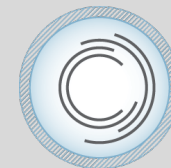


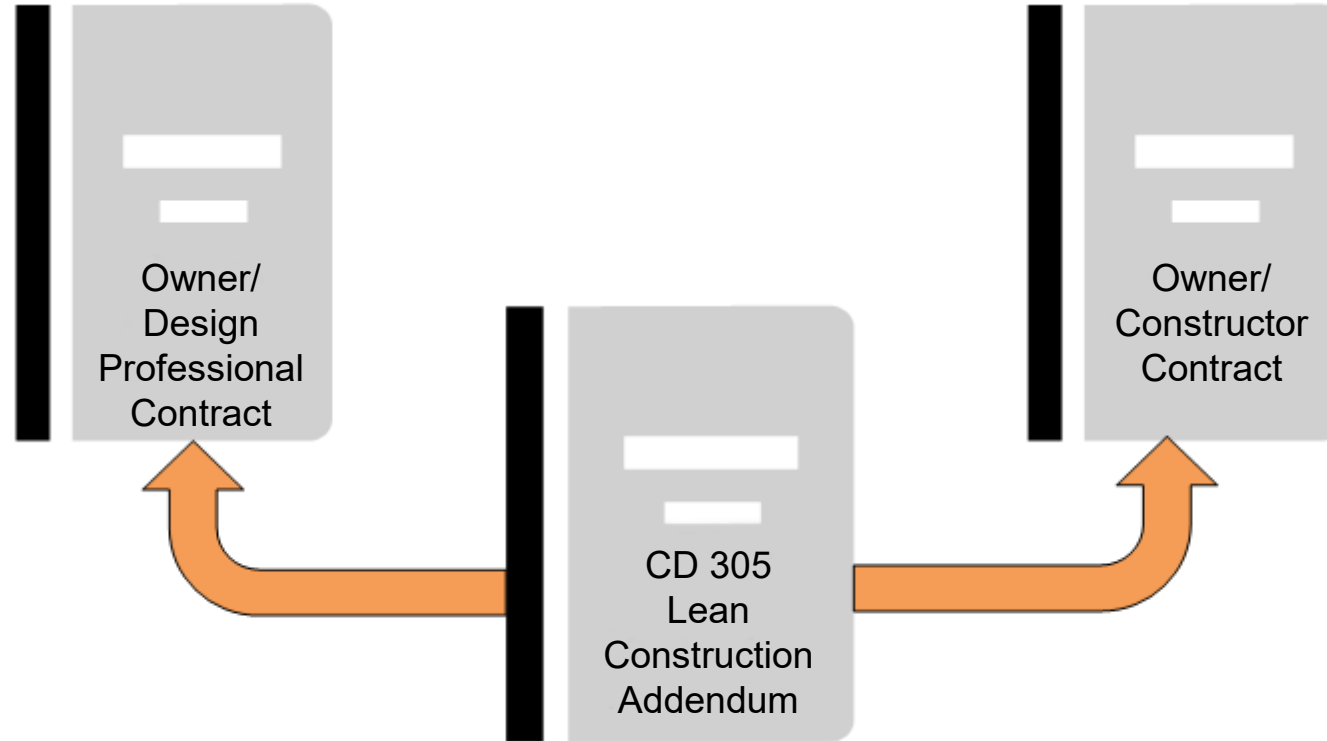
Introducing the New ConsensusDocs 305 Lean Construction Addendum



Joel Darrington
Contracting Counsel
DPR Construction
JoelDa@dpr.com

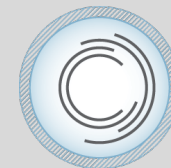


What is the ConsensusDocs 305?



