Advancing Missouri™

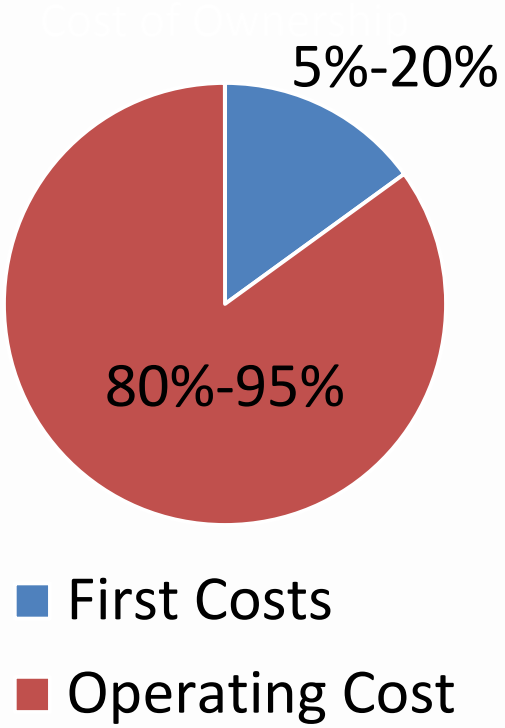
How Can a Building or Renovation Cost that MUCH!

