



VALUE4REAL

Consultancy | Design | Project Management | Construction



LEAN Construction Management

What are we offering?

- Establishment of LEAN tools and procedures for the project
- LEAN in design – Methods and Status check follow-up
- LEAN construction training
- Project diagnosis - TAKT planning
- Dashboard implementation on site
- Alignment of the reporting system and the key figures incl. set up of key figures for measuring effectiveness and efficiency (KPI)
- Design of the LPS-type collaborative management tool (KPI, Obeya, works managing)
- On site implementation - Training, collaborative workshops, LPS tool implementation



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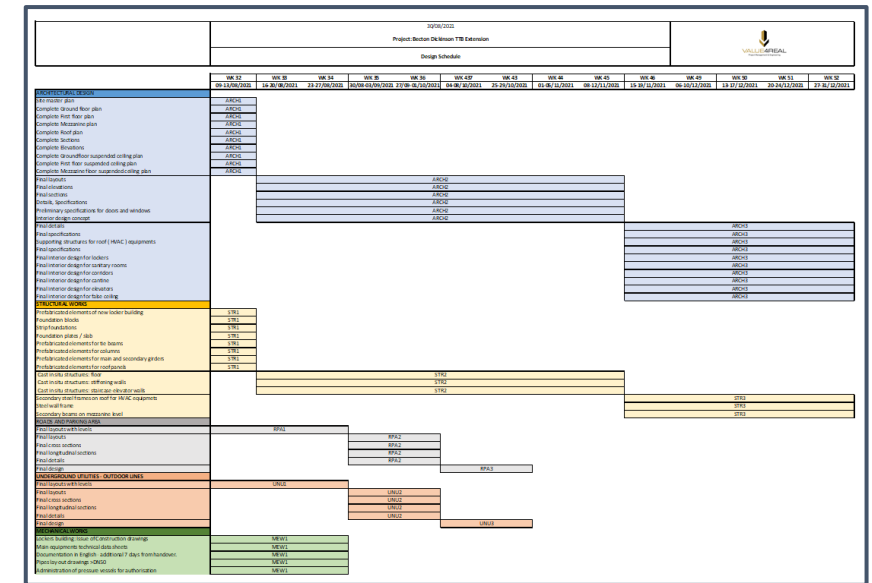
We are local players with global mindset...

➤ LEAN in design

Methods and Status check follow-up

- Definition of deliverables (breakdown on a weekly basis)
- Define responsibilities
- Discussion of construction sequence for „larger design pieces” and try to break down deliverables according to construction areas
- Definition of the milestones

	WEEK 27 05.07-09.07.2021	WEEK 28 12.07-16.07.2021	WEEK 29 19.07-23.07.2021
ARCHITECTURE	Groundfloor plan 1st floor plan 2nd floor plan	Roof plan Facade North Facade South Facade West Facade East	Sections
STRUCTURE	Design for piles Part 1	Design for piles Part 2	Prefabricated structure design
ROADS & NETWORKS	Final layouts Longitudinal section road		
MECHANICAL	...		
ELECTRICAL	...		



