

LCI Design Forum, Berkeley

Agenda

Wed evening, Nov 29:

- 7:00 p.m. Dinner at Plearn, 2050 University Avenue

Thursday, Nov 30

1995 University Avenue, 2nd Floor, Berkeley, California

- Start up 8:00-8:15
- How should the design process change in response to lean, BIM, and sustainability?—Laura Lesniewski and David Mar 8:15-9:45
- Break 9:45-10:05
- Virtual Design and Construction--innovations at GM & beyond by Robert Mauck, Ghafari Associates 10:05-12:00
- Lunch 12:00-1:00
- Report on ThedaCare/Boldt's Shawno Project by Susan Toussaint, Anthony Fieweger, and Paul Reiser 1:00-2:30
- Break 2:30-2:50
- Remapping the design and permitting of California hospitals-Walt Vernon, Paul Reiser, Scott Muxen, Bonnie Walker, et al. 2:50-4:15
- Wrap up 4:15-4:30
- 6:30 Dinner at Café Venezia, 1799 University Avenue

Friday, Dec 1

1995 University Avenue, 2nd Floor, Berkeley, California

- Start up 8:00-8:05
- Budget reconciliation in target costing-David Long 8:05-9:00
- Exercise: "What could you do to improve the design process on your projects?" - Philip Sun, Facilitator 9:00-10:20
- Break 10:20-10:40
- Open mike 10:40-11:45
- Wrap up 11:45-12:00

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Minutes

See www.leanconstruction.org/files for presentation slides and audio clips.

Takeaways from Bob Mauck's presentation

- Opportunities for reducing waste—insurance rates, financing, permitting
- Trust the model
- Co-location was a big part of success
- Think supply chain
- Merge and integrate the supply chain
- Speed the schedule up
- Reduce rework—improve morale
- Big challenge to extend out to tiers of specialists
- Value add versus waste
- Will add to 3D list:
 - 3D access points to equipment
 - 3D point text on floor of CLs

Questions provoked by Bob Mauck's presentation

- How have you convinced new owners?
- What did you or GM do to help the user understand how their space would look, feel, ...?
- Confirm:
 - Durations of 2D vs 3D?
 - Time lost or saved with having certain subs modeling?
 - Ramp up time for subs?
- Have permit officials been involved?
- How to auto-generate a schedule from the model?
- After program, when start modeling, and to what detail?
- Experience with enclosure systems?
- Best contract formats?
- Pricing structure for A/Es?
- How choose stakeholders?
- CII data?
- Lessons learned about information documentation?
- How plan/control cost?
- What's next?
- Any differences in 2D drawings extracted from the model?
- Low hanging fruit—construction waste to eliminate?
- Working in independent floors?

What are you thinking about doing?

- Organizing workshops
 - Structural and fabricators
 - MEP
 - Medical equipment and furniture
- Add to list of 3D guidelines
- Model room internals in programming
- Add a “D” or 2 or 3
- Figure out how to go beyond ‘click’ training
- Will pull together a symposium on collaboration in Minneapolis

Suggestions for David Long—how to avoid budget busts

- Establish teams and increase detail earlier—specify quantities in ranges—allocate contingency based on risk
- Break down cost estimates to reveal productivity assumptions
- Study variances on ARC to get to root causes. Note that drivers may not have been on the project.
- Have teams identify cost reduction opportunities and targets
- Keep some risk on builders to assure best people, best effort
- Hedge against escalation—prepurchasing, etc. Use your buying power.
- Make sure everyone shares the same understanding underlying cost estimates. Redundancy/flight deck management techniques.
- Use big room for design and include estimators—like Bob Mauck reported.
- Use modeling
- Have estimators visit buildings like the one being designed
- Consider when to ‘do it yourself’ to avoid transaction costs.
- Overcome tendencies to withhold information
- Examine how to establish original budget
- Shift expression of contingency from money to specification of expectations and circumstances
- Owner should provide designers guidelines about the value to them of variety.

Plus

- Intro’s of presenters
- David Long’s presentation
- Really appreciated David and Laura’s presentation around the 14 principles
- The problem solving interactions
- A room with windows
- Contractors involved in Design Forum
- 2 dinners
- Terrific discussion—more should participate

- Fire drill
- Good participation
- Great real time examples—something I can use with others
- Dialogue—really helpful
- Occasional multiple presenters
- Liked asking people what they are thinking of doing

Delta

- There was a lot in the a.m.
- Further improve remote participation
- Snacks
- Too close to Congress
- Have speakers introduce themselves