

Summer Construction

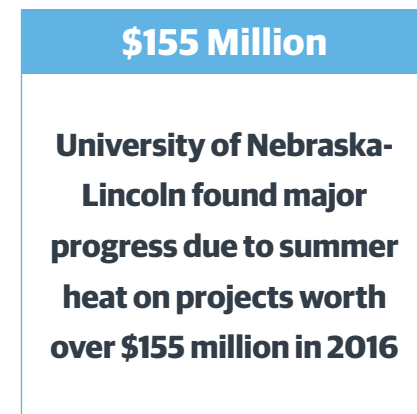
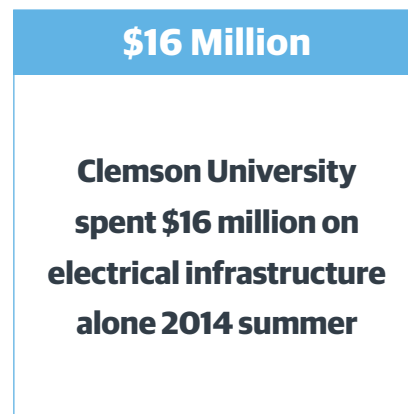
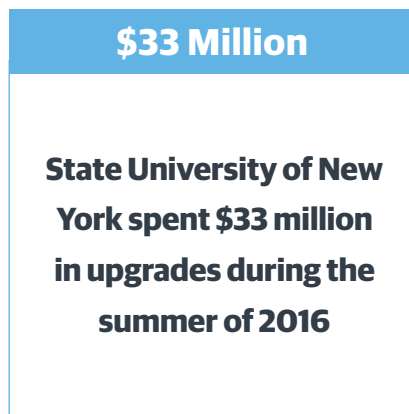
Effectively Plan and Execute Your Campus Projects

Introduction

The summer months are a marathon of construction, repairs and maintenance for owners, contractors and other stakeholders managing facilities and infrastructure components. The summertime offers longer days, warmer weather and fewer scheduling challenges for decision-makers in all sectors, especially for colleges and universities whose student populations drop dramatically. Institution officials must capitalize on these ideal conditions in order to stay on top of their responsibilities and make the most of these opportunities while they last. There is no time to waste.

Colleges and universities must carefully prepare for the spike in construction activity by identifying top-priority projects and ensuring sufficient funding and support across all key contracts. Given the state of education funding, this is no small feat.

The Busy Season: Large Summer Projects



The Unique Construction Challenges of Education

Work for colleges and universities is different than any other type of construction, and subsequently it comes with its own unique set of challenges.

Campus projects are diverse and plentiful. From the larger projects such as new dorms, stadiums, parking garages, etc., to the smaller maintenance, repairs and replacement projects, there's always something on the horizon. Traditional competitive bidding for all projects is extremely time-consuming and costly. And for those smaller projects, there can be an extreme disproportionate procurement burden relative to job size and scope.

Another challenge to university construction is access to qualified contractors, especially in the busy summer months. Higher Education institutions are all on the same cycle, so having access to qualified contractors can be difficult in peak construction seasons. Additionally, it can be challenging to find contractors that are familiar with working in the Higher Education environment.

Finally, safety is critical for the faculty, staff and construction workers passing through active work sites.



Addressing Deferred Maintenance and Facility Upkeep

The success of summer construction initiatives is dependent on proper planning, and rigorous scheduling and forecasting is a must for any college or university managing deadline challenges and budgetary limitations.

While large projects have their place, when utilizing available funding such as capital, grants, bonds or gifts, schools should not forget to address the less glamorous deferred maintenance and general facility upkeep. To successfully maintain your campus buildings, you need a firm understanding of a facility's state. For example, do you know which buildings on your campus have passed key age thresholds and need to be renewed? Or maybe you have an older building that has yet to be updated, and summer break could be a great opportunity to put forth an insulation project which could increase energy savings and the facility's sustainability.