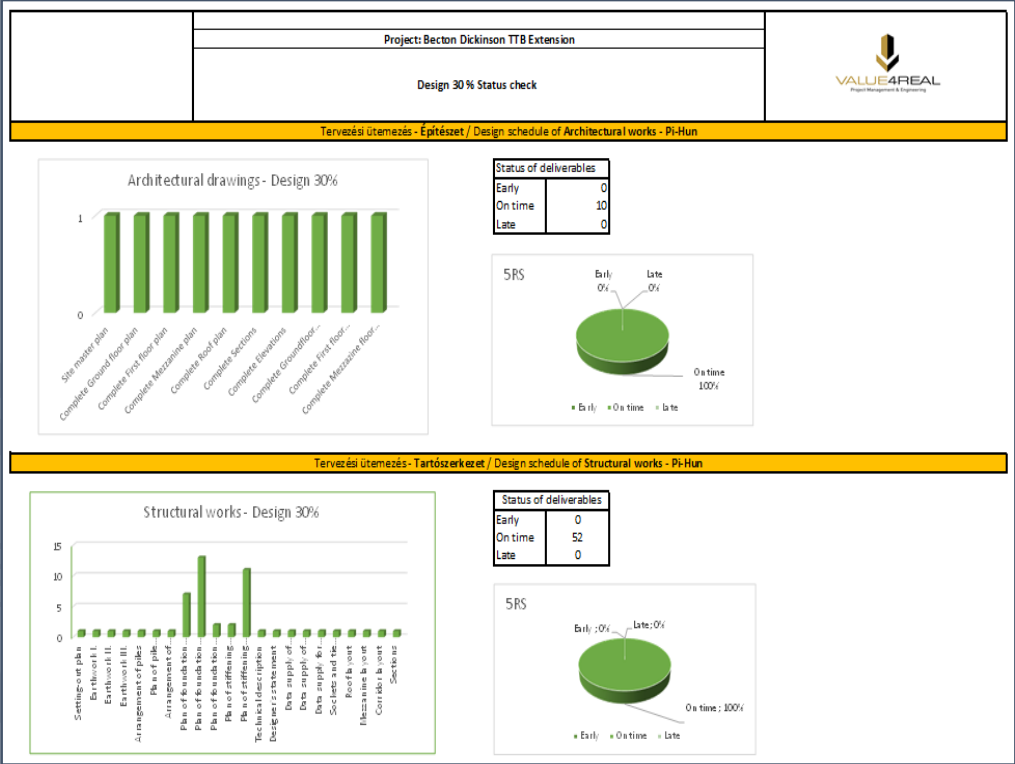
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➤ LEAN in design

Methods and Status check follow-up

- Establishment of weekly status check meeting on progress: „Look ahead meeting”
- Definition of design related KPI's
- Finding countermeasures in case of delay or any other design related issue
- Issuing status check reports



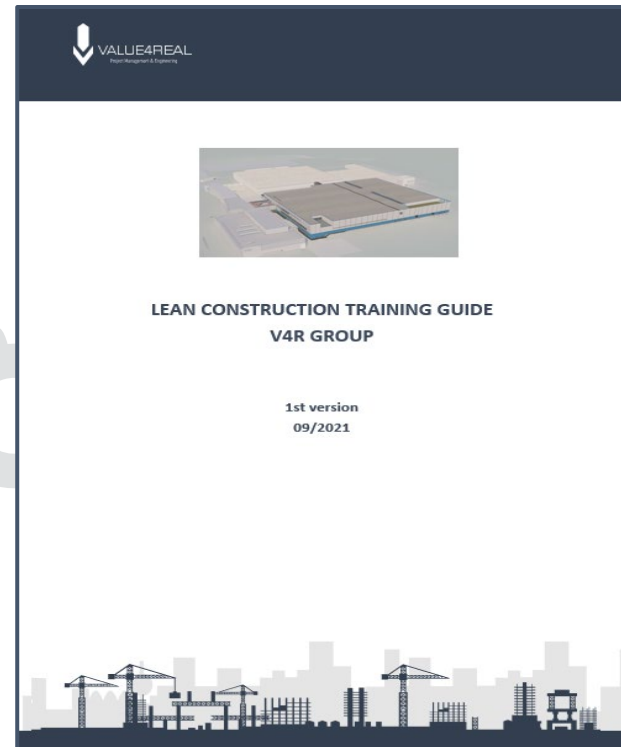
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> LEAN during Construction

LEAN Construction Training

- Lean Kick off and Lean Construction Training to fully understand method and approach as well as experience the differences between standard and takt site.
- Introduction of Lean Construction; Presentation of the method and approach Takt Planning and Control
- Simulation of Lean Construction principles on a construction site simulation model: Execution of a traditional schedule, takt version and takt and controlled schedule
- Training of stakeholders of design and scheduling team; site manager, customer and contractors



