



Summer Construction

Effectively Plan and Execute Your K12 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 K-12 facilities whose student populations drop dramatically. School 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.

K-12 facilities 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.

Short on Time, Short on Money, Long on Risk

74%

U.S. educational facilities in need of immediate repair or replacement.

75%

School buildings in use that have outlived their predicted useful life.

\$46 billion

Expected annual shortfall for K-12 facilities

The Unique Construction Challenges of Education

Whether it happens in the summer or during the school year, work for educational facilities is different than any other type of construction. Subsequently, it comes with its own unique set of challenges.

Projects are diverse and plentiful. From the larger projects such as gym floor replacements, cafeteria renovations, library upgrades, 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 school construction is access to qualified contractors, especially in the busy summer months. K-12 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 K-12 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, especially in the face of deadline challenges and budgetary limitations.

While large projects are important, when it comes to 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 classes were still in session. Deferred maintenance backlogs continue to grow for most schools, and it is key to address these issues before a minor problem turns into a major issue.

According to the National School Boards Association:

**Buildings depreciate
~2% per year**

**Every \$1 deferred costs
\$4 in capital renewal**

**Emergency repairs cost 3-4 times
more than maintenance**

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 K-12 facilities 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 school 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 school's methods, facilities 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



Dover Public Schools Hallway Renovation

Project Scope

- Removal of existing wall
- Installation of new wall
- Removal of ceiling and floor finishes
- Installation of new ceiling and floor finishes

Project Cost: \$231,202

A frequented hallway at Dover High School felt outdated. The space did not fit the look and feel of the more collegiate atmosphere the school sought to provide its students. With the start of the impending school year fast approaching, the school district faced a tight deadline, all while needing to stay on budget.

Dover Public Schools found the eZIQC® process, available through Middlesex Regional Educational Services Commission (MRESC), more cost-efficient than the traditional design-bid-build procurement process. Subsequently, through the diligent work of Lighton Industries in collaboration with the eZIQC field representative and school representatives, the project was completed on budget and in time for the new school year along with the incoming students, the improvement heralded a great success.

Case Study



Riverside Elementary School Addition

Project Scope

Included in the addition:

- Seven new classrooms
- New boys' and girls' bathrooms, as well as bathrooms in two classrooms
- A teachers' lounge with attached bathroom

Project Cost: \$2,000,000

Due to a sudden influx of students, Riverside Elementary School in Brainerd, Minnesota found itself in dire need of an expansion. It had reached the point that students were attending classes in an abandoned shower room. Faced with the pressing deadline of an impending new school year, the district looked to eZIQC® for a fast solution.

At the onset of the project, the school laid out three stipulations:

- Make the budget work
- Complete the project by the start of the school year
- Use as many local subcontractors, suppliers and workers as possible

By accessing the competitively bid eZIQC contract with Hy Tec Construction, available through National Joint Powers Alliance, the project was accelerated and the school district's three main goals were achieved. The project was completed within the budget, on time, and 93 percent of the subcontractors and suppliers were located within a 20-mile radius of the work site.

Summer Success

Job Order Contracting easily adapts to the unique scheduling demands of the academic calendar. With Job Order Contracting, K-12 schools can tackle their projects within their short timeframes because the prequalified, readily available contractors are able to get started immediately. Schools can identify and prioritize projects before students leave for the summer, and contractors will 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-bid 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](https://www.gordian.com)