Summer is the perfect time to address minor maintenance issues and large facility lifecycle replacements and upgrades that were put off while students were still on campus. Deferred maintenance backlogs continue to grow on most campuses, and it is key to address these issues before a minor problem turns into a major issue.



<https://www.sightlines.com/insight/2018-state-of-facilities/>

Maintaining Campus Curb Appeal

With student enrollment on the rise, colleges and universities may have had the busiest summer yet preparing for start of the academic year. Over the past decade, degree-granting institutions have seen enrollment increase 32%¹. In 2013, colleges and universities saw a record number of students — 21.8 million² — return to America's campuses. When it comes to choosing a college, 71%³ of students say a campus visit is the most useful strategy. Tuition isn't cheap and aside from the value of their degree, students want to ensure their money is also going to an updated, safe and inviting campus. In a survey put to four-year public college and university students, 63%⁴ said campus appearance was a factor in their decision to attend.

Getting ready for students means more than ordering enough books and planning class schedules. Our nation's institutions of higher education have to make sure their facilities and campuses are ready for this year's student enrollment. This could mean repairing roofs, renovating academic buildings or dormitories and making sure classrooms and laboratories can accommodate the latest technology.

As more and more students arrive on campus each year, more space will be needed to house, educate and feed them. Classrooms and dormitories may need to be expanded, or new parking lots may have to be added. Dining halls may need to be reconfigured to hold a larger student body.

As each new class starts its journey, students will bring with them the latest technology, in the form of tablets, computers and digital resources. Facilities must be modernized to accommodate the newest technological advancements. This can include installing lecture halls with smartboards or making sure libraries are equipped to handle updated meeting rooms.

Many like to plan ahead for large projects, getting designers and architects ready months and months in advance. But for colleges and universities trying to get their facilities and campuses in top shape over the course of a couple of months, that time may be a luxury.

¹http://nces.ed.gov/programs/coe/indicator_cha.asp

²<https://www.washingtonpost.com/news/answer-sheet/wp/2013/09/03/back-to-school-by-the-numbers/>

³<http://www.mvla.net/view/569.pdg>

⁴ 2012 National Research Report from Noel-Levitz

Getting a Jump on Summer Construction

Procurement can be a major bottleneck in the construction process. One way K-12 schools can get a jump on summer projects is by turning to Job Order Contracting (JOC), a unique indefinite delivery, indefinite quantity (IDIQ) project delivery method.

Job Order Contracting is most commonly used for repairs, renovations and smaller new construction projects. Typical projects include emergency plumbing work, energy-efficient lighting installations, HVAC upgrades and classroom renovations.

Unlike traditional bidding, JOC establishes competitively bid prices upfront and eliminates the need to separately bid each project. This helps relieve the burdens placed on school administrators and helps them navigate the construction procurement journey.

How Does It Work?

- Job Order Contracts provide universities and colleges with the ability to accomplish a substantial number of individual construction projects with a single, competitively awarded contract.
- Contractors bid an adjustment factor to be applied to a catalog of tasks with preset unit prices developed using local labor, material and equipment rates.
- Job Order Contracts are generally awarded to the lowest responsive, responsible bidder. Once a contract is awarded, the university can have the contractor perform a variety of projects.
- The contractor is paid the preset unit price X the quantity ordered X the competitively bid adjustment factor. No negotiation required.

Job Order Contracting is available through cooperative purchasing networks via ezIQC® contracts. Schools can buy construction services at volume discounts—just like they buy furniture and supplies.

Forming Partnerships with Contractors

When tension arises between the facility owner and contractor on top of working in a condensed timeline, delays and back and forth negotiations cannot be afforded. Every day lost is a day closer to the start of the school year.

Ideally, contractors working on a project are engaged and motivated to provide high quality work. The Job Order Contracting process can help in this case, since contractors are driven to provide quality projects because their performance is tied to the opportunity for future work. The Job Order Contracting process also allows for the development of relationships between owners and trusted contractors, who will grow to understand the university's methods, campuses and preferred materials as they continue to accomplish more work.

