

ID – Lean Implementation Manager

Position: Lean Implementation Manager

Location: IITMRP, Chennai (Project Site)

Reports To: Chief Project Manager

Role Summary

The Lean Implementation Manager will lead the planning, deployment, and continuous improvement of Lean methodologies for the Phase-3 construction project. This role ensures that project processes are streamlined, waste is minimized, productivity is improved, and overall project efficiency aligns with defined quality, safety, cost, and time targets. The candidate will work closely with project management, design, procurement, construction teams, and external consultants to drive Lean adoption across all project stages.

About IITM Research Park

IIT Madras Research Park (IITMRP) a Section 8 not-for-profit company, is India's first University-based Research Park. Spread over 11.2 acres with 1.2 million sq. ft. of workspace, IITMRP is home to 250+ research-focused companies & labs, 450+ start-ups and 15 centres of excellence. IITMRP is recognized as a Scientific and Industrial Research Organization (SIRO) by the Department of Scientific and Industrial Research (DSIR), Government of India. Envisioned as an ecosystem for "bringing unlike minds together," IITMRP unites industry, academia, and startups to create strategic collaborative opportunities — enabling research to large-scale commercialization, fostering innovation through startups, and nurturing talent. As part of its growth initiatives, IITMRP intends to build an additional 12 Lakh Sq. Ft built-up area adjoining the current buildings called the Phase III Construction Project.

Key Responsibilities

1. Lean Strategy & Planning

- Develop and implement the Lean management strategy specifically tailored for Phase-3 project execution.
- Establish Lean KPIs, continuous improvement goals, and performance measurement systems.
- Prepare Lean implementation roadmaps, value-stream maps, and workflow optimization plans.

2. Process Optimization & Improvement

- Conduct process mapping workshops and root-cause analysis sessions.
- Identify areas of waste, bottlenecks, and inefficiencies in design, procurement, and site execution.
- Recommend and implement Lean tools such as 5S, Last Planner System (LPS), Kaizen, JIT, standardization, and pull-planning.

3. Coordination & Collaboration

- Work closely with construction managers, design coordinators, engineers, and subcontractors to ensure Lean practices are embedded in daily operations.
- Facilitate collaborative planning sessions and ensure cross-functional alignment.

- Coordinate with quality and safety teams to ensure Lean integration enhances compliance and performance.

4. Implementation of Last Planner System (LPS)

- Lead weekly and monthly planning sessions to drive reliable workflow and commitment tracking.
- Monitor PPC (Percent Plan Complete) and analyze variances to improve planning accuracy.
- Train site teams and subcontractors on LPS tools and processes.

5. Training & Capability Building

- Develop training materials and conduct workshops for Lean awareness and implementation.
- Build onsite Lean champions within project teams and subcontractors.
- Drive a culture of continuous improvement across all execution levels.

6. Performance Monitoring & Reporting

- Track project productivity, cycle times, value-added ratios, and cost savings driven by Lean practices.
- Prepare monthly Lean performance dashboards and report improvements to senior leadership.
- Ensure all Lean processes are documented and standardized for future phases.

7. Digital Integration & Innovation

- Recommend digital tools and platforms (BIM, dashboards, planning software) to support Lean workflows.
- Identify opportunities for automation, modular construction, or off-site fabrication aligned with Lean principles.

8. Qualifications & Experience

- Master's degree in civil engineering, Construction Management, Industrial Engineering, or related field.
- Certification in Lean Construction / Lean Six Sigma
- 6–12 years of experience in construction project management with at least 5 years in Lean implementation.
- Strong understanding of LPS, value-stream mapping, 5S, Kaizen, and continuous improvement methodologies.
- Experience in large-scale residential, commercial, or industrial construction projects preferred.

9. Key Skills

- Expertise in Lean construction techniques
- Strong analytical and problem-solving abilities
- Excellent communication and facilitation skills
- Ability to lead cross-functional teams
- Data-driven decision-making
- Strong organizational and planning capability
- Knowledge/keen to learn with BIM, planning tools, and productivity measurement tools

In case you are interested please forward resume to careers@respark.iitm.ac.in with subject line “**Application for the Post of Lean Implementation Manager**”.