

How Joeris General Contractors, Ltd. improves field efficiency

General Contractor | Joeris General Contractors, Ltd. | Case Study



Joeris General Contractors, Ltd. is celebrating its 50th anniversary in 2017. Over the course of 50 years, they have built a legacy as one of the largest general contracting firms in Texas. Joeris adopted PlanGrid in 2014 to support a major project in one of their biggest markets — education. They have now completed more than 10 projects using the app, and after evaluating their savings, PlanGrid has proven its value for Joeris' future builds.

Problem

Before PlanGrid, Joeris was primarily using paper in the field to mark up and access their drawings. It was typical for their field staff to travel back and forth from the trailer each time they needed to reference plans. There were drawing and project management softwares being used in the office, but Joeris was searching for a mobile blueprint solution to limit those trailer trips as much as possible. Joeris also needed an app that would be quickly adopted by their tech-averse superintendents.

Solution

Joeris started their transition into mobile solutions by testing field apps for quality and safety audits. In addition, they looked into several blueprint management apps, until they noticed PlanGrid being used onsite.

“We were looking for anything that saved time between the trailer and field. When we saw PlanGrid in the field, we asked ‘why aren’t we on this?’” - Tim Guillaume, Director of QC, Joeris

“Anything we can put on PlanGrid, we do.”

—**Jason Adam**, Senior Project Manager, Joeris

PlanGrid’s speed and automatic hyperlinking were its largest selling points. Alternative apps were too slow going from page to page, and PlanGrid allowed users to seamlessly flip through pages with or without internet connection. PlanGrid also allowed for collaboration across the full life-cycle of a project, which would improve communication with their subcontractors.



“Adoption is far better than we had expected. Superintendents who don’t even want to write an email attend a training, and within two hours, they’re using sheet compare and sharing issues.”

–**Tim Guillaume**, Director of QC, Joeris

Implementation

Joeris was immediately impressed with PlanGrid's capabilities, so they initiated a 10-user pilot as they broke ground on a three-year project, periodically checking in to assess their ROI. From the beginning, gaining traction was surprisingly simple.

"Everyone was terrified it would be difficult and they'd screw it up, but once people started picking up iPads instead of going to the trailer, adoption occurred very rapidly compared to other technologies we have implemented." - Jason Adam, Senior Project Manager, Joeris

After surveying the field, they found that their supers were saving seven hours per week, and their project managers were saving five. Joeris felt that it was time to extend usage, so they issued iPads to their entire field and project management staff.

The next step was to implement training. PlanGrid's professional service team initiated this process by running PlanGrid Labs as Joeris rolled out licenses. Then, Joeris created training materials and internal case studies, which allowed the whole organization to standardize PlanGrid workflows on future projects. PlanGrid trained team members like their director of QC to continue corporate training sessions, and recently they held a session with 175 attendees.

Usage: UIW Engagement Center

Joeris has been building a student center for the University of the Incarnate Word in San Antonio since 2015. The \$30M project is about 80% complete, and a variety of PlanGrid features have been used from the start.

The project is located in the middle of campus, with lots of trades working in a small area. Joeris is using the app with their subcontractors, which simplifies the communication in such a crowded space.

All of Joeris' change orders, submittals, shop drawings and equipment cut sheets are housed in PlanGrid. Plus, they've tracked 2400 issues that are accessible to the trades from anywhere.

The punchlist process has been drastically improved by PlanGrid. Typically, completing a punchlist on a project of this size would take 6-8 weeks, but they are aiming to get it done in 2.5 weeks. After performing their own internal punchlist, Joeris was able to make every above-ceiling schedule goal that they have set, where typically they face a 2-4 week delay.

There have also been a noticeable number of changes on the project, including two additional kitchen finish-outs that were added after they broke ground. PlanGrid has made it feasible for the team to keep up to date on all changes, which avoids rework in the process. PlanGrid's automatic versioning and the as-built tool will also allow the team to hand over a highly-organized set of plans back to the owner.

"I can't even imagine what our as-builts would look like without PlanGrid. It wouldn't make very much sense" - Jason Adam, Senior Project Manager, Joeris.

Usage: John Marshall Harlan High School

John Marshall Harlan High School is a brand new high school that Joeris has been building from the ground up for more than two years. This \$110M build was Joeris' pilot project for PlanGrid, and the company has carefully assessed PlanGrid's value throughout the building process. They are poised to wrap up Harlan in May of 2017.

The initial use case on this project was keeping the team updated on the current set. PlanGrid surpassed that expectation by providing real-time updates on newly issued drawings, markups, photos, and punchlist items. The field would have otherwise been updating each of these items on paper, then rewriting them in Excel after a trip to the trailer. They have also streamlined communication with their drywall and MEP subs, who have also been using the app.

Results

Joeris was able to track their ROI on Harlan High School and the results were incredible. By cutting out the constant trips to the trailer, the superintendents each saved 7 hours per week and the project managers saved 5. Joeris factored in the entire team's average savings (each member saved at least 3 hours per week) with the time that they were on the project and each team member's hourly wage.

These time savings are the largest source of value for Joeris. All the hours saved per week allow their superintendents to spend more time observing installation of work and contribute to reduced labor costs over the course of the project. In the process of improving field efficiency, Joeris also avoids rework by continually working from the correct drawings and tracking issues in real-time. Across the org, their total ROI after three years on PlanGrid has been impressive.

Joeris has mandated PlanGrid on every single project over the past six months, and by the end of Q2 2017 they will have 100% of their superintendents formally trained on PlanGrid. They currently have 30 projects running on PlanGrid, plus 10 that have been completed already.

5 to 7 hours saved per week, per team member


Joeris shaved hours off their schedule by not making trips to the trailer.

30-40% anticipated reduction in punchlist schedule

The team hopes to cut a 6-8 week punch to 2.5 weeks with PlanGrid.

100% of superintendents fully trained on PlanGrid

Joeris has mandated PlanGrid across 30+ projects, company wide.



“Technology is as good as its effectiveness to be easily adaptable by the guys who are doing the job. That's where Plangrid hits the home run. It's a simple tool to use for our field guys that adds value to our projects, firm, clients and our people”

- Andy Gajbhiye, Director of Construction Technology, Joeris

