

# Lean Construction Institute - Qatar

Transforming the Built Environment

هيئة الأشغال العامة  
Public Works Authority



Strategic Partner



## Fabien Font CEO & Founder, Teamoty and IMMA

Fabien Font, with more than 20 years of Lean Management background (through manufacturing, Services and construction), he is the pioneer of the Lean Construction in France. Fab co-wrote in 2018 a French Lean Construction Book, where he shares his vision of the future of the Construction. Fabien teaches Lean Construction in Lille University (Centrale Lille).

Since 2007, He's the founder/CEO of IMMA (France and Switzerland), a consultancy company fully dedicated to lean construction. The IMMA team (30 consultants) was involved in more than 1000 construction projects all over the world, and it has managed to define tools dedicated to construction and to integrate them into a new 100% operational project process. IMMA is the French specialist in Scheduling (Time Location, ...etc) and Lean Construction. IMMA's ambition is to continue to be one of the architect of the Lean Construction Methodology in France and around the world.

Since 2018, Fabien is the founder/CEO too of Teamoty, construction software company. The Teamoty Team had already developed 2 new tools to create, follow and manage the Scheduling and the logistics on site. His ambition is to facilitate Lean construction implementation and empower the collaboration to Seamlessly Building Together.

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### Gold Sponsors

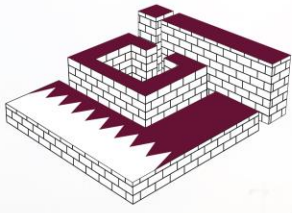


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قطر تستحق الأفضل  
Qatar Deserves The Best

**Strategic Partner**

## Deploying and adapting of the lean constructio in France through the General Contractors



**Fabien Font**  
CEO & Founder,  
Teamoty and IMMA

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# Deploying and adapting of the lean construction in France through the General Contractors





## Fabien FONT

CEO Teamoty  
Founder IMMA  
Auteur



47 years

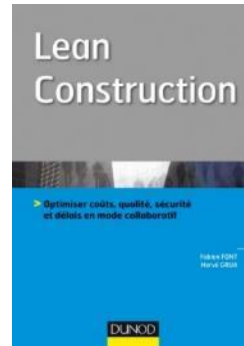
Master ENSAM (Lille- Paris-Zaragosse)

**L'ORÉAL** 10 years of industrial Background



13 years of construction

Pionner of Lean Construction in France (2007)



1 Book

2 compagnies:

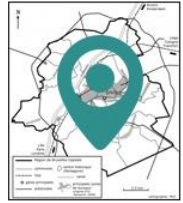


2007 Founder of IMMA, consulting and engineering firm in Lean Construction  
France-Switzerland  
36 immatients, more than 1000 projects supported



2018 Founder of Teamoty- Digital start up in tech. construction. To go to  
Construction 4.0

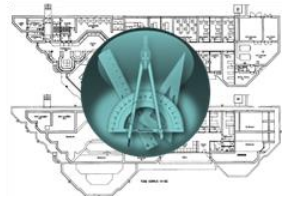
# My target: To revolutionize the world of construction by facilitating the integration of the value chain.



Programming



Budget



General Design



Detail Design



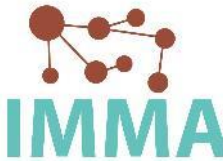
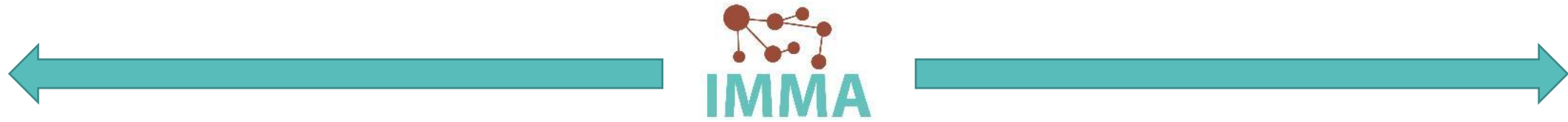
Procurment & logistic



