

U.S. General Services Administration

Results of Utilizing the XPD™ Approach

ABOUT THE GSA

The United States General Services Administration (GSA) provides centralized procurement for the federal government, offering billions of dollars of products, services, and facilities that federal agencies need to serve the public. The GSA oversees approximately \$66 billion of procurement annually and manages about \$500 billion in U.S. federal property (including 8,700 owned and leased buildings and a 215,000 vehicles).



IMPACTS AND ACHIEVEMENTS OF THE XPD™ PROCESS

The GSA implemented the XPD™ approach on construction and renovation projects in the Heartland Region. During the effort, the GSA was able to compare the impacts and results of projects procured under the XPD™ approach versus those procured under their traditional model. 21 similar renovation projects were analyzed.

	Traditional	XPD™
Number of Projects:	11	10
Total Awarded Size (\$):	\$14 Million	\$10 Million
Average Awarded Duration (Days):	166 Days	137 Days

The impacts and results of the comparison showed that the GSA was able to achieve:

- **44% reduction in change order costs** (12.2% Traditional rate vs. 6.8% XPD™, includes owner generated changes as well, percentage as taken from original contract amount)
- **45% fewer days of schedule delays** (savings of nearly 300 calendar days, includes all sources of delay, percentage as taken from the original planned duration)
- **34% increase in Owner (GSA) Project Manager satisfaction** (7.1/10 satisfaction for Traditional Process vs. 9.4/10 satisfaction for XPD™, includes all participatory project managers)

ADDITIONAL INFORMATION

A detailed publication of this research is available:

Lines, B.C., Sullivan, K.T., Hurtado, K.C., Savicky, J. (2015). "Planning in Construction: Longitudinal Study of Pre-Contract Planning Model Demonstrates Reduction in Project Cost and Schedule Growth." *International Journal of Construction Education and Research*, Vol. 11, Issue 1, pg. 21-39.

<http://www.tandfonline.com/doi/abs/10.1080/15578771.2013.872733#.VxTsivkrJhE>

