

Notes From Wall Charts.
5th Lean Design Forum
Lean Construction Institute
June 1-2, 2006

Thursday, June 01, 2006

What builders want from designers

- A conversation about possibilities
- Issue: (hidden) contingencies to project against uncertainty
- Ability to give feedback – but need to better understand design intent
- Use computer models to explore options
- Need lots of relationships with supply chain members to develop trust, drive down contingencies
- Active participation by designers in the last planner process – but need to be able to map the design process
- Note: David & Laura are figuring out what the immediate customers need – basis for mapping
- Applies to whole team – knowing when to invest time & energy that saves more later
- Question: How to include ‘last planners’ in definition & design?
- Let the subs come to the tables and participate
- Smaller batches of cost information.

Questions

- How is AIA revolutionizing how architecture is taught?
- What is AIA’s position on lean?
- Will this transfer ownership back to the owner?
- How is AIA working with building officials?

Takeaways from AIA presentation

- It’s happening now!
- We’re working to fix it.
- One-third of what we do is waste
- Collaboration & integration
- There is top-down leadership
- Not looking for incremental improvement, but to change the whole system
- Changing delivery methods
- AIA is trying to move fast
- The team needs to be incentivized and punished as a team
- Lack of communication between groups
- Our business is broken
- Current documents suck
- Like new organization chart – check out size
- Not about technology
- Best economic decisions should be early

- Change or perish
- BIM by 2006 (GSA)
- CURT white papers
- Gradual revelation

Plus/Deltas 1st Day

Pluses

- Good room
- Good windows
- Hands on exercises
- Good discussion
- Good group size
- Better balance of disciplines
- Good to hear from other planets- AIA

Deltas

- More back and forth between designers & builders
- Had trouble hearing
- Need handouts or know they are to be posted on website
- Let's hear from AGC
- Say more about presenters – give more details about the person and what they are working on
- Newcomers need an 'orientation'
- Need to include attorneys & insurers

Friday, June 2, 2006

Questions and Topics for open discussion session

Glenn lead the discussion

- The essence of Lean.
- Relationship between relational contracting and target costing/lean
- What project delivery method best suits the lean ideal?
- How to keep owner value always in focus? A value scorecard?- "Value system health check"
- Develop a pre-project triangle
- Elaborate on Last Planner
- How to integrate improvements into design process with improvement in construction.

Plus/Deltas for Friday, 2nd day

Pluses

- The open discussion is great
- VDC group benefited by meeting prior to the forum and having conversations

- Diversity of the group/different countries/ geographical/ and the disciplines
- Health care focus
- Breakfast sandwiches were great

Deltas

- Have more details introduction of the presenters or team members – include the goal and purpose of the team – is the presentation a final outcome or an interim report and what is their path forward.
- Didn't understand the goal of the benchmarking teams
- Didn't fully achieve hearing the task force's message vs. the individuals

Website for new members

www.leanconstruction.org

members only section

user name: members

password: buildit

Upcoming events

Introduction to Lean Construction and Last Planner

September 14-15, 2006

Denver, CO hotel location to be announce soon on website

Lean Design Forum

December 7-8, 2006

Berkeley, CA

Meeting on campus

Hotel accommodations to be announced