



Head of the Class:

Higher Education Renovation & Construction Success Stories



Higher Education institutions face common struggles such as insufficient funds, staffing shortages and overall lack of resources. Aging buildings and infrastructures; growing backlogs of deferred maintenance; and limited capital and operational funds are additional challenges to contend with. In order for you to align your current needs with your long-term strategic goals, you must maintain your facilities, complete outstanding renovations and tackle new construction.

Gordian works with colleges and universities all over the country to facilitate construction projects that range from larger projects such as classroom and dorm renovations, gym floor replacements, library upgrades, to smaller maintenance, repair and replacement jobs. We help campuses of all sizes and types save time and effort, avoid disputes and project delays, all while increasing budgetary control on small to large construction projects.

With our Job Order Contracting (JOC) procurement solutions, readily available contractors are put in place to work on a substantial number of school projects with one, competitively award contract. Job Order Contracting is flexible and fast, allowing you to get projects completed within limited windows like summer and winter breaks.

Job Order Contracting solutions, such as ezIQC, are also available through cooperative purchasing networks across the nation. Discover how you can control costs, save time and begin work faster with Job Order Contracting.

"There's not one solution or process for everything, but ezIQC is an excellent tool to provide flexibility in our contracting toolkit."

Robert Unger, Director of Construction Management, The Pennsylvania State System of Higher Education (PASSHE)



Quick Facts:

23: Number of campuses across the state of California that make up the CSU system

479,000: Number of students educated by CSU every year

\$750,000,000: Amount of completed construction work through Gordian's Job Order Contracting solutions

Challenge

California State University is the largest four-year public university system in the United States. With 23 campuses and eight off-campus centers, it serves more than 479,000 students each year. Like other higher education institutions, most of CSU's renovation, alteration and construction projects are concentrated during specific times of year. With campuses spread across the state, access to qualified contractors can be difficult.

CSU requires a reliable project delivery method to expedite construction services across its diverse campuses.

Solution

Since 1999, the university system has used Gordian's Job Order Contracting (JOC) solutions to simplify the construction procurement process. JOC is an indefinite delivery/indefinite quantity construction procurement method renowned for its speed, versatility and cost-control benefits.

JOC streamlines the construction procurement process by eliminating the time and expense of separately bidding projects.

The CSU campuses have implemented their own JOC programs, which include a location-specific Construction Task Catalog®, customized technical specifications and contractor solicitation for each individual campus. Additionally, in cooperation with the chancellor's office,

Gordian has implemented a CSU Regional Job Order Contracting Program to enable greater access to qualified, reliable contractors. The program breaks the state into three regions, so local contractors are available to quickly address each region's needs.

Results

More than \$750 million in construction work has been completed through Job Order Contracting at CSU. Complicated and schedule-challenged projects are delivered on time and within budget.

Projects vary in size and scope and have included science lab remodels, athletic field improvements, dormitory bathroom remodels, exterior building painting, computer station additions, roof replacements, music hall renovation, campus road improvements and ADA updates.



PennState

Quick Facts:

1,784: Number of buildings statewide across 24 campuses of the University

23,000: Number of acres encompassed by the University statewide

100,000: Number of students enrolled at Penn State University

Challenge

Like many other higher education institutions, The Pennsylvania State University (Penn State) deals with emergencies ranging from bursting water lines to building fires to weather-related damage. When emergency work is needed, there is often little time to negotiate price or vet quality contractors, and as a result, several emergency projects came in over budget. Penn State sought a solution that would accurately forecast the cost of emergency restoration projects with full cost transparency.

Solution

In December 2014, Penn State implemented Emergency Restoration Services Contracts (ERSC), a Gordian Job Order Contracting program designed specifically for emergency response and restoration projects. The ERSC enabled four regional contractors to respond to emergency situations on all University campuses across the state. With the ERSC, Penn State has a group of pre-qualified, vetted contractors in place that hold the appropriate licenses necessary to respond to emergency situations and get to work quickly. The contractors also adhere to strict requirements. In immediate-action-required situations, for example, the contractors are expected to mobilize and be on site at any of the campuses within two hours to work under the direction of the University.

"Since the implementation of the ERSC, emergency repairs have gone very smoothly. We rest assured that we'll have professional, quality contractors on any of the campuses quickly to handle time sensitive repairs. The upfront, pre-established pricing is key."

Ron Kobelenske,
Project Coordinator Penn State

Results

With these special emergency restoration contracts, all costs for immediate work is priced using a specialized emergency response Construction Task Catalog®, a unit price book with prepriced emergency construction tasks customized for Penn State. This upfront pricing has eliminated issues and simplified the procurement process. Additionally, Penn State received buy-in from its insurance company when the contracts were first established, limiting the back and forth on claims, and making it faster and easier to receive payment.

Since implementation, Penn State has utilized the ERSC on several emergency projects without any issues. The contractors responded quickly, the work was performed professionally and the procurement process went smoothly. Thanks to complete cost transparency and access to pre-qualified contractors, the University's emergency response and mitigation work is expedited.



University of North Texas Child Development Lab Renovation



Key Project Factors: Time savings, limited scheduling window, value engineering, changing scope of work

Owner

University of North Texas

Project Scope

- Doubling the classrooms in comparison to the previous lab
- Building administrative and teacher workspaces
- Integrating play therapy and observation rooms
- Building assessment and research space
- Replacing 50+ year old cast plumbing throughout the whole building
- Building a playground to fit the existing outside footprint
- Re-alarming and re-installing fire and life safety systems

Contractor

LMC Corporation

Project Cost

\$1,800,000

Time Frame

Project Identified: March 29

Purchase Order Issued: May 4

Construction Completed: January 6

Challenge

The University of North Texas (UNT) decided to renovate an existing building on campus to accommodate the Child Development Lab, an early childhood program centered in the College of Education. Once the demolition phase began, it was soon uncovered the building was in fact several small buildings the previous owners had combined to look like one cohesive building. Structure damage from a previous unknown fire was also discovered.

Solution

With a continually evolving scope of work coupled with a tight time frame to complete the project, UNT employed Gordian's Job Order Contracting solution, an alternative procurement method, to streamline the construction process.

Results

Job Order Contracting ensured the project stayed on its tight deadline even with the changing scope of work. In addition to building new classrooms, a 50+ year old cast plumbing system not in the original scope was replaced, the entire building was refitted with an up-to-date fire and safety system and a playground was added to the existing outside footprint. Through value engineering, cost overruns were minimized and the Child Development Lab was completed in time for the beginning of the new year. Due to innovative use of Job Order Contracting surrounding the project's special circumstances, UNT and local contractor, LMC Corporation, were honored with the 2016 Harry H. Mellon Award of Excellence in Job Order Contracting.




About Gordian

Gordian is the world's leading provider of facility and construction cost data, software and services for all phases of the building lifecycle. A pioneer of Job Order Contracting (JOC), Gordian's solutions also include our proprietary RSMeans data and Sightlines facility benchmarking and analysis. From planning to design, procurement, construction and operations, Gordian's solutions help clients maximize efficiency, optimize cost savings and increase building quality.

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