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Volume 41, Edition 24E • June 12, 2025



Published by SBE, Inc. • DBE/MBE/SBE

The Basics of Lean Construction Methods

By Holly Welles

Lean construction is a way to manage building projects by cutting waste and adding more value for clients. It focuses on teamwork, making improvements, and treating workers with respect. By reducing inefficiencies, lean construction helps projects finish on time, improves the quality of the work, makes workers happier, and reduces risks. Teams can adopt lean construction by empowering workers, pursuing continuous improvement, maintaining equipment proactively, using pull scheduling, and aligning goals with client priorities.

Most construction companies want to deliver the best possible results for their clients while expending the least possible resources. Yet, the construction industry has traditionally been littered with waste and inefficiencies. Today, some of the most successful companies use lean construction philosophy to guide their operations. Such companies regularly impress clients, maintain high morale, and create high-quality structures.

Many industry professionals have heard of lean construction, but they may not know what exactly it is or how they can apply it effectively. Let's take a look at the basics of lean construction and its benefits below.

What Is Lean Construction?

Lean construction is a relationship-focused production management system that aims to eliminate waste from the entire construction process and deliver greater value to clients.

The method has its roots in the Toyota Production System. First developed in Toyoda Automatic Loom Works in Japan in the 1920s and later implemented in Toyota automobile manufacturing facilities after World War II, the system focused on providing greater customer satisfaction while reducing waste and giving workers more meaningful jobs. Toyota's strategies were found to be so successful that lean concepts were adapted for use outside of manufacturing.

In the United States, lean construction has become heavily associated with tools such as justin-time inventory, in which companies receive



materials on an as-needed basis. However, as a philosophy, lean construction involves much more than effective inventory management.

Lean construction offers a framework for improving the entire construction process, from

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Design-Build Services for Second Avenue Subway, Phase 2-Tunneling and Structural Shell Project

MTA Construction and Development Contract No. C-26202 Bid Date: July 16, 2025 Description of project: This contract is the second contract of Phase 2 of the Second Avenue Subway Program. Phase 1 of the program extended the Q Line subway service from 63rd Street and Lexington Avenue to 96th Street and 2nd Avenue and has been open to the public since 2017.

Phase 2 of the program will extend the Q Line subway service from the 96th Street Station to 125th Street and Lexington Avenue. This contract will be for the rehabilitation of an existing MTA tunnel constructed in the 1970s, the construction of two bored running tunnels and associated cross passages, and for the construction of the structural shells for the 116th Street and 125th Stations and associated construction of shafts and adits at the future ancillary and entrance sites, and for the construction of the shaft and adits at the end of tail-track tunnels. Many bidding opportunities are available: geotechnical instrumentation, haul and dispose soil,

inspections, CPM, MPT, road paving, striping, survey, landscaping, building demo, SOE/ground improvements, lead and asbestos abatement. If you are interested in bidding on this project, please contact Skanska's Outreach Coordinator: Aislinn.Speranza@skanska.com • EOE/Vet/Disabled

rodent control, photography, rebar fabrication, electrical sub, soil and water sampling, office

trailers, fencing, curbs and sidewalks, site work, security guard service, utility work, QA/QC



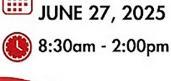
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IS SOLICITING COST PROPOSALS FROM NEW YORK STATE DBE SUBCONTRACTORS AND VENDORS Design-Build Services for LIRR West Side Yard Flood Mitigation Measures

MTA Construction and Development Contract No. 6401 Bid Date: June 27, 2025 Description of project: Design, furnish, construct, and install concrete perimeter flood walls, seepage cut-off barriers

below the concrete flood walls, flood gates, deployable flood barriers, sump pumps, a tide gate chamber, drainage system improvements, workable aisles and a diesel generator, an automatic transfer switch, ancillary electrical equipment, and required communications. This project will develop flood protection solutions for the West Side Yard in order to prevent

and mitigate flooding of the LIRR Tunnels. The flood protection along the WSY perimeter will

Many bidding opportunities are available: deep foundations, minipiles, jetgrout, sheeting, rebar

be accomplished via a combination of permanent flood walls and deployable flood barriers.

installation, concrete supply, site work, electrical work, painting, paving, curb and sidewalk, site utilities. If you are interested in bidding on this project, please contact Skanska's Diversity and Outreach Coordinator: Aislinn.Speranza@skanska.com • EOE/M/F/Vet/Disabled

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the self-certification process, and a discussion of the NAICS codes that qualify as WOSB or EDWOSB. Register at https://www.eventbrite. com/e/woman-owned-small-business-wosb-

Wednesday, June 18, 2025, 10:30 am-12:30 pm Main Sponsor(s): US Small Business Administration need for the registration process. SBA presenters will offer addional tips, address FAQs, give directions on where to get further assistance, and answer your other questions. For this and other events, one goal is to better address the needs of attending current and soon-to-be business owners. To register for this free webinar, visit https://www.sba.gov/event/65168 Selling to the Federal Government Webinar Thursday, June 26, 2025, 1:00 pm-4:00 pm Online Main Sponsor(s): US Small Business Administration Contact: George Tapia, 610-382-3086,

george.tapia@sba.gov Fee: Free; registration required Did you know that the federal government is the largest purchaser of goods and services in the world? Interested in learning how your business can market your services or goods to the federal government? Register online at https://www. eventbrite.com/e/how-to-sell-to-the-federalgovernment-tickets-21790713611 SBA helps to ensure small businesses get fair opportunities to

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share federal government prime contracts. Topics will include: How to Register, Small Business Certifications, Finding Opportunities, Marketing

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