

A photograph of two men wearing hard hats and work clothes standing on a construction site. They are looking out a large window. The floor is covered in debris, including a bucket and various pieces of material. The image has a semi-transparent overlay.

The Role of Project Management in Commercial Interiors Construction

ONYX
CONSTRUCTORS

The Role of Project Management in Commercial Interiors Construction

In the dynamic and demanding world of commercial interiors construction, project management plays a pivotal role in ensuring successful project execution. From planning and organization to overseeing the entire process, project managers act as the central point of coordination among various stakeholders.



Project Managers work with a team of supervisory staff to execute all aspects of the project.

The Project Manager leads a team that consists of members of their own staff as well as a diverse group of subcontractors employed for the project to perform specific tasks that must fall into a strict schedule and defined budget. The Project Manager's responsibilities are multi-faceted and include orchestrating all of the following and more.

Planning, Organization, and Oversight

Project management commences with a

comprehensive planning phase, where the project manager collaborates with key stakeholders to establish project goals, objectives, and scope. They organize and outline the project's tasks, timelines, and resource allocation to ensure efficiency and productivity. Throughout the project, the project manager provides continuous oversight, addressing any emerging challenges and making adjustments to keep the project on track.

Establish Budget and Manage Resources and Scheduling

The project manager plays a critical role in establishing a realistic budget that aligns with the project's scope and objectives. They continuously monitor expenses and resource allocation to prevent budget overruns. Effective scheduling and resource management ensure that the project progresses smoothly and meets its milestones.

Securing Permits and Licenses

Navigating through the bureaucratic maze of obtaining permits and licenses can be challenging. The project manager is responsible for coordinating with regulatory authorities, ensuring all necessary permits are secured, and adhering to legal requirements.

Establish Contracts with the End-User Client

Project managers negotiate and finalize contracts with the end-user client, defining project deliverables, timelines, and costs. They ensure clarity and mutual understanding to avoid potential conflicts during the project execution.

Parties Involved

The success of a commercial interiors construction project depends on effective collaboration among various parties. The project manager acts as a bridge, facilitating communication and coordination among the following key stakeholders:

- Owner: The entity that initiates the project and bears financial responsibility.
- Architect: Responsible for design and space planning.
- Engineering: Provides technical expertise and solutions.
- City Planning and Inspection: Ensures compliance with local regulations.
- ADA Compliance Inspectors: Ensures compliance with accessibility standards.
- Estimating Pricing: Calculates project costs and estimates.



Sophisticated tools are used to manage resources, scheduling, and adherence to the plans.

Construction Document Management

Project managers oversee the management and distribution of construction documents, including blueprints, plans, and specifications. This ensures that all stakeholders have access to accurate and up-to-date information.

Verification, RFI, and Submittals

Project managers verify that construction work adheres to approved plans and specifications. They handle Requests for Information (RFI) and manage the process of submittals, ensuring timely responses and approvals.

Communicating and Reporting to Stakeholders

Clear and effective communication is a cornerstone of successful project

management. The project manager keeps stakeholders informed through regular progress reports, addressing concerns promptly and transparently.

Subcontractor Sourcing and Procurement

Finding and hiring skilled subcontractors and suppliers is crucial. The project manager identifies and sources reputable subcontractors, negotiates contracts, and monitors their performance throughout the project.

Subcontractor Coordination and Scheduling

Coordinating subcontractors and aligning their work schedules with the overall project timeline falls under the project manager's purview. They ensure seamless collaboration among various trades to avoid



Plans and specifications are constantly monitored to ensure the team is executing as required.

delays and conflicts.

Materials Sourcing and Procurement

Timely sourcing and delivery of materials are vital to maintain project momentum. Project managers work closely with suppliers to ensure the availability of required materials at the right time and cost.

Documentation and Warranties

Accurate documentation is essential for legal and record-keeping purposes. The project manager maintains comprehensive records and ensures that warranties for materials and workmanship are properly documented and communicated to the client.

Conduct Site Visits and Approve Costs

Regular site visits enable project managers to assess progress, inspect work quality, and address any emerging issues promptly. Additionally, they review and approve costs to maintain financial control.

Comply with Building Codes, Standards, and Regulations, such as ADA

Project managers must ensure that all construction work aligns with relevant building codes, industry standards, and accessibility regulations like the Americans with Disabilities Act (ADA).

Safety Protocols and Working Conditions

The safety of all workers on the construction site is paramount. Project managers implement and enforce safety



Materials, labor, and oversight are coordinated to ensure timely completion of each task.

protocols to create a secure working environment and mitigate potential risks.

Inspecting Work to Manage Quality Control

Maintaining high-quality standards is essential for client satisfaction. Project managers conduct regular inspections to monitor workmanship and ensure that deliverables meet established quality benchmarks.

Final Delivery

As the project nears completion, the project manager oversees the finishing touches, ensuring that all elements align with the client's expectations and project specifications.

Distinct Beginning and End of Project, Warranty Period, and Project Lifecycle

Project managers establish a clear project

lifecycle, from initiation to completion, with a well-defined beginning and end. They ensure a smooth transition into the warranty period, during which any defects or issues are addressed promptly.

Scope Creep and Change Orders

To manage scope creep and change orders effectively, project managers communicate any deviations from the original plan to stakeholders, obtain approvals, and adjust project parameters as needed.

Defects

Should any defects emerge during or after construction, the project manager initiates corrective actions and works with relevant parties to rectify the issues.



Quality control procedures are in-place from the beginning through completing the final punch list.

In the realm of commercial interiors construction, project management serves as the guiding force that ensures successful project completion. The diverse responsibilities encompass planning, coordination, communication, and quality control. Through effective management, project managers navigate the complexities of construction to deliver exceptional spaces that meet the needs and aspirations of the end-user clients. Their expertise and dedication contribute significantly to the success of each commercial interiors project they undertake.



Chris Holland is the President of ONYX Constructors LLC, a Houston based General Contractor. You can contact him at cholland@onyxconstructors.com.



9039 Katy Freeway, Suite 330
Houston, Texas 77024
Tel: (713) 429.0330