University of Minnesota
## Results of Utilizing the *XPD™* Approach

ABOUT UMN

The University of Minnesota is one of the largest Universities in the United States. The University was founded in 1851 and currently serves over 50,000 students. The main campus is over 300 acres and has over 70 buildings and facilities.

SUMMARY OF EFFORT

The University of Minnesota (UMN) implemented the *XPD™* approach on capital improvement projects (design and construction services). UMN was the first organization to successfully implement both the pre-award and post-award mechanism of the *XPD™* program. The post-award metrics and analytics is what allowed UMN to capture and analyze critical performance information on awarded projects. See sample analytics below:

SCHEDULE IMPACTS	DAYS	PERCENT
DESIGNER Impacts (Design related issues)	1,506	11%
CONTRACTOR Impacts (Contractor and Sub/Supplier)	812	6%
CLIENT Impacts (Client & Customer Delays)	5,628	42%
UNIVERSITY Impacts (Codes & Permits)	1,086	8%
UNIVERSITY Impacts (Energy, Phone, Data, Networking)	146	1%
UNIVERSITY Impacts (Heallth & Safety)	140	1%
UNIVERSITY Impacts (Contracts & Payments)	294	2%
UNIVERSITY Impacts (Other)	2,443	18%
UNFORESEEN IMPACT	1,434	11%

Impacts To Schedule
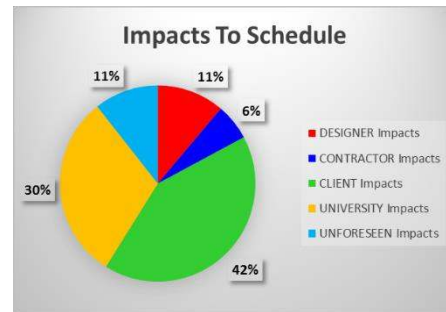
ACHIEVEMENTS OF THE *XPD™* PROCESS

The UMN implemented the best-value *XPD™* approach on 355 construction and design-related projects (approximately $323 Million). This included: roofing, mechanical, electrical, general construction, etc. An important finding of the effort documented that higher quality vendors do not always cost more (7% of awards were made to the contractor with the highest price, and approximately **54%** of awarded contractors had the lowest price). UMN documented the following achievements with the best-value *XPD™* approach:

- **51% Reduction in Change Order Rate** (10% compared to 21% under traditional approach)

- **8% Reduction in Schedule Delay Rate** (46% compared to 50% under traditional approach)

- **9.5 Average Owner (UMN) Satisfaction of Contractors**

- **65% Decrease in Internal (UMN) Management Requirements** (less effort required to manage the XPD contractors)

- **17% Projects were Awarded to Small & Disadvantaged Businesses** (exceeded the traditional goal of 5%)