How OpenSpace Helped Rudolph and Sletten Keep 2 Major Tech Projects on Track During COVID

360 Photo Documentation Has Improved Project Tracking, Quality Control and Issue Resolution for the General Contractor

Goal: Improve Project Tracking and Coordination with Owners and Architects

Rudolph and Sletten, a Bay Area–based general building contractor, was looking for ways to improve the quality of photo documentation on its projects. Specifically, the firm was interested in using better documentation to establish a single source of visual validation that every project stakeholder—from owners and architects to the trades—could refer to for project tracking and issue resolution.

Strategy: Launch OpenSpace on Projects for Top Silicon Valley Technology Companies

Well before the pandemic hit, R&S deployed OpenSpace's 360 photo documentation software on two projects to build large office campuses for top Silicon Valley technology companies.

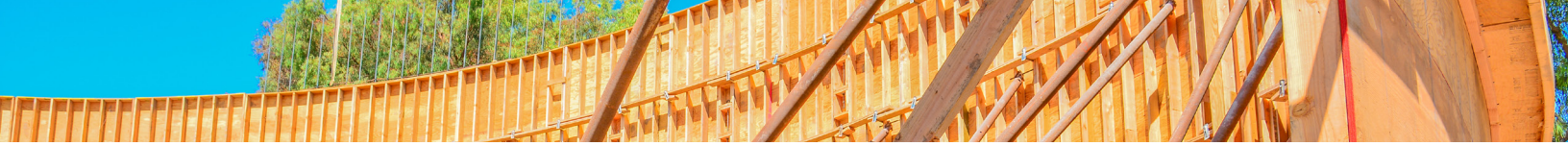
The respective teams found it exceptionally easy to use; a team member would simply strap a 360 camera to their hard hat and walk the same route through their sector each week, letting OpenSpace automatically capture imagery and map it to the project plan in the background. Another benefit is that it seamlessly integrates with PlanGrid.

"The visual images you get through OpenSpace would take countless hours to recreate using typical jobsite photo processes," said Terry Barnacal, a Project Executive at R&S.

> **"When you have a capture in OpenSpace and the owner has access to it, there's total transparency."**
>
> Fred MacKay
> *Senior Project Engineer and Quality Control Manager,* R&S

Because of the thoroughness of its 360 photo documentation, OpenSpace has been invaluable for project tracking and issue resolution.

"OpenSpace was very useful in helping the field and design teams stay coordinated, even when architects couldn't be on-site to review progress," said Fred MacKay, a Senior



Project Engineer and Quality Control Manager at R&S. “By using OpenSpace early in the QA/QC progress, we can make any necessary changes at the first sign of issues, which saves a lot of time and money down the road.”

Since any project stakeholder can virtually “drop in” on a project and experience current and past conditions for themselves, OpenSpace has significantly improved R&S’s communications with owners. In one instance, R&S, as the interior general contractor, was held up starting its work until the building’s shell and core construction, led by a different general contractor, had achieved certain milestones. OpenSpace documented the full project lifecycle, easily showing owners how progress unfolded week by week.

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The benefits of leveraging OpenSpace for project tracking, quality control and remote management were magnified by the COVID shutdown. For example, owners on one project became concerned that expensive roofing material hadn’t been stored correctly during the shutdown. With OpenSpace, MacKay was able to quickly locate photos demonstrating they had been properly stored. This saved significant money on rework, since installation was already underway and the roofing subcontractor would have had to remove the roofing material if there was no way to prove it hadn’t been compromised.

