittals
- + Export capability (PDF/CSV)

DAILY LOGS

- + Customisable logs
- + Automatic job site weather tracking
- + Archive and track daily logs

TIMECARDS

- + Time card filters (cost code and type)
- + Real-time tracking
- + Export capability (CSV)
- + Time entry from mobile devices
- + Ability for each user to enter time for their crew

**MEETING
MINUTES**

- + Track meeting dates, times, locations, topics, and attendees
- + Track all meeting action items
- + Distribute meeting agendas and post meeting minutes via email



PHOTOS

- + Efficient uploading and downloading of project photos
- + Secure and unlimited photo storage
- + Capture, store, and share photos from a smartphone, tablet, or computer
- + Photo markup and annotation tools
- + Permission settings

**ACCOUNTING
INTEGRATIONS**

- + Access to real-time accounting data and project cost information
- + Integration with leading accounting tools

SNAG LIST

- + Create, edit, and assign snag items
- + Attach photos with markups to snag items
- + Automatic overdue emails
- + Drop snag items onto drawings
- + Filter by status (open, closed, or pending)

TENDERING

- + Solicit and receive tenders
- + Tender packages with unlimited document storage
- + Tender history and tracking



Interaction Between Documents

You are not only seeking software to serve as a central repository for all your project documentation, but to also organise that data. Sophisticated solutions have correlation functionality that allows you relate supporting information—plans, specs, photos, PDFs—via hyperlinking or attaching.

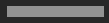
Reporting

Reporting is vital to keeping all involved parties on track and up-to-date on current changes. The software should be able to track, archive, and export all project data throughout the entire history of a project, including portfolio-wide data or details of individual projects. The software should be able to export report data to a PDF or CSV file to provide summaries for project executives and owners. Sophisticated platforms can also generate custom, activity-based reports specific to the information requested.





4



Software Implementation and Support



Buying construction project management software, or any enterprise software, isn't enough to improve your business. The implementation and customer support must be timely, effective, and helpful.

Implementation

Make sure your solution not only solves your specific pain points, but is also easy to use. If it's too complicated to understand and implement, you will have an entirely different problem on your hands. A good indicator of usability is implementation and training time. If it takes six months to a year to implement and begin training, there's a higher chance that the software is not intuitive or easy to use. Look for software with an implementation requirement of days, not months.

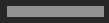
Look for software with a clear implementation strategy with measurable goals, action items, and timelines that can be implemented quickly with an online learning system, support documentation, and live training sessions with a software expert. Look for software that will have you up and running quickly.

Customer Support

You need to be able to have your teams' questions answered in a timely and efficient manner in order for the software to be a contribution to project success rather than an inhibitor. Look into the support staff—are the service representatives UK-based or do they use a third party also selling their competitors' software? You want software experts that know the software better than anyone else and can communicate clearly with you to solve your problems quickly.



5



Company Evaluation



Expand your requirements beyond a product standpoint to consider the reputation, development, and growth of the software company.

References

Customer testimonials speak volumes about a SaaS vendor's viability, as customer satisfaction is often a clear indicator of long-term success. When you're trying to manage deployment risk, there's nothing more comforting than knowing you're not the first organisation to have implemented the specific configuration you're planning. Read software reviews and case studies. Look for answers to the following questions:

- + Implementation (i.e., how long did it take?)
- + Solution performance (i.e., how well does the solution work, has it met expectations, and what kind of value have you derived?)
- + Uptime and reliability (i.e., is the system always available when you need it?)
- + Functionality (i.e., how comprehensive are the features, and how often are new capabilities introduced?)

- + Usability (i.e., are the features and functions easy to navigate, and were your users able to get up and running quickly, or was extensive training required?)
- + Support and responsiveness (i.e., how quickly does the vendor respond when you have a problem, and how knowledgeable and helpful are their service team?)

Investment in Research & Development

You don't want the software you just purchased to be outdated by next year and have to wait for the next upgrade to see enhancements. User feedback is one of the most valued inputs to the software development process. When customers have questions or concerns, it's vital that the vendor spends the time to understand the root of the problem. Seek a provider that prioritises the development of new features and improvements with user groups and events that invite customer feedback.

Seek out software that is constantly improving with new features and product updates. This is another advantage of cloud-based systems—you receive product updates seamlessly without having to purchase the latest version of the software or new licences. Make sure the solution you choose does not make you pay to receive product updates and enhancements.



User-Focused Software Development

Development based on real customer feedback creates solutions that grow as the industry evolves, keeping it current and valuable. Software that relies on customer feedback for development has a very unique advantage of responding to your business more quickly, resolving universal system issues from a single code base, and soliciting feedback on platform enhancements.

True agile software platforms remain ahead of their competitors with respect to product advancements due to a focus on culling customer feedback and incorporating it into the development roadmap.

Scalability

Software that is scalable in design simply means that it can easily grow with your business, at minimal cost to you. Factors include customisations, number of users, current database structure, and inputs and outputs like reports and connectivity to your other database systems. Scalability is very important for small businesses, because they are dynamic in growth. No one wants to test, develop, customise, and train on software only to find out a year later you have outgrown and need to replace the solution. With proper planning at the time of purchase you can increase your chances of selecting a successful software experience.





Construction Software Shopping List

Determine your company needs, evaluate must-have features, and find the best solution to fit your business.

BUYING CRITERIA	PROCORE	LEADING CANDIDATE #1	LEADING CANDIDATE #2
PLATFORM FUNCTIONALITY			
Platform	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ Open API	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ App Marketplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ Dashboards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ Insights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ Directory	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ Unlimited Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ Unlimited Users	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cloud Based	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Data Ownership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BUYING CRITERIA	PROCORE	LEADING CANDIDATE #1	LEADING CANDIDATE #2
PLATFORM FUNCTIONALITY			
Native Mobile Applications for iOS, Android, and Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offline Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multilingual Interface	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Customisations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOFTWARE FEATURES			
Drawing Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RFI Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Submittal Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snag List Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Diary Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photo Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transmittal Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Document Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BUYING CRITERIA	PROCORE	LEADING CANDIDATE #1	LEADING CANDIDATE #2
Software Features			
Document Sync	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change Events	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tendering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Specifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
File Types	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scheduling Integration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Custom Reporting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Email Tracking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Directory Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timecard Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meeting Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permissions Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BUYING CRITERIA	PROCORE	LEADING CANDIDATE #1	LEADING CANDIDATE #2
Company Evaluation			
Quality References	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Investment in Research and Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
User-focused Software Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Continuing Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unlimited On-demand Training	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Software Certifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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PROCORE TECHNOLOGIES, INC.

Procore Technologies, Inc., is a leading provider of cloud-based applications for construction. Procore connects people, applications, and devices through a unified platform to help construction professionals manage risk and build quality projects—safely, on time, and within budget. Procore has a diversified business model with products for Construction Project Management, Construction Financials, Quality & Safety, and Field Productivity. Headquartered in Carpinteria, California, with offices around the globe, Procore has more than 2.5 million users managing billions of dollars in annual construction volume.

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