By establishing upfront contracts with contractors readily available to perform work, prequalified contractors will be ready to begin once the students leave campus. With a more collaborative relationship, tasks including planning, scoping and pricing jobs can be performed before it is time to begin, expediting the start time.



Case Study



Texas Tech University Ballroom Renovation

Project Scope

- Custom carpet with the Texas Tech Double T logo
- Video wall
- Motorized room partition to divide the space into two activity spaces
- Custom LED-color lighting in a coffered ceiling
- Durable plastic laminate wall panels
- Acoustic wall panels and a fireplace, mantel and over-mantel

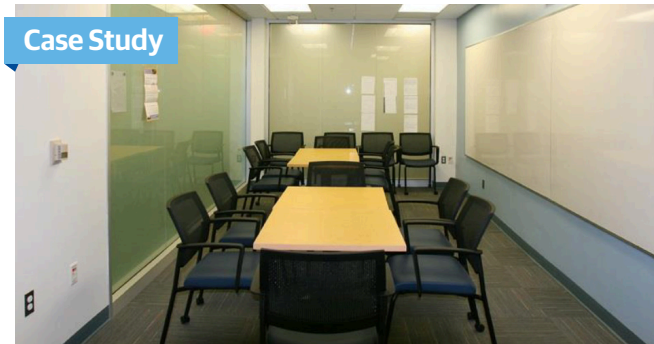
Project Cost: \$1.8 million

Texas Tech University's Student Union Ballroom was due for a \$1.8 million renovation. The outdated area sought a state-of-the-art customization to a multi-purpose space that would give a glowing first impression in time for freshman orientation and the arrival of 7,000 new students.

The University had four short months to complete the major renovation. A Job Order Contracting program was put in place to make this a reality.

The outcome was a great success completed in time for the incoming freshmen. University officials report the transformed ballroom is now the most popular facility to host conferences and events, including the prestigious Chancellor's Ball.

Case Study



California State University Northridge Lab Renovation

Project Scope

- Demolition of existing space
- Repurposing of original structure
- Construction of 15 new offices
- Construction of 7 workstations
- Renovation of corridor

Project Cost: \$591,679

At California State University Northridge, Live Oak Hall was one of the first buildings constructed on campus in 1960. The University sought to reorganize the science laboratories located in this hall.

The existing space contained 2 general chemistry laboratories, 1 research laboratory and 4 support spaces. This was all demolished and subsequently re-purposed through a Job Order Contracting contract.

In total 15 offices for full-time faculty, 7 workstations for graduate research students, a department workroom, a collaborative open use space, and a conference room along with a refurbished corridor were part of the renovation. The renovation project was a success and led to a greater collaboration between faculty and students.

Summer Success

Job Order Contracting easily adapts to the unique scheduling demands of the academic calendar. With Job Order Contracting, colleges and universities can tackle their campus projects within their short timeframes because the prequalified, readily available contractors are able to get started immediately. Colleges and universities can identify and prioritize projects before students leave for the summer, and contractors can meet at the project site to discuss the work to be done. This process, called a Joint Scope Meeting, is unique to the Job Order Contracting process and allows the contractor to ask the facility owner questions and clarify confusion before any work begins. That way, as campuses clear out the contractor is ready to work.



Time savings



**Transparency and
governance**



**Increased supplier
participation**



Cost savings

Job Order Contracting helps facility and infrastructure owners control and expedite their repairs, renovations, upgrades and straightforward new construction by putting prequalified, ready to perform contractors in place to complete a substantial number of projects with a single, competitively awarded contract. Job Order Contracting eliminates the time and expense of bidding each project separately, which enables owners to begin construction faster, improve quality and save money.

In addition to implementing a Job Order Contracting program specifically designed for their school's projects, administrators can take advantage of cooperative volume discounts from contracts that have already been competitively awarded. With the power and speed of group buying through your preferred cooperative, schools have access to local contractors that are able to start on your projects immediately.

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.

For more information, visit gordian.com