HAP Construction Relies on OpenSpace to Keep Payments Moving

New York–Based Construction Firm Used 360 Photo Documentation to Approve Invoices While Many Team Members Worked Remotely

Goal: Facilitate Billing Process During the Pandemic

HAP Construction had a project underway to build two 20-story residential towers when COVID-19 hit New York City. The team needed to set up processes for remote project management, since the number of people allowed to visit the site was limited.

One specific area of remote management concern was the approval of subcontractor invoices. If the Project Management team couldn't be on site regularly, how could it confirm that specific work had been completed to specifications?

Strategy: Use OpenSpace to Confirm Work Is Complete

HAP Construction had begun using OpenSpace to document the 300,000-square-foot project long before the lockdown began—in May 2019. They used it to improve site documentation and to make scheduling more efficient.

"We've used it religiously on the site," said HAP Construction Project Engineer JC Passos.

Passos and his team were struck by how quickly OpenSpace could fully capture the entire footprint. It took three minutes to capture each floor and only two hours for an entire building—at least 10 times faster than manual capture. Attaching a 360 camera to someone's hard hat and having them walk the site regularly were the only requirements; OpenSpace would capture thousands of images per walk and map them to the project plan in the background.

"I taught our intern how to use OpenSpace in less than 20 minutes, and he did the entire building in two hours," Passos said.

When COVID hit, Passos and his team began relying on OpenSpace captures to sign off on work before releasing payments to subcontractors. An on-site team member would update the capture every three days to give remote colleagues an up-to-date view of the project.

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> JC Passos
> *Project Engineer,* HAP Construction

"OpenSpace was great to have during our bank requisition invoicing meetings because we could walk the floor virtually," Passos said. "So if a sub billed for drywall that was put up on the seventh floor, no one would have to physically go there to check it. We could use OpenSpace to confirm, which was really valuable."

Even as conditions continue to normalize on construction sites, Passos intends to keep using OpenSpace for billing purposes.

"It keeps a great record of what's been done every time you close a billing period," he said.

Separate from the payment application, HAP Construction has been using OpenSpace to make scheduling more efficient. This work used to entail visiting different areas of the site to ensure that the assigned task had been completed, but now the same thing can be accomplished from a computer.

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"For each task, there's potentially 10 minutes of time saved by using OpenSpace," said Project Manager Sacha Vives, who's responsible for scheduling on the residential towers project. He estimates that he's spending up to 40% less time on scheduling. "That's a lot of valuable time when you add it up."

Vives also appreciates OpenSpace's side-by-side comparison feature. It lets him see the same area on different dates to monitor how work is progressing, helping him keep the team on schedule.

40% LESS TIME SPENT ON SCHEDULING

100X MORE COMPLETE DOCUMENTATION

Results:

Due to the success of using OpenSpace on the residential towers project, HAP Construction has plans to deploy it on two additional projects this year. Overall, 360 photo documentation has helped HAP Construction in three key ways:

- **Reduced documentation time:** A 300,000–square–foot project site can be thoroughly captured in four hours, which is at least 10 times faster than manual capture.

- **A more complete record:** Historically, HAP Construction would document a project by having one of the superintendents arrive early to take pictures with their mobile phone. But this didn't happen consistently, which made the documentation spotty and unreliable. With OpenSpace, HAP Construction has a robust record to refer back to if needed. "It made us feel that we were covered and that we couldn't be taken advantage of during COVID," Passos said. "It saves time on taking pictures around the site, but the quality of the documentation really improves everything we do."

- **Process efficiencies:** OpenSpace has streamlined internal processes like scheduling, making it possible to complete tasks from behind a computer instead of traversing a massive project site.

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