Ownership

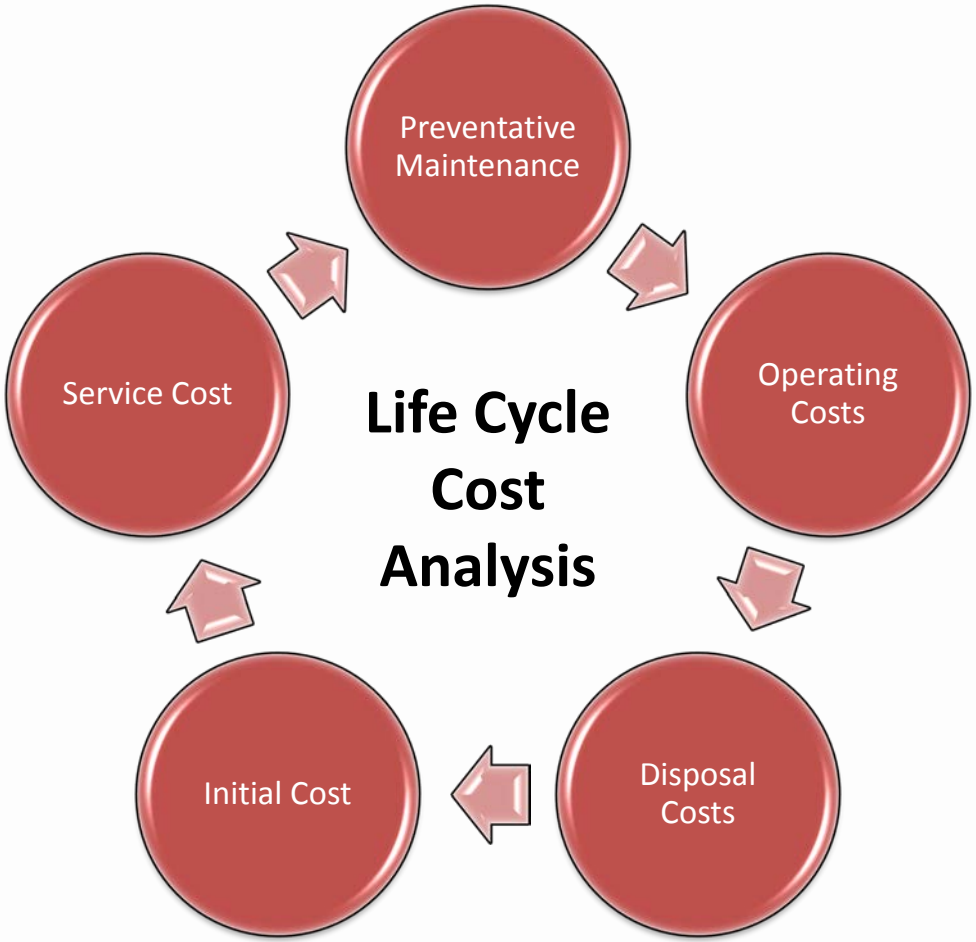
- Buildings with a Presence

Ownership

- Construct Buildings that will last 100 years.
  - Durable Exterior & Interior Materials
  - Design Standards to Minimize Operating Cost
  - Constructed using Life Cycle Cost Analysis not First Cost

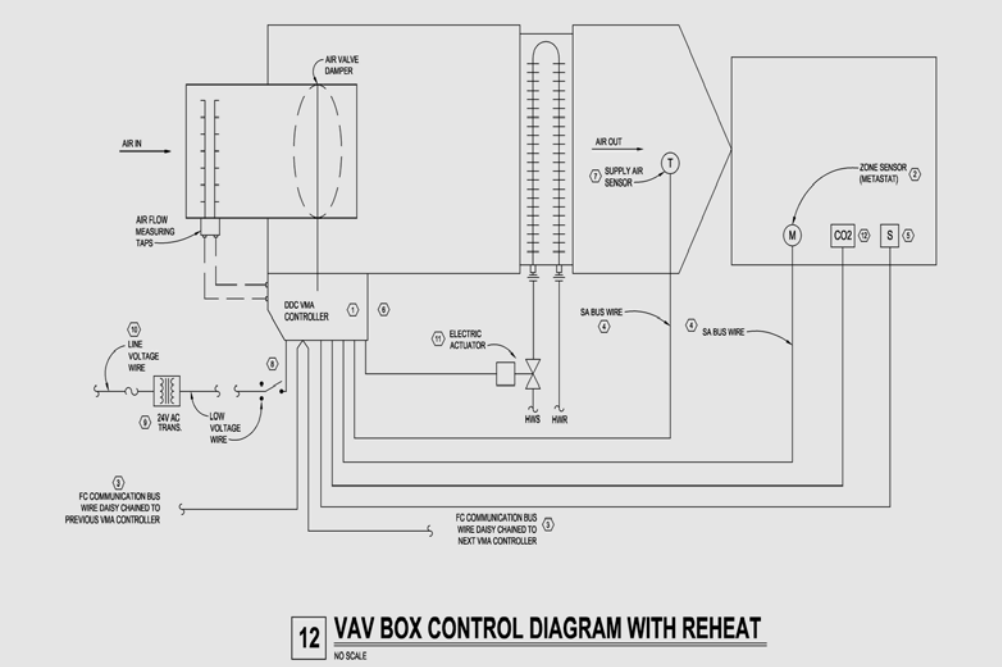


Life Cycle Cost



Complexity

- University buildings tend to be very complex with multiple use groups within the buildings, which results in complex building systems.