Works on site



Commissioning  
Delivery



Consulting, Training, Coaching, Engineering, R&D



Digitalisation

# the construction in France

1. A strong history and in legalized field (the project phases are in the law!)



→ Change management

2. The General Contractors are bigger than the Real Estate Owners

Rang	Entreprise	Pays	Chiffre d'affaires (en milliards de \$)
1	China State Construction Engineering	🇨🇳 Chine	178.8
2	China Railway Group	🇨🇳 Chine	110.5
3	China Railway Construction	🇨🇳 Chine	109.1
4	China Communications Construction	🇨🇳 Chine	73.6
→ 5	Vinci	🇫🇷 France	52.1
6	Grupo ACS	🇪🇸 Espagne	43.2
7	China Metallurgical Group	🇨🇳 Chine	43.2
→ 8	Bouygues	🇫🇷 France	41.9

Construction ranking



→ Owner/GM: lack of transparency

# In France, general contractors have started to implement Lean construction to improve their performances.



2007	2008	2009	2010	2012	2013	2014	2017	2020
5S	Kaizen: planning Kanban Qualité int.	Collaborative scheduling management	VSM & Takt planning	LPS	LPS design	Kick off & Buffer management & AMDEC	DSM planning	Supply chain management



# Main Results

With Lean Construction a new paradigm for client lead time

lean approach

we decided  
to reduce our rules  
from 1542 to 1



**EXAMPLE:** Residential hospital building with 80 bedrooms

Current duration

**14-16 mois**

Lean duration

**5,5 mois**

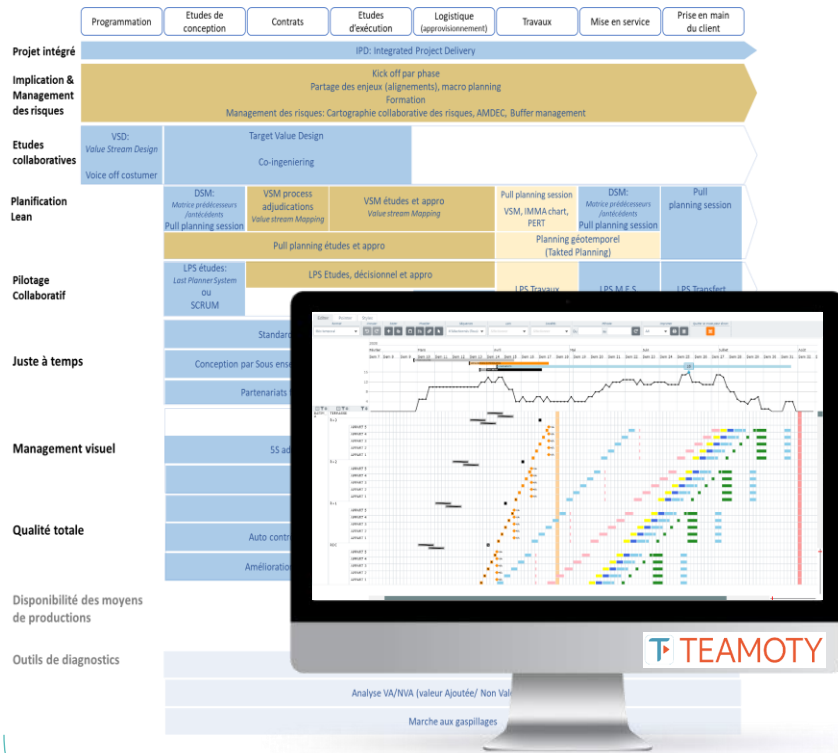


# Results

Lean construction methodology

Digital tools to support it are done

Cartographie de la méthodologie Lean Construction



Most general contractors have internal Lean Construction teams.



Etc...

