

LPCIMINELLI

OVERVIEW

County/Region: Erie, USA

Industry: Construction

Customer Profile

Headquartered in Buffalo, NY, LPCiminelli Inc. employs 200 workers, making it the largest construction group in Western New York.

Business Situation

Dispersing 120 employees over three office sites, plus 80 people in the field, resulted in significant organization inefficiencies. LPCiminelli decided to consolidate its existing three offices into one location.

Solution

LPCiminelli contracted with TCIE to conduct a detailed operations analysis and to use that analysis as a basis to formulate an efficient office facility design

Benefits

- The layouts gave efficient alternatives to LPCiminelli for their new office space.
- Provided a basis for discussion with contractors on construction related issues and with local authorities on building codes.

LPCiminelli, Inc. Bringing Three Offices Under One Roof

The largest construction group in Western New York, under the leadership of Louis P. Ciminelli, the organization is comprised of two companies: LPCiminelli Inc. which provides program management, construction management and design-build services, and LPCiminelli Construction Corp., a general contracting company, that is one of the few construction firms nationwide to have successfully achieved ISO 9001:2000 Certification.



Situation

The largest construction group in Western New York, under the leadership of Louis P. Ciminelli, the organization is comprised of two companies: LPCiminelli Inc. which provides program management, construction management and design-build services, and LPCiminelli Construction Corp., a general contracting company, that is one of the few construction firms nationwide to have successfully achieved ISO 9001:2000 Certification.

With more than 40 year's experience, LPCiminelli offers a full range of expertise featuring general contracting, construction management, design/build, consulting, program management, and self-perform capabilities, including concrete, sitework, and carpentry. A complete suite of building solutions are offered that have been successfully applied to numerous market sectors, including K-12 and higher education, healthcare (medical and skilled nursing), senior living, government, commercial and industrial facilities.

LPCiminelli recognized that the dispersal of their 120 employees located in 3 office sites, as well as the 80 people in the field, resulted in significant organizational inefficiencies: company personnel were experiencing loss of productive time traveling between divisions of the company, there was a lack of coordination between distributed business units, and there was duplication of common services. Consequently, LPCiminelli made a

strategic decision to consolidate the existing three offices into one location, most probably the former Trico facility (3rd floor south side) in downtown Buffalo.

Solution

The Center for Industrial Effectiveness (TCIE) at the University of Buffalo was invited to conduct a layout study that would optimize overall process efficiency by taking into consideration both spatial (size), infrastructure, as well as adjacency requirements for people involved in both

- Key value added work processes
- Supportive functions such as finance, information technology, human relations, corporate management

Aesthetics, flexibility and growth potential were additional factors that needed to be considered with employee participation/input.

The tasks to be accomplished were:

- Data collection for development of detailed floor plans for the office spaces that are to be relocated
- Process studies of the internal working of each department, their role within the entire organization, and interactions between these different departments
- Space planning and locations of various common use areas (i.e., conference rooms, kitchen, bid room, etc.)
- Space requirements for the major job positions such as executives, project managers, estimators

For More Information

For more information about TCIE products and services, call our offices at (716) 636-2538. To access information using the World Wide Web, go to:
<http://www.tcie.buffalo.edu/>

For more information about LPCiminelli Inc. products and services visit the Web site at:
www.lpciminelli.com

- File storage space requirements for the entire organization as well as each individual department
- Investigation and analysis of the most appropriate layout configurations

Data related to the office space requirements, file storage requirements, and adjacencies between departments was collected through interviews and subsequently analyzed. Space planning for specific job positions and additional rooms helped in estimating the total space required for the new facility. Relationship Activity Charts (RAC's) were developed to understand the adjacencies between the departments. Based on these activity charts, block layouts were prepared for each department as well as the entire organization. Each layout was crosschecked with RAC's to find out the number of relationships that were satisfied within each level of necessity. Each level was given a weight, and based on these weights and the number of relationships it satisfied; a Total Closeness Ratings (TCR) score was calculated. The layout with the highest TCR was recommended as the most desirable.

Benefits

The suggested layouts gave efficient alternatives to LPCiminelli for their new office space, and provided a basis for discussion with contractors on construction related issues and with local authorities on building codes.

TCIE

The Center for Industrial Effectiveness (TCIE) is a program of the School of Engineering and Applied Sciences. We foster partnerships and manage projects as diverse as the region's businesses. For more information about TCIE, go to:

<http://www.tcie.buffalo.edu/>

Products and Services

- ISO, Lean & Six Sigma Training
- Management & Strategy Development
- Facility Layouts
- Product Testing & Development
- Engineering Services

Partners

- Strategic Partnership for Industrial Resurgence (SPIR)
- New York State Department of Labor