

Lean Project Vignette

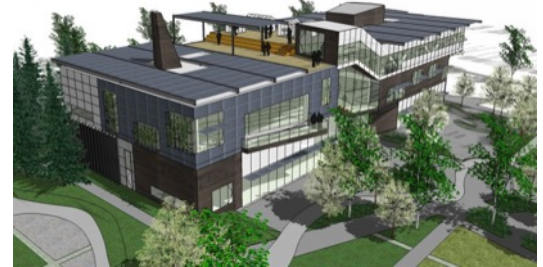
Mosaic Family of Companies, Edmonton, Alberta (2013-2015)

Conditions of Satisfaction – Highlights

“Our return on investment will be in the productivity of our people, recognition as good stewards of the planet and from the financial benefits of having higher occupancy and no energy bills.”

(Dennis & Christy Cuku - Owners of the Mosaic Center for Community & Commerce)

- Triple Bottom Line home for the Mosaic Family & business community
- Demonstrate that Net 0 building can be built at Net 0 additional cost & set a new standard for commercial real estate
- Deliver a high performance 3000m² bus center, daycare, restaurant, roof top garden to a \$9.5M target construction cost
- Complete the project four months early
- Achieve Living Building Challenge Petal Recognition & LEED Platinum Certification



Lean Organization, Procurement & Terms

The team was hand picked based upon qualifications, compatibility with the project lean and green project requirements and the proponents value proposition. The team all attended Boot Camp and were expected to adopt and implement Lean Project Delivery. Major partners shared risk and reward by entering into a Multi-Party Integrated Form of Agreement (IFOA). The team were expected to be engaged, committed and accountable to deliver an exceptional high performance project with-in the constraints of a traditional budget.



Lean Project Systems

The team were trained and implemented Lean Project Delivery at the begging of the project. This included:

- Disciplined work with full implementation of the Last Planner System
- Pull Plan and achieve a 4-month early Mosaic Group move-in date
- Collaborative design and decision making to achieve clearly defined project requirements to target cost
- Prefabricated elements to improve quality and schedule
- Lean Commissioning for early achievement of M&V
- Performance: Delivered to budget & ahead of schedule

CAPITALISM NEED **NOT COME
AT THE EXPENSE OF HUMAN VALUES,
ENVIRONMENTAL SUSTAINABILITY
OR PERSONAL HAPPINESS**

NORMAL IS BROKEN

Green - Sustainability

Building features include a Living Wall, wood structure, exceptional landscaping, vegetable garden, rooftop terrace, common interactive space, restaurant and daycare. Efficiency measures include sustainable expectations for thermal comfort, great day lighting, minimal light fixtures, low energy design so that PV panels on the roof provide 100% of the energy for the building. The transformational features include community engagement, project website, high level of promotion that Normal is Broken and that there is a better way.

- Triple Bottom Line Economics
- Net 0 Energy at Net 0 Additional Cost
- Living Building & LEED Platinum Certification
- Sustainable landscaping, community access
- Catalyst for transforming society, design & construction