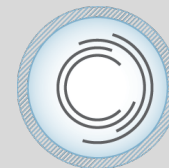
Ways to Contract for Lean Design + Construction

- Integrated Project Delivery (IPD) Agreement (a/k/a IFOA)
 - *e.g., CD 300 (2016 edition)*
- Custom-created IPD-ish design & construction agreements
- Vague references to Lean added to an owner's standard contract
- Now with CD305, an industry standard form outside of IPD that addresses a wide spectrum of Lean practices

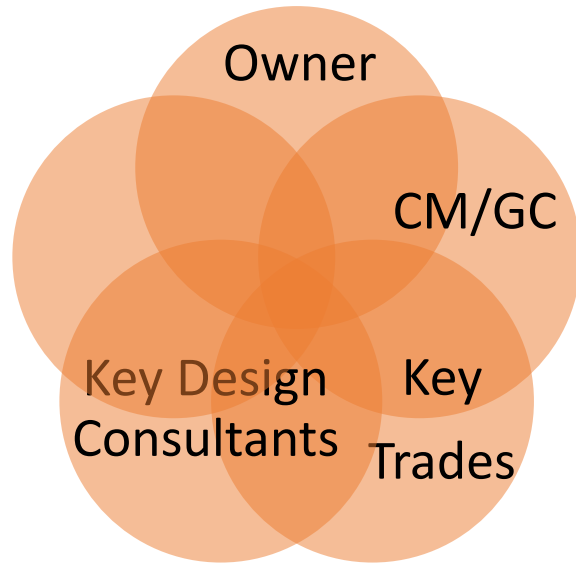


Addendum to What?

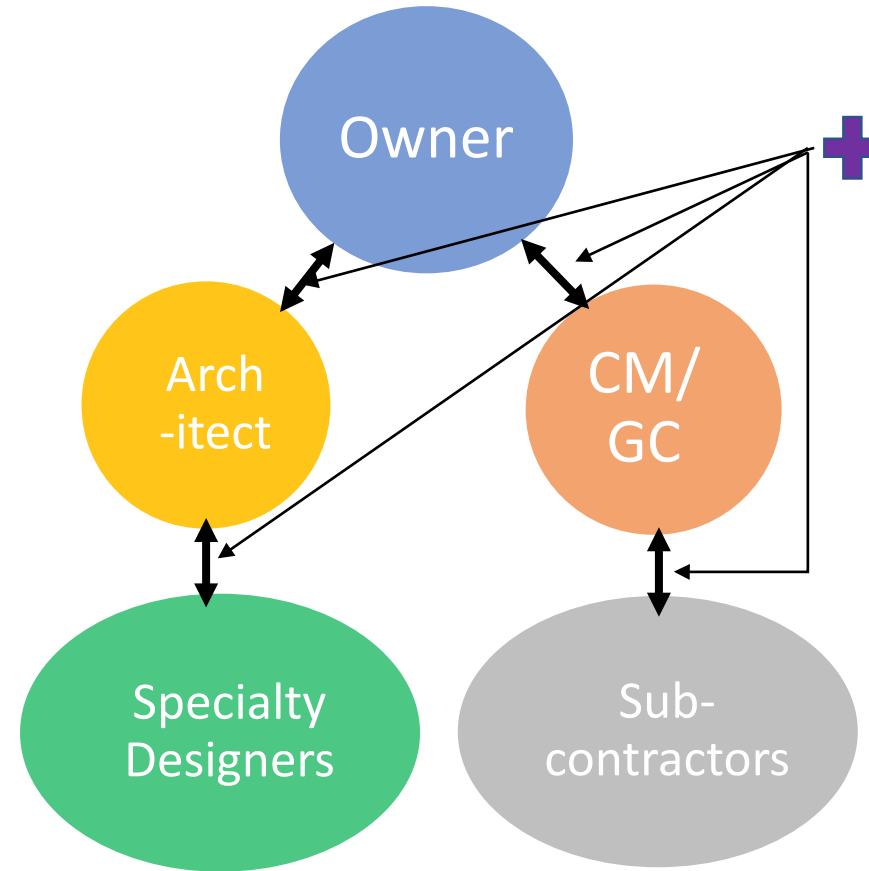
- ConsensusDocs 305 can be used with:
 - ConsensusDocs 500 Agreement between Owner & CM
 - Other forms of CM at Risk contracts
 - Construction contracts under Design-Bid-Build
 - Owner contracts with Design Professional
- Not intended for Design-Build Prime Contracts, but stay tuned



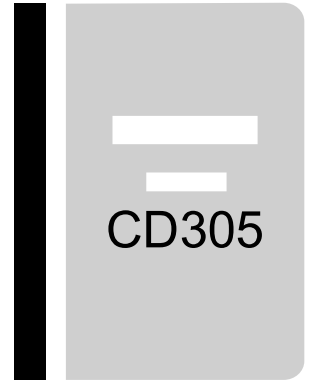
How is this Different than IPD?