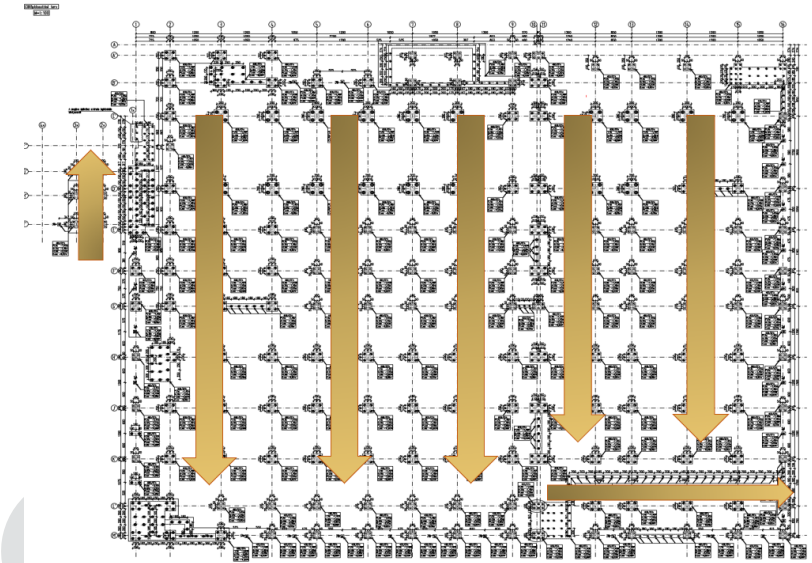
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➤ LEAN during Construction

Project diagnosis - TAKT planning

- Definition of the flow of the project
- Definition of the takt
- Define the different work activities
- Examine the current GANTT schedule then modify to TAKT planning



Task name	Task description	Start date	End date	Duration	Predecessors
1	Site preparation	2023-01-01	2023-01-15	14	
2	Foundation work	2023-01-15	2023-02-15	31	1
3	Structural steel erection	2023-02-15	2023-03-15	30	2
4	Roofing	2023-03-15	2023-04-15	31	3
5	Interior fit-out	2023-04-15	2023-05-15	31	4
6	Exterior cladding	2023-05-15	2023-06-15	31	5
7	Final inspection	2023-06-15	2023-06-15	1	6



