

BLACH INDUSTRY INSIGHT

USING PULL SCHEDULING

AT SAN JOSE STATE UNIVERSITY'S

STUDENT HEALTH & COUNSELING CENTER



BLACH
CONSTRUCTION

Together. Building Greatness.™



TOPIC

Understanding
Pull Scheduling



BLACH INDUSTRY INSIGHT

ABOUT THIS PROJECT San Jose State University Student Health & Counseling Center
Blach Construction is building a three-story, 53,000 s.f. student health center at San Jose State University. The building will serve as a gathering place for students and support a culture of wellness while promoting active student life.

Using pull scheduling, Blach receives tighter commitments from trade partners and stakeholders to accomplish project tasks.

WHAT IS PULL SCHEDULING?

Pull scheduling, a Lean construction technique, requires all team members to make a series of commitments that build a schedule with milestone deadlines for each party involved in the project, leading to increased reliability and accountability.

Blach uses a collaborative pull plan scheduling approach to provide each team member what they need and when they need it, resulting in a positive, efficient work environment and delivery of its clients' projects on time, on budget and with a high standard of quality.

Blach's use of pull scheduling has saved substantial time on multiple projects. Pull scheduling sessions are conducted with all of the parties involved to build a reliable schedule and ensure that time and resources are included for every work item.

When commitments are made by all team members, Blach has experienced reductions in project schedules in days, weeks and even months. While every construction project varies, Blach's ability to meet deliverables does not. The main priority is to ensure that every member of the team has the tools to be successful.



PULL SCHEDULING APPROACH

Blach employs the following strategies in its approach to pull scheduling:

- **INCREASED COLLABORATION** - During weekly pull scheduling sessions, subcontractors and the superintendent work together to establish sequencing of work and activity durations.
- **ACCOUNTABILITY** - By posting activities on six-week rolling schedules, each subcontractor commits to completing a task by a defined date. Commitments made and kept are tracked and a score is assigned to each subcontractor that is shared with the rest of the team and stakeholders.
- **PLUS/Delta SESSIONS** - In the pursuit of continuous improvement, Blach holds plus/delta sessions at the completion of the project to collect “lessons learned” and integrate them into the Blach knowledge base to ensure the success and betterment of future projects.



Pull plan scheduling provides team members what they need - when they need it.

USING PULL SCHEDULING AT SAN JOSE STATE UNIVERSITY

Blach incorporated pull scheduling early in the Design/Build competition process for this project. The team continuously communicated with Ratcliff, its design partner, and all subcontractors to ensure schedule adherence. The use of pull scheduling will continue through construction. As a result, construction is trending on schedule or better.