IPD

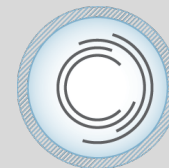


CD 305



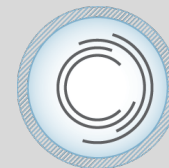
Addendum vs. Silence

- Increase alignment among parties
- First collaborative act
- Parameters for Lean behavior and activities
- Some Lean methods will conflict with standard contract language, so Addendum overrides
- Allows enforcement of Lean requirements, but take care

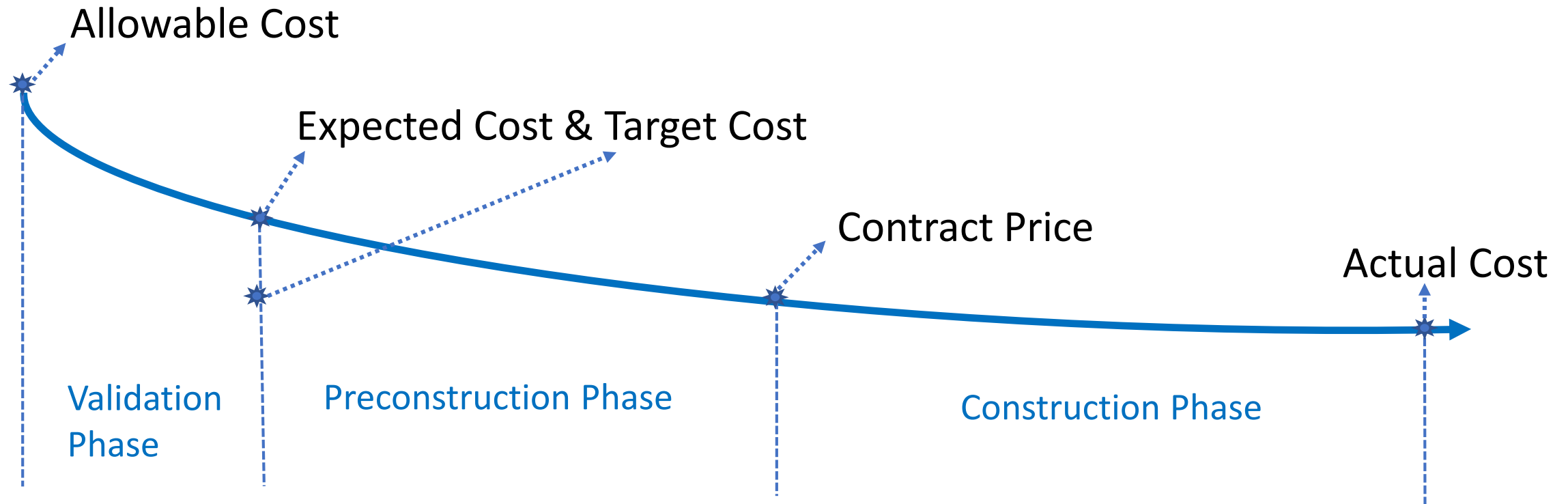


Using the CD 305

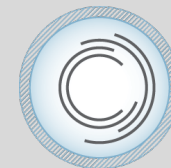
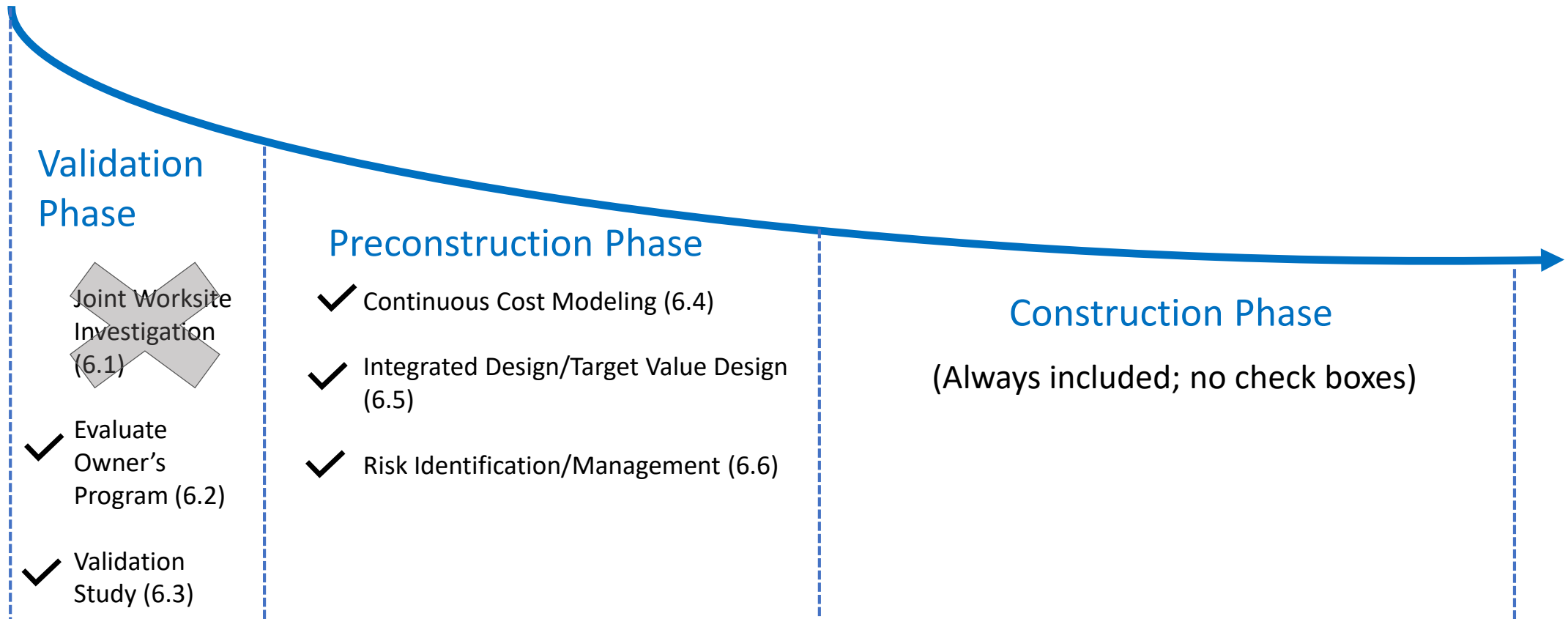
- When?
 - O/A/C are committed to Lean, but one or more are not ready or able to enter an IPD Agreement
 - As early in the Project as the Owner will allow
- How?
 - Jointly negotiated, separately attached
 - Check-the-box