Academics conduct research and train students



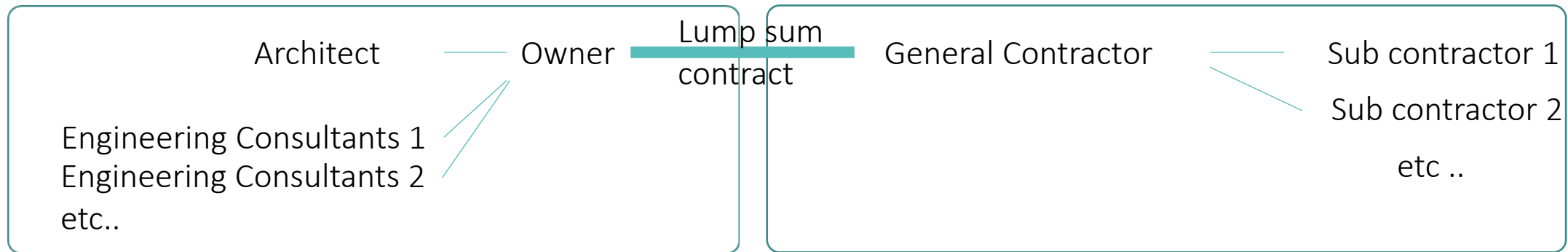
CHAIRE CONSTRUCTION 4.0



Etc...