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➤ LEAN during Construction

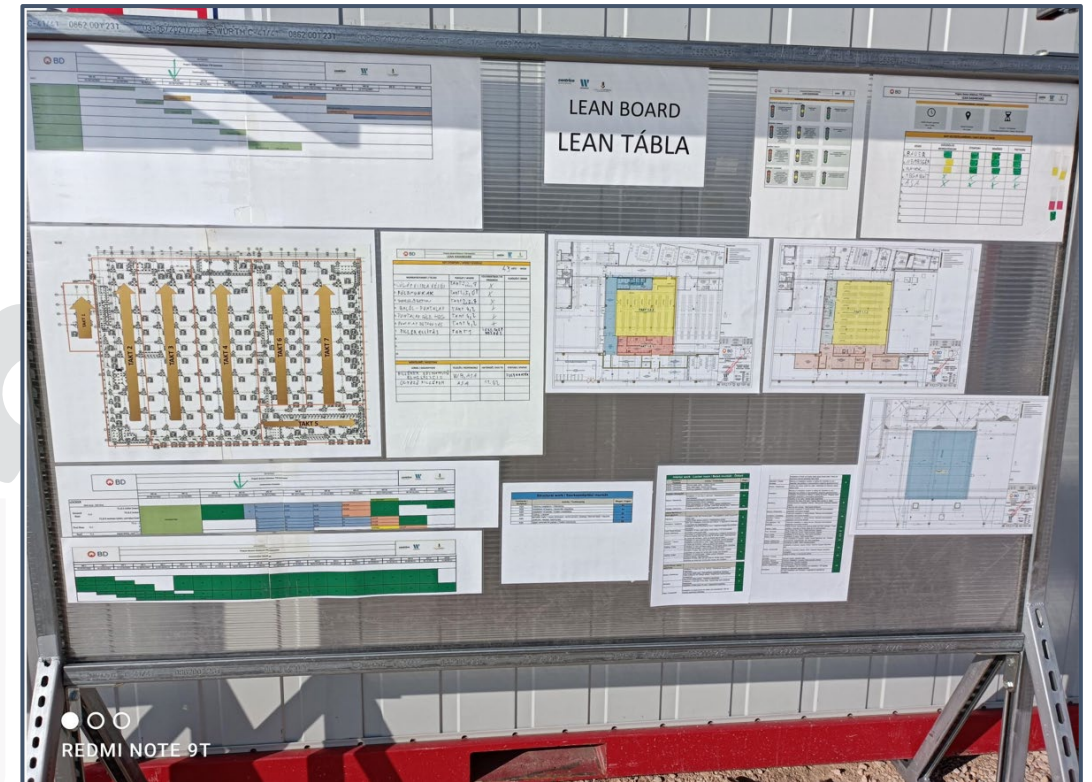
Control and follow-up on site

- Ensure that the timeline planning method is implemented on site and to steadily navigate trades through the construction process
- Coordination of weekly meetings on site
- Implementation of a dashboard on site

What is a dashboard?

Dashboard visualizes:

- the takt plan
- the construction progress
- the counter measures
- the actual progress and so much other things.



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➤ LEAN during Construction

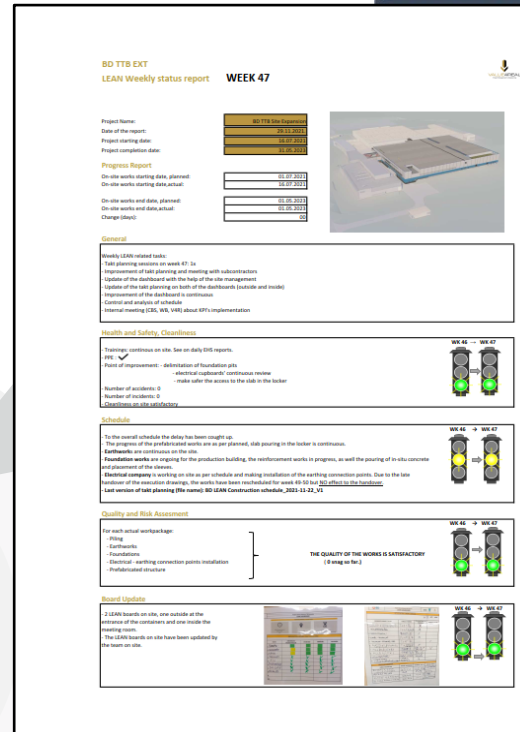
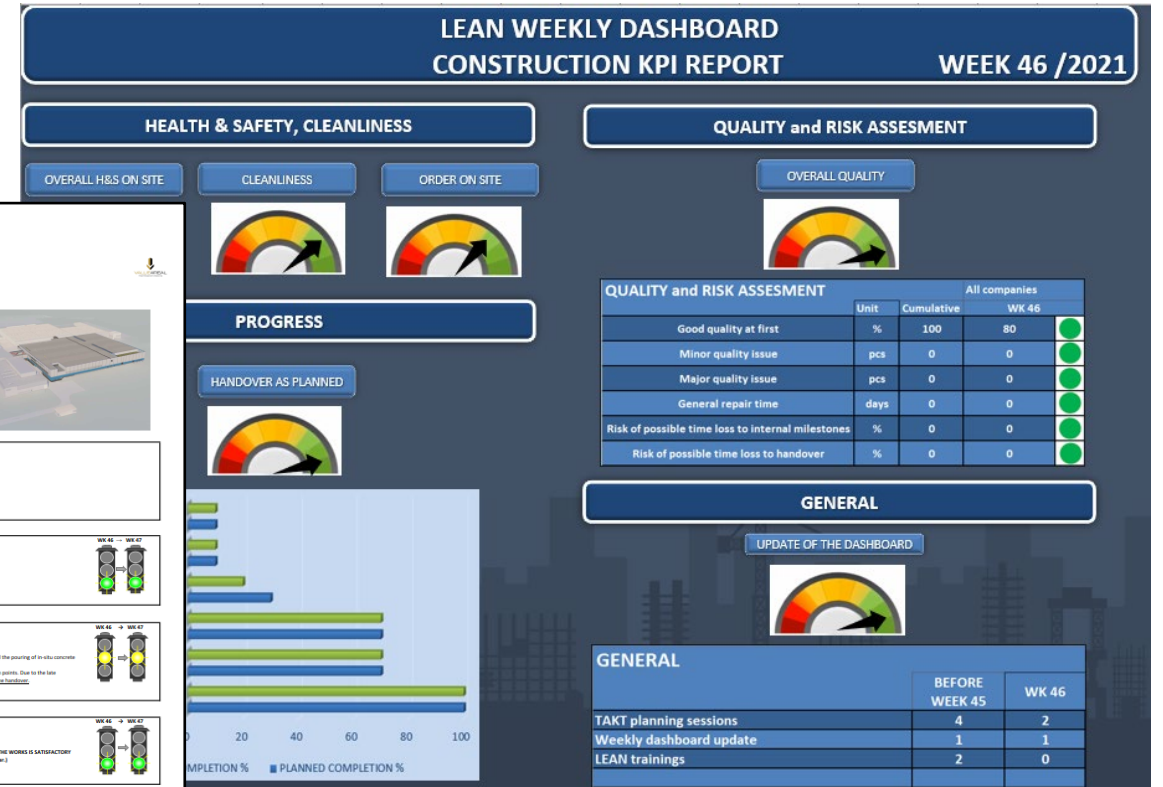
Alignment of the reporting system and the key figures