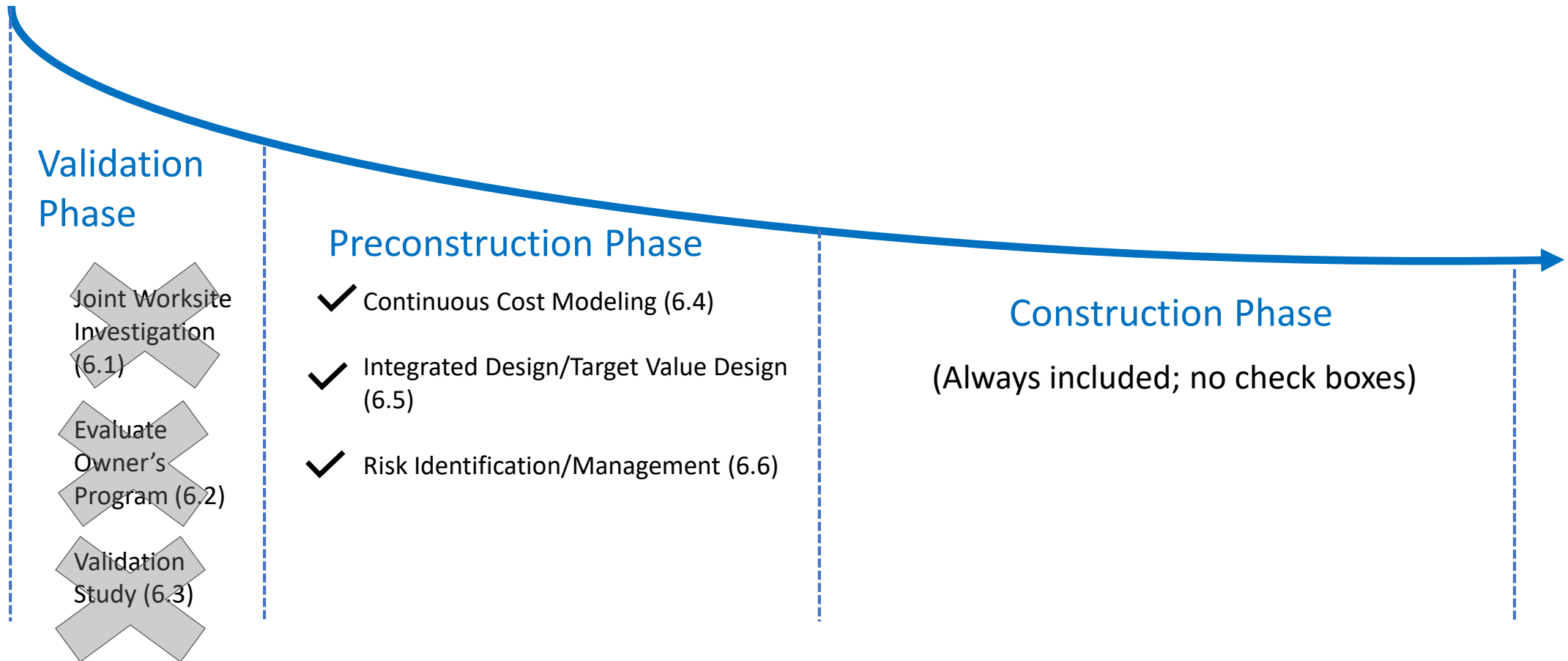
Typical Chronology of IPD Project



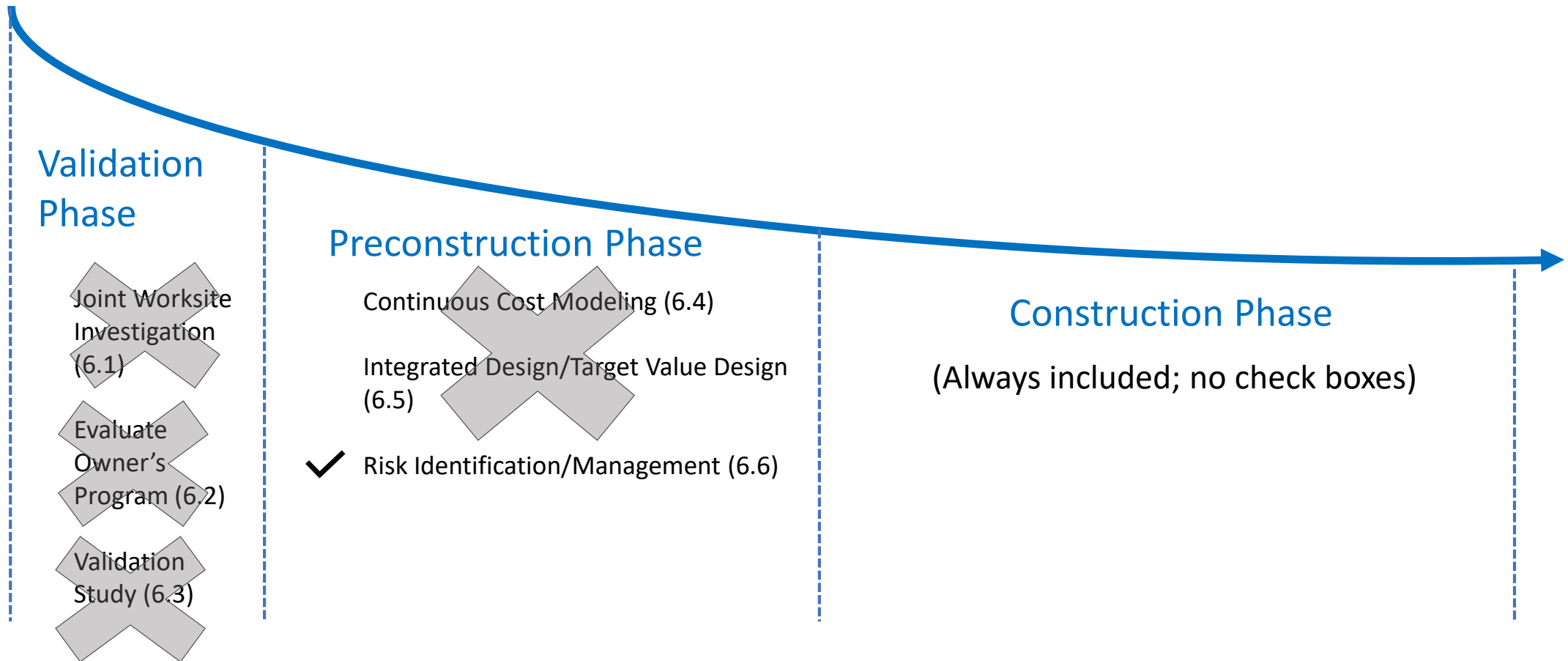
CD305 Check-the-Box Example 1



CD305 Check-the-Box Example 2

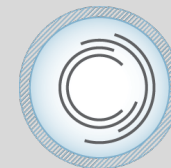


CD305 Check-the-Box Example 3



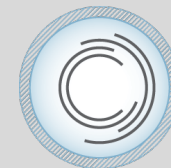
What about Incentives?

- CD305 does not itself provide for incentive compensation
