



LCI Cascadia Chapter Upcoming Events!

Target Costing

Michael Flores

From Capitol Program
Mangement

Thursday, February 21,
2008

Relational Contracting Panel

Will Lichtig

Tom Owens, and
Scott Sleight

Thursday, March 20, 2008

-FULL DAY EVENT- Introduction to Lean Construction

Portland, Oregon
April 17, 2008

Cost and Location TBD

LCI Cascadia Chapter in 2008

The LCI Cascadia Chapter will meet once a month, either in Seattle or Portland, throughout 2008 on the third Thursday of each month. Mark your Calendars!

Chapter Meeting Prices for 2008

Lean Construction Institute Members \$60

Member Advantage: Lean Construction Institute Members will be allowed to bring one guest at the member price as well.

Non-Lean Construction Institute Members \$75

Not a member? At this price, if you attend 10 meetings this year you would have exceeded the cost of paying for membership, and your guests would pay this price too!

Each of our meetings will include a professionally catered dinner, and a speaker from a project teams across the nation knowledgeable in their topic. The prices are subject to change for full day events, or for special events.

Target Costing

Michael Flores

February 21, 2008

Glen Acres Golf Club, Seattle

What is Target Costing?

Target costing in the construction industry is the practice of constraining design and construction of a capital facility to a maximum cost. It is an appropriate practice for all clients with financial constraints (maximum available funds or minimum ROI requirements) that a capital facility project must meet in order to be considered successful by that client. Target costing asks the questions "What am I trying to accomplish, What do I need in order to achieve my purposes? What is that worth to me? What can I afford to pay to get it? What can I expect to pay? Is expected cost less than or equal to allowable cost?"

Who is Michael Flores?



Michael Flores, Program Manager with Capital Program Management, has over 15 years of construction experience in public schools and the telecommunications industry both domestically and internationally. He is currently involved in all aspects of both new construction and renovation of educational facilities. This includes planning, programming, design and construction. Michael and his team have implemented Lean principals into over a dozen projects in the last 18 months and have experienced great results.

Michael will be discussing the Will C. Wood Target Cost Project. Capital Program Management was given the opportunity to introduce and implement Lean Construction Principals into 13 projects that they were doing with the Vacaville Unified School District. The decision to design & estimate the new science building using a Target Cost model was made early on and resulted in a very successful project. Topics of discussion will include an overview of the Target Costing methodology and how it is carried out starting in the planning stage of this project and into construction.

Dinner will be Tossed Green Salad, Fruit Salad, Fettuccini Alfredo, Char Roasted Tri-Tip Steak, Vegetable Medley and Hazelnut Nougat. Please register online at the link below. Cost for this event will be \$60 for members, and \$75 for non-members to provide for Michael Flores's travel costs. For questions or if you need specific directions from Sea-tac airport, or the Seattle Train Station contact

mgudge@leanconstruction.org.

Agenda

5:00-6:00

What is Lean Construction

6:00-6:45

Dinner - Beginning Lean Thinking

6:45-8:00

Target Costing—Michael Flores

8:15-8:45

Round Table Discussion

8:45-9:00

Plus Delta and Closing

Register online at

www.lciscascadiatargetcosting.eventbrite.com

Directions

From I-5 Northbound

- Take Hwy 518 Westbound to Hwy 509.
- Curve Right to Hwy 509 onramp
- Take 1st Exit to S. 128th St.
- Turn Right onto S. 128th St.
- Turn Left Immediately onto 8th Ave S.
- Turn Right at first stop onto S 112th St.
- Turn left into Second Driveway for Glen Acres.

From I-5 Southbound

- Take the Michigan St Exit.
- Turn Right at bottom of the off-ramp onto Michigan St.
- At 3rd light take soft right onto 1st South Bridge.
- Follow Hwy 509 Southbound and exit Glendale Ave S.
- Turn Left at bottom of off ramp and go straight through the stoplight.
- Turn left into second driveway for Glen Acres.



Please Note: If you have turned into the driveway to find a locked gate, turn right immediately into the parking lot and follow driveway to the country club. You do not need to pass through the gate in order to get to the country club.