Flexibility

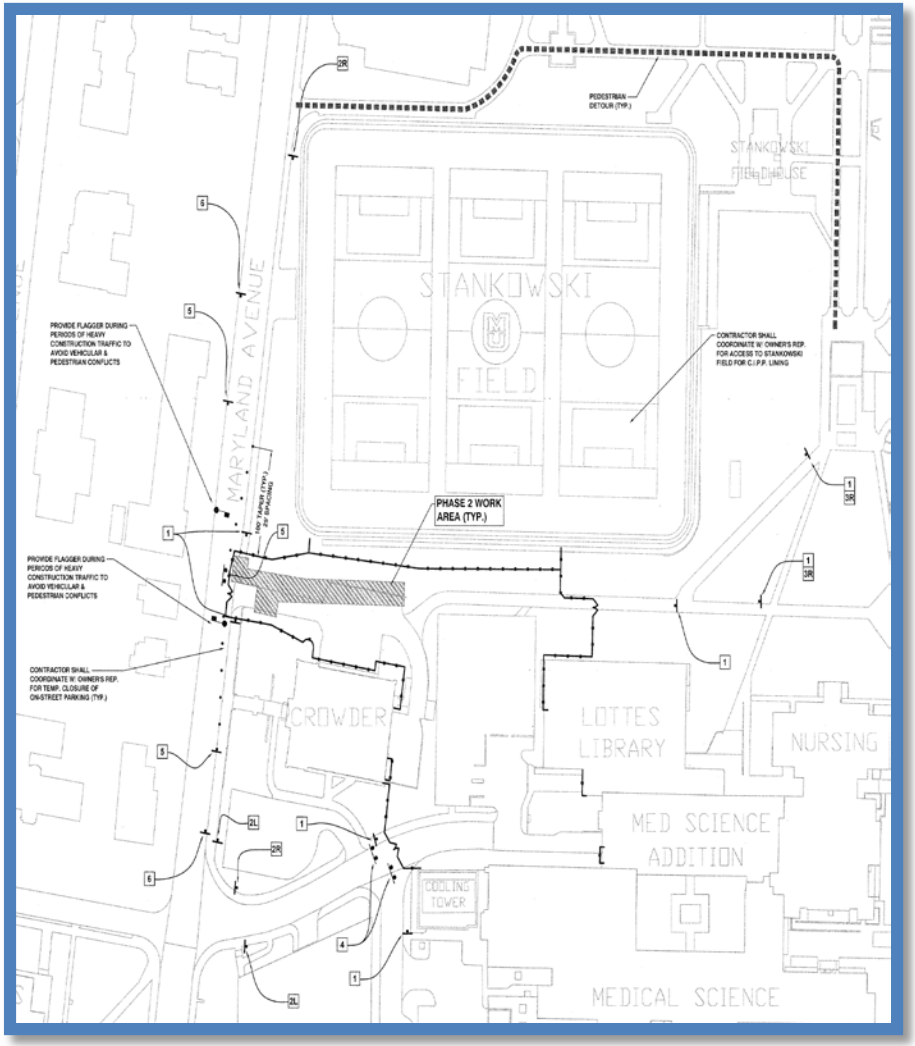
- The buildings need to be flexible to change with technology.

Site

- Construction is expected to cause minimal disruption to the campus.
- Limited Access to Site.
- Maintain campus access around the construction site.
- Limit noise

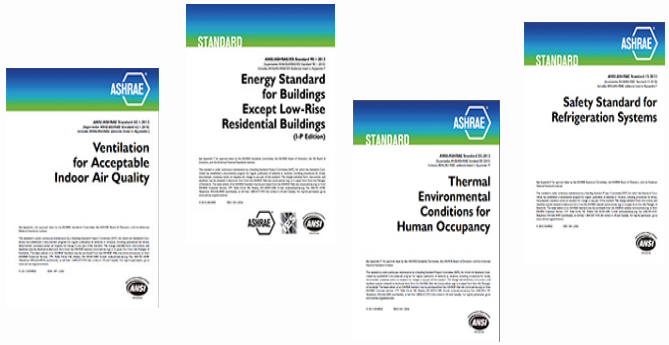
Site

- Maintain Access for:
  - Emergency Vehicles (Fire Truck Access)
  - Pedestrian Access
  - Vehicle Access



Codes & Standards

- Complex building require conformance with many codes and standards.



Insurance and Bonds

- Labor and Material Payment Bond and Performance Bond are required by State Statute on projects over $50,000.
- Insurance requirements exceed what is typically required in the private sector.
  - Commercial General Liability
  - Auto Liability
  - Workers Compensation
  - Builders Risk
  - Professional Liability

Prevailing Wage

- Does not add cost to public construction
- Complex buildings require trained, skilled workers to minimize delays from accidents and poor workmanship.

How You Can Minimize Cost