- Too much variability to standardize incentives
- CD305 does provide for Performance Improvement Program, which individual projects could use as a platform for incentive compensation
- Provide for incentives through amendment to Owner contracts

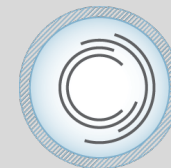
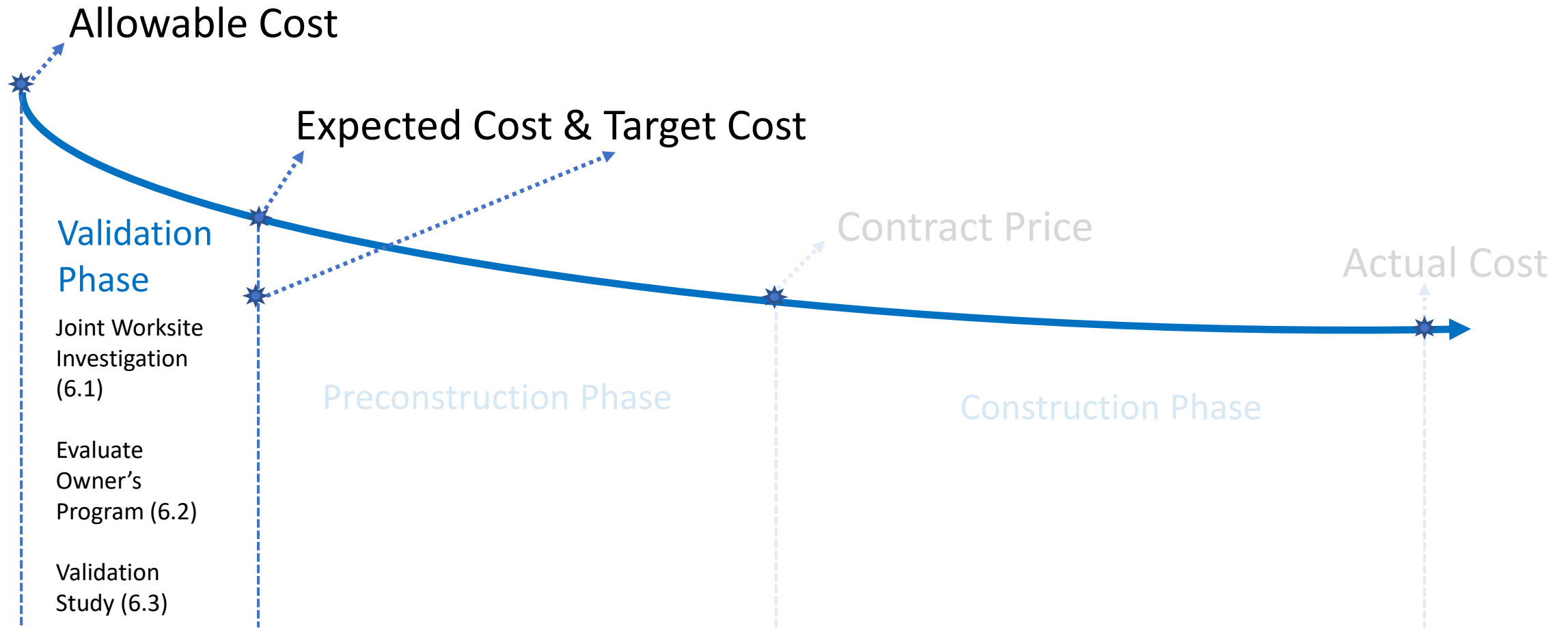


