

Keeping campuses on track and on budget

California State University tackles facility renovations and repairs with simplified construction procurement program

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 over 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. 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.

The CSU System has completed more than \$750 million in construction work through JOC. 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.



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Job Order Contracting (JOC) in action

For over half a century, the California Polytechnic State University, San Luis Obispo, Choir Rehearsal Room 218 had gone untouched since its original construction. The university took this as an opportunity to use Job Order Contracting to upgrade wall and ceiling finishes while incorporating absorptive and reflective devices to improve acoustic performance.

Though initial estimates put the project over budget, by working with Cal Poly's JOC contractor, Maino Construction, costs were reduced and the project moved forward. This specialty project successfully used value engineering and epitomized the value of a healthy owner/contractor relationship. The project was such a success, both acoustically and aesthetically, the space previously used as a rehearsal area is now ideal for recitals of both large and small vocal and instrumental performances.



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