>70%

MORE COVERAGE OF JOBSITES

208 HOURS

SAVED ON COORDINATION IN 1 YEAR

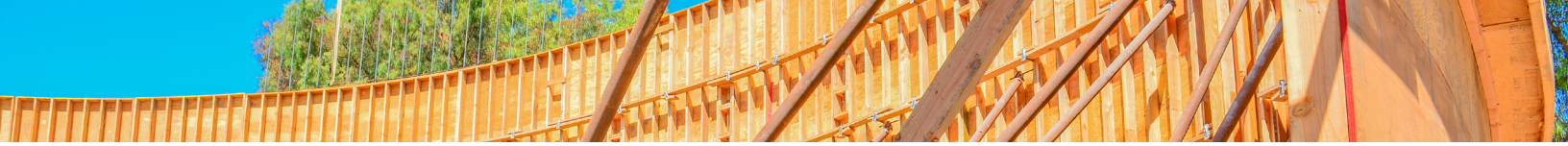
THOUSANDS

OF DOLLARS SAVED ON REWORK

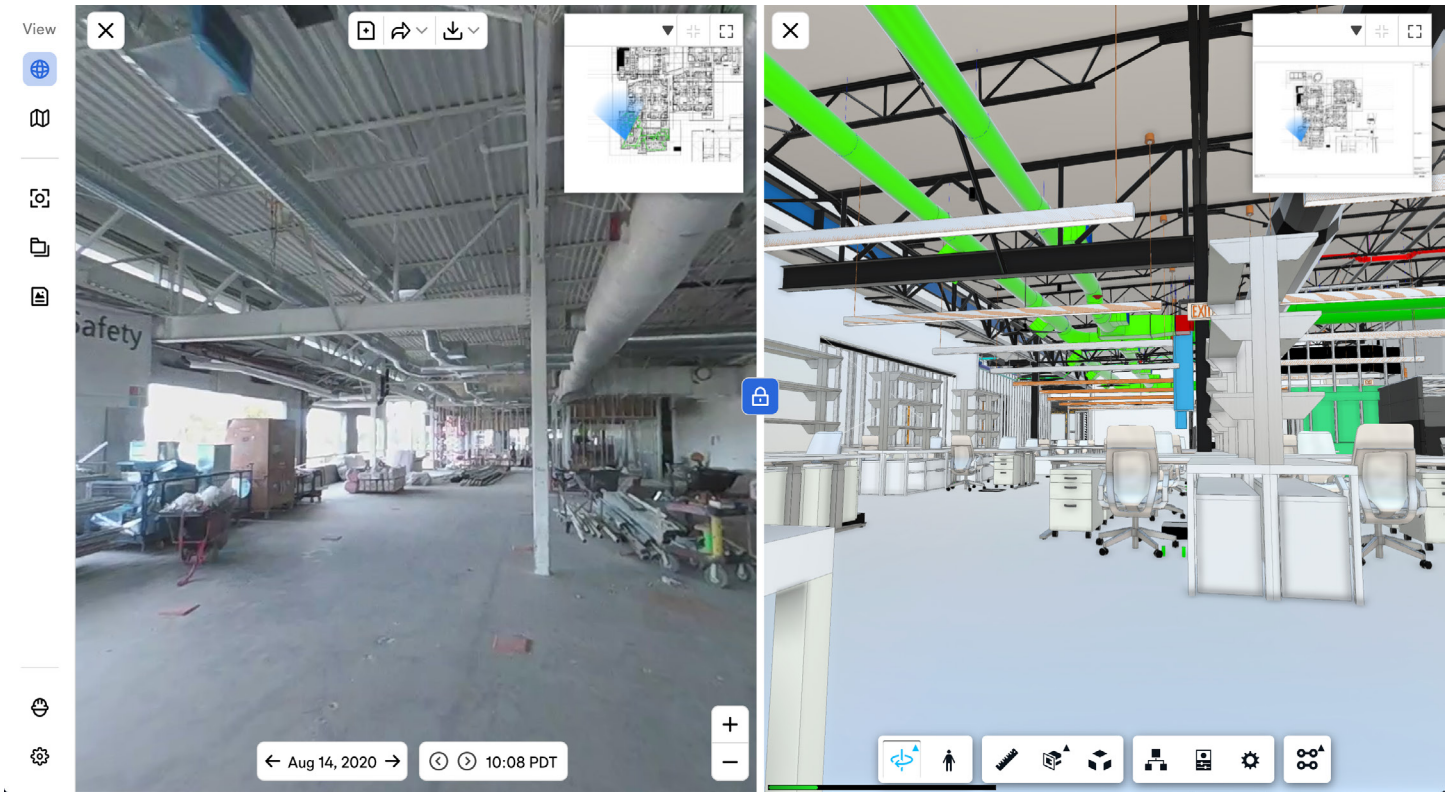
Results:

Based on the results from using OpenSpace, R&S plans to utilize it on several more projects going forward.

- **Complete documentation:** OpenSpace enables at least 70% more coverage of a jobsite, according to MacKay. By continuously capturing imagery during site walks, the project team can experience a 360-degree view of any room as if they were standing in it, instead of relying on a handful of photos.
- **Time savings on documentation:** MacKay estimates that it collectively takes four hours to document a 600,000-square-foot project with OpenSpace every week. If someone were to manually take pictures of each room with a phone or iPad and manually upload them to a tool like PlanGrid on MacKay’s current project, it would take multiple days. (On other projects, R&S also uses more intuitive and efficient tools, such as BIM 360 Field.)



- **Time savings on coordination:** MacKay estimates that OpenSpace saves multiple hours per week on coordination with architects, owners and other stakeholders who aren't on site. When issues are raised by the architect, for example, the field team can go to the location, use OpenSpace's BIM Viewer feature to interface it with the model and share a snapshot of that split-screen view. "We can share where we are in the model, and that saves a lot of time in all of the back and forth emails," he said.
- **Savings on rework:** By enabling the team to go back in time to track the sequencing of an installation, R&S can demonstrate that rework isn't necessary (as with the roofing material example) or be more targeted in addressing it.
- **Better remote management:** OpenSpace was indispensable for coordination during the COVID lockdown, when only a fraction of the usual project team was allowed on site. Now that R&S and subcontractors are back at full capacity, they're continuing to use OpenSpace to collaborate with architects and owner representatives who are working remotely.
- **Reduced travel costs:** OpenSpace facilitates effective remote collaboration, which can cut down on travel expenses on an ongoing basis. For example, owner representatives and architects who are based in different states won't need to visit the jobsite in person as frequently, which increases their efficiency and overall satisfaction. "It's cheaper than a plane ticket and saves a ton of travel time," MacKay said.



A side-by-side view of actual site conditions with the model using OpenSpace's BIM Viewer feature.