General Lean Principles & Methods

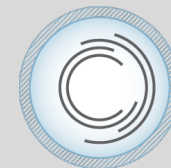
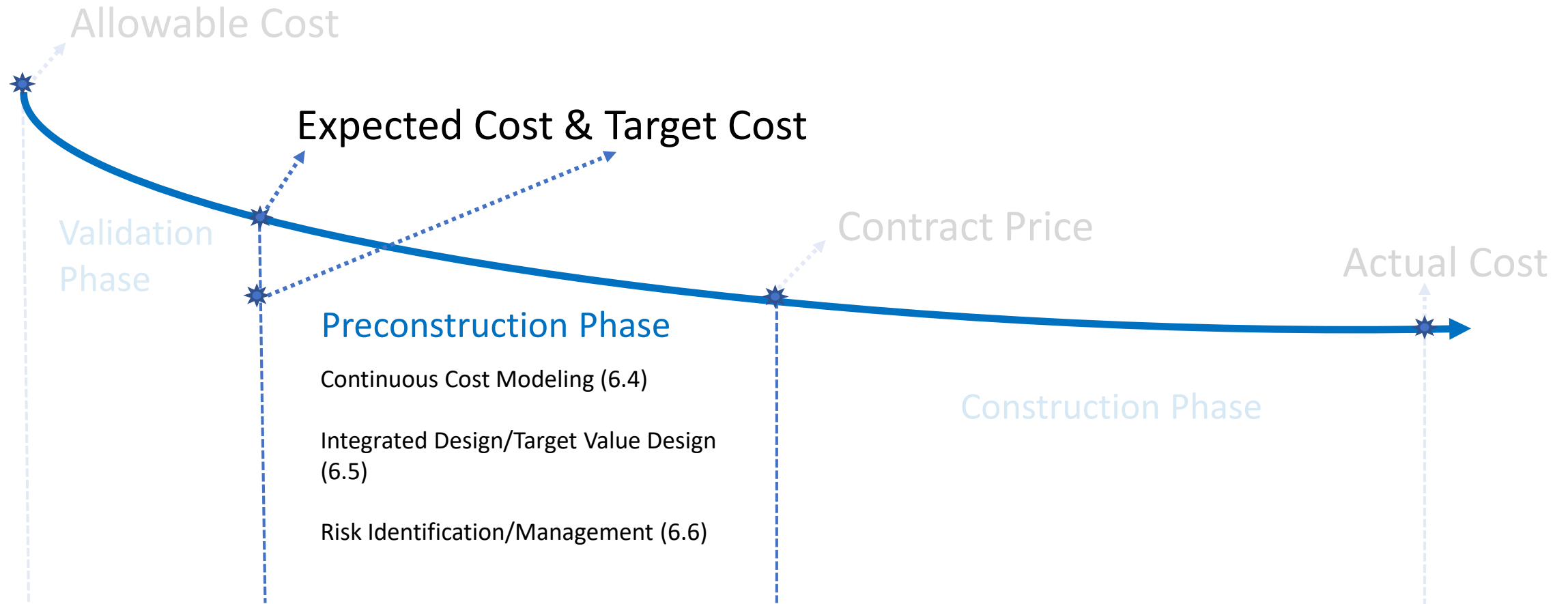
- 5 Big Ideas
- Reliable Commitments
- Collaborative Leadership through a Core Group
- Pull Planning



Program Services & Validation

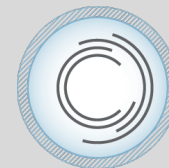


Integrated Design & TVD



Construction Phase Lean Features

- Built-in Quality
- 5S Plan
- Just-in-time logistics
- Submittals & RFIs
- Close-Out Planning



Thank You!

For more information, see

https://www.consensusdocs.org/lean_webinar