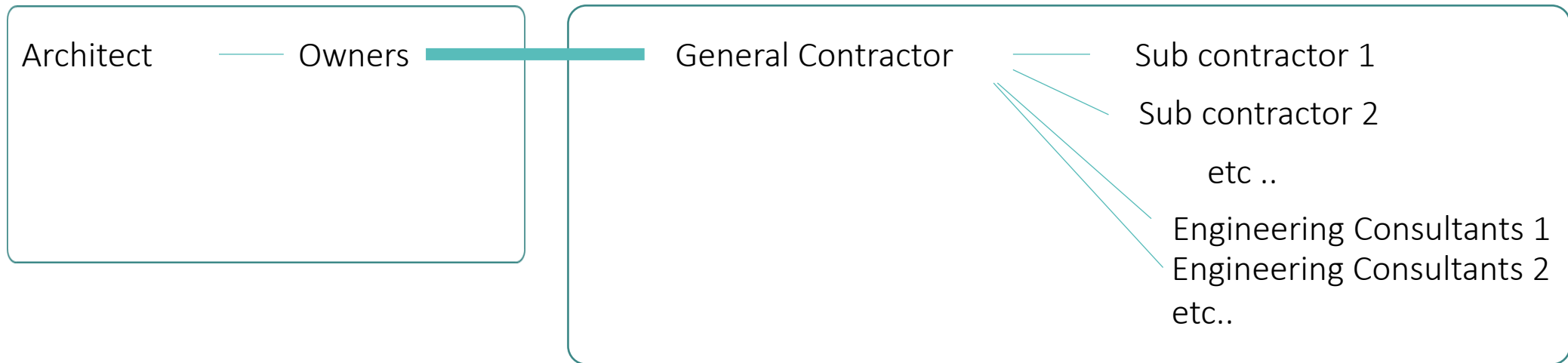
La culture Lean existe

# Limitations to the integration of the value chain of the General Contractor model



Mostly 2 teams

# General Contractors have started to integrate the value chain: Design and build model



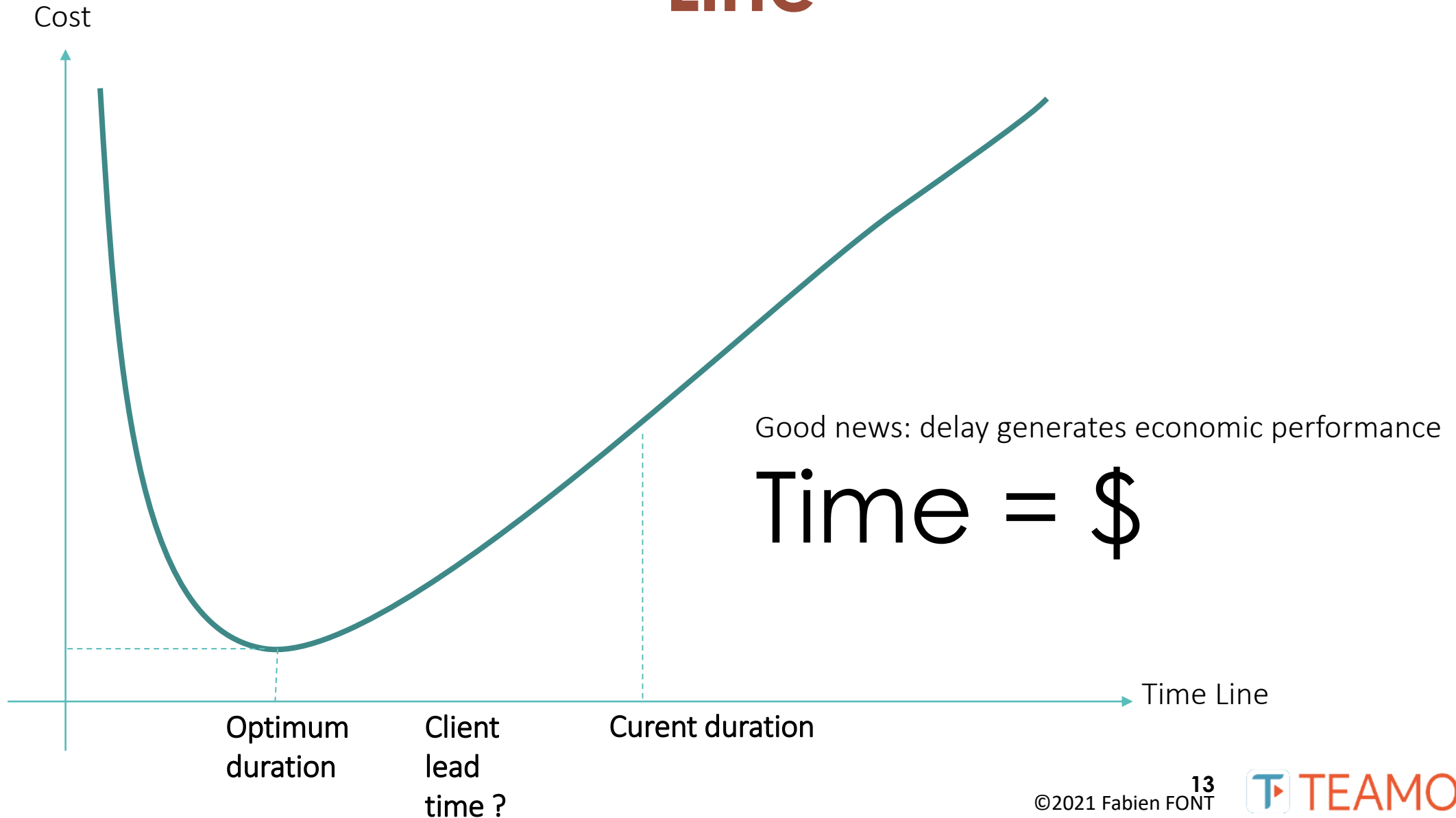


To help integration: we have brought them together on a "Neutral" topic

# The Client Lead Time

One of the Lean Construction principle

# Economic performance through Time Line



# Thanks to this we manage to break the simple contractual relationship and the brake of the law on the respect of the phases.



