

# Lean Construction

# 101

A beginner's  
guide to building  
with **more**  
**efficiency**



# Getting Started With Lean Construction

Construction teams use Lean construction methods to reduce waste in terms of scheduling, production, and quality control. Studies have shown that these methods can help to increase worker safety and the overall quality of the project.

Lean projects are three times more likely to be completed ahead of schedule and two times more likely to be completed under budget, according to Dodge Data & Analytics report done with the Lean Construction Institute (LCI).

It's hard to argue with numbers like these, so why don't all contractors utilize Lean processes on their projects?

For some, it's not knowing where to start. If you're thinking about implementing Lean principles into your planning, this guide offers some basic tips to begin your journey.

## Read on to learn:

- **What is Lean construction**
- **What are the basic principles of Lean construction**
- **Why the construction industry is turning to Lean**
- **Ways to implement Lean to improve project outcomes & deliver more value**
- **How to successfully utilize planning software in Lean construction**

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**(Source: Dodge Data & Analytics & LCI)**



# The Foundation of Lean

Lean construction is a project delivery process that uses Lean methods of maximizing stakeholder value while reducing waste by emphasizing collaboration between teams on a project.

Success stems from getting the right people engaged and collaborating. According to the Lean Construction Institute (LCI), Lean is:

“A relationship-based system that is founded in commitments and accountability. It significantly improves trust. Teams are integrated through collaborative tools and search for ways to **eliminate waste**—specifically at the hand-off of work.”

The 6 guiding principles of Lean, summarized here, represent a holistic approach to the construction process. For the full description, visit [LCI's Tenets of Lean](#).

## RESPECT FOR PEOPLE

Respect and trust the people you are working with.

## REMOVAL OF WASTE

Identify the types of waste that impact projects and educate on ways to work as a team to eliminate them and create value.

## FOCUS ON PROCESS &

**FLOW** Focus on enhanced flow and the making and keeping of reliable promises between all people on a project.

## OPTIMIZE THE WHOLE

Think about optimizing the performance or a piece of the project — and about what happens both before and after.

## GENERATION OF VALUE

Identify the value proposition of a project and then make it widely available, in written form, on the job site.

## CONTINUOUS IMPROVEMENT

Create a log of constraints that are limiting or blocking productivity on a project.



Lean focuses on people and not just data, says Lean Coach Brian Winningham.

**“Through its basic tenets of Respect for People and Continuous Improvement, Lean is more than a management system, it’s a system for living your best life,”** he said.

The process can help those involved on the project to see things differently, which is another key to improvement. Some of the immediate benefits of applying Lean are better collaboration, better quality, and happier and more productive teams.

Lean offers great tools to maximize the potential for growth for everyone involved, says Bjørn Ungersness, CEO, Lean Communications AS.

**“Benefits will come for any building or construction project in the form of increased predictability and less firefighting,”** he said.

“This creates better and more profitable projects that make better use of educated and motivated employees.”

Companies that can learn from previous and ongoing projects, decompose applied methods, and bring these best practices back, will experience a real competitive advantage.





# How to Get Started

LCI outlines these steps to improve your projects:



## SET TARGETS

Pick one or two methods that address project-specific needs, challenges, or risks and establish measurable goals (use Lean deployment plan as reference).



## BUILD THE TEAM

Identify the individuals who will own implementing the methods and ensure they have the skills to execute or provide training.



## LEARN AS A TEAM

Learn by doing and continuously improve by evaluating decisions, actions, and feedback as a team.



## SUPPORT THE TEAM

Provide coaching and celebrate improvements.

# Tips for Success

1

## **VIEW THE PROCESS AS A LEARNING SYSTEM**

Learn from what's happened. Learn from those around you to figure out what's stopping or is holding the team back.

2

## **PROVIDE FEEDBACK**

Ask questions, such as how can we get better at our planning to be reliable and to create better flow. Reliability matters more than speed.

3

## **KEEP THE CONVERSATION FOCUSED ON WHAT'S IMPORTANT**

Focus on what you're trying to achieve and how it ties into the big picture. Start with the master schedule, which is the milestone schedule, and work through the process.

4

## **GET ALIGNMENT**

Get everybody on the same page so they understand how their work impacts others on the project. Maintain that flow through your project to stay on or ahead of schedule.

5

## **EMPOWER THE TEAM MEMBERS TO SHARE OPPORTUNITIES, RISKS, OR CONCERNS**

Be proactive. Encourage the team to think about and plan their work in advance. Make sure they have everything they need to perform their work.

6

## **WORK ON WHAT IMPROVES THE PROJECT**

This includes team interactions and the commitments they make. Create a space where people feel comfortable sharing good news and bad news.

7

## **INVEST IN A DIGITAL SOLUTION**

To help the team with these processes, construction planning software can help save time and improve information sharing.





# Digitize the Construction Planning Experience

As construction companies use Lean more, the use of digital project management tools is also growing. Construction planning software can seamlessly connect teams — architects, contractors, sub-contractors, and vendors — and improve collaboration.

And the right tool creates opportunities for growth and engagement. However, it can be difficult for companies to make the switch to digital when they do not have the proper tools.

Bells and whistles are great, but will your trades want to use something complicated? Consider easy-to-use software that everyone will adopt.

Hoylu for Construction is a comprehensive project management solution that addresses the specific needs of the construction industry. It offers a range of features, including real-time collaboration, automatic updates, visual project planning, and team communication.

With Hoylu, construction teams can plan and execute projects more efficiently, reduce the risk of errors, and stay connected and informed about project changes. As a cloud-based software, Hoylu is easy to use and accessible from anywhere, making it an essential tool for construction professionals looking to streamline their workflows and improve project outcomes.

## Interested?

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