2 types of reporting systems

- Managerial report
- Dashboard style LEAN report

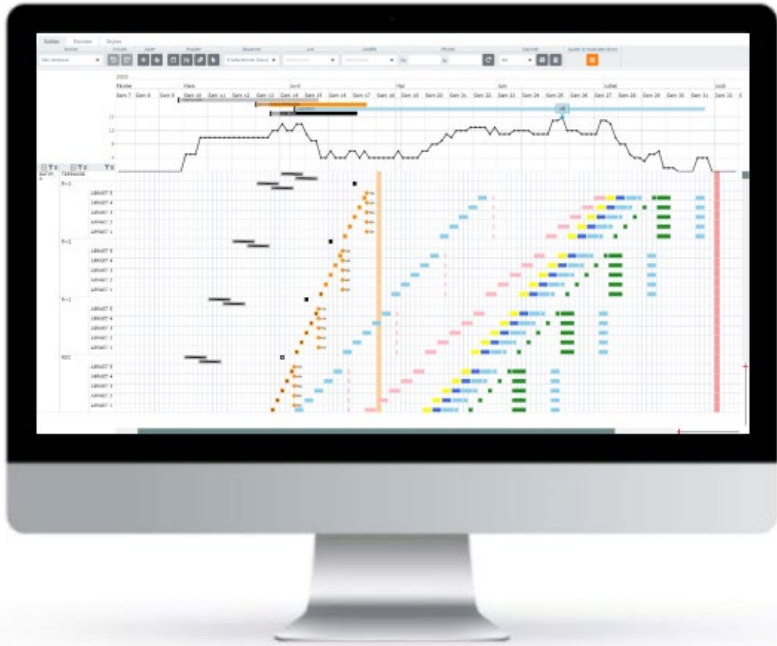
Chapters:

- General summary
- Health and Safety
- Progress and Schedule
- Quality and Risk Assessment



And what is new?

- Switch from Excel to an **application** dedicated to LEAN planning to bring planning to life
 - Collaborative, multi-user platform
 - Time-location based scheduling (Takt Planning, Time location)
 - Work, design and procurement planning
 - Filter by area, contractor, company or sequence of work
 - Multiple viewing formats: Time-location based, Macro time-location based, Gantt, Workflow, Sequence (PERT diagram)
 - Automatic updates
 - Allocate people per task, manage “people scheduling”
 - Touch-screen capability
 - Multi-lingual
- Share information and optimize schedules in a simple way



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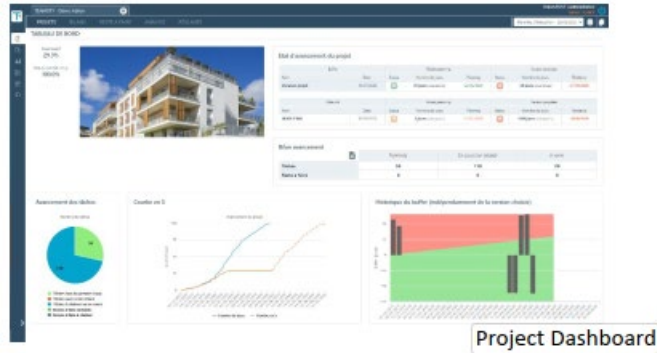
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- Integrate quality as soon as the project starts
- Tablet progress tracking on site (off-line mode)
- Progress validation workflow
- Plan management
- Punchlist management (with photos)
- Captures causes for punchlist items
- Upload of progress tracked to schedule
- Multiple progress visualisation: Time-location based - Macro time-location based - Gantt-Workflow - Dashboard Indicators
- Automatic Trend calculation of milestones
- Constraints log management (with photos)
- Record Post-it note per task
- Aim for « right the first time » with Teamoty

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- Spend time on analysis rather than measurement
- Manage milestone dates
 - Project Dashboard
 - Milestone tracking table
 - S curves
 - Buffer management
 - Manpower curves
 - Progress by contractor
 - Materials summary
 - Causes of delay summary

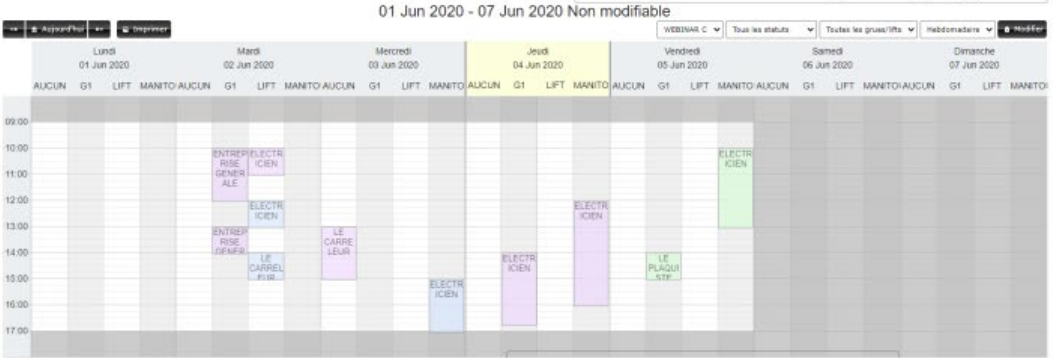
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➤ And amongst other features it's also possible to manage logistics:
Controlling deliveries to construction sites



Example of online booking of lifting equipment



Example of a shared delivery schedule

> REFERENCES



> BECTON DICKINSON

- Coordination of design schedule by using LEAN methods for the extension of cca 20 000 sqm production building for BD Pharmaceuticals in Környe
- Coordination of the creation of LEAN construction schedule (TAKT planning) on site
- Management of site teams to implement the LEAN methods
- Lean Construction Training



> ÉMI – TÜV-SÜD – Ongoing

- Coordination of the creation of LEAN construction schedule on site for the refurbishing and reconstruction of the laboratories and offices of ÉMI-TÜV-SÜD in Szentendre
- Creation of takt planning by using a LEAN specific new application
- Management of site teams to implement the LEAN methods

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