campus numérique project in Lyon area, France

## 20 months :

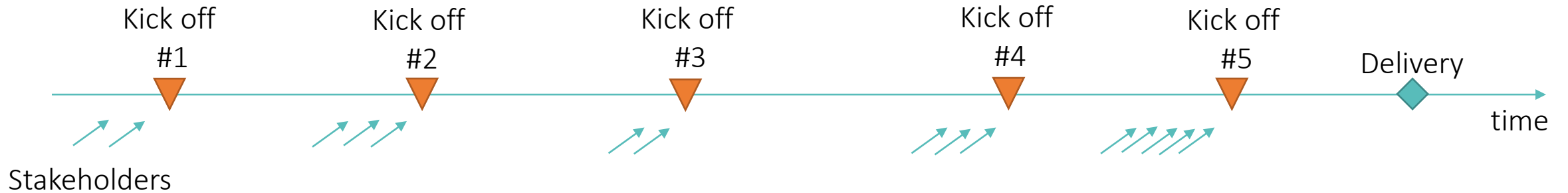
Design  
Permitting  
Bidding  
Procurement  
Works  
Commissioning included

Whereas to do the studies, the purchase/approval and permit phase are supposed to last at least 12 months if all the legal phases of the contract are respected?

➔ **worktogether! Overlaps ...**



# The key aspect of this team integration



1. Integrate stakeholders through projects Kick off

2. Manage with Lean Methodology

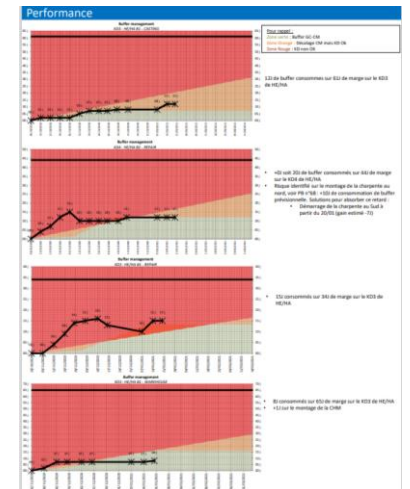
3. Share in transparency Time Line Buffer



Voice of the client: Goals Alignment  
 Collaborative Macro Planning (ex: Pull Planning)  
 Collaborative Risks / Opportunities Analysis



Facilitate collaboration

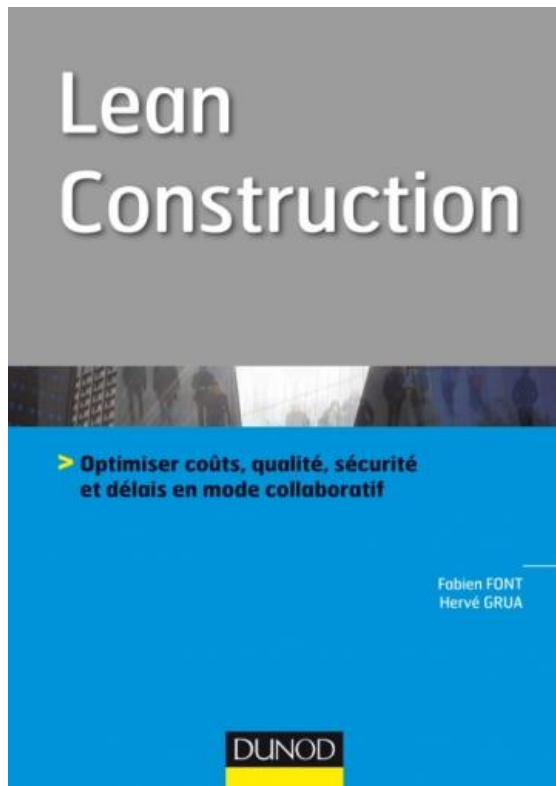


# My conclusion and recommendation



- 1: To integrate the value chain the IPD is probably the best solution.  
START BY THE OWNER IF YOU CAN
- 2: But if you can't convince the owners, or change the contractual model, that's okay, you can also develop intermediate approaches. In France, we have been working on the integration of time management and it is already very efficient!

Thank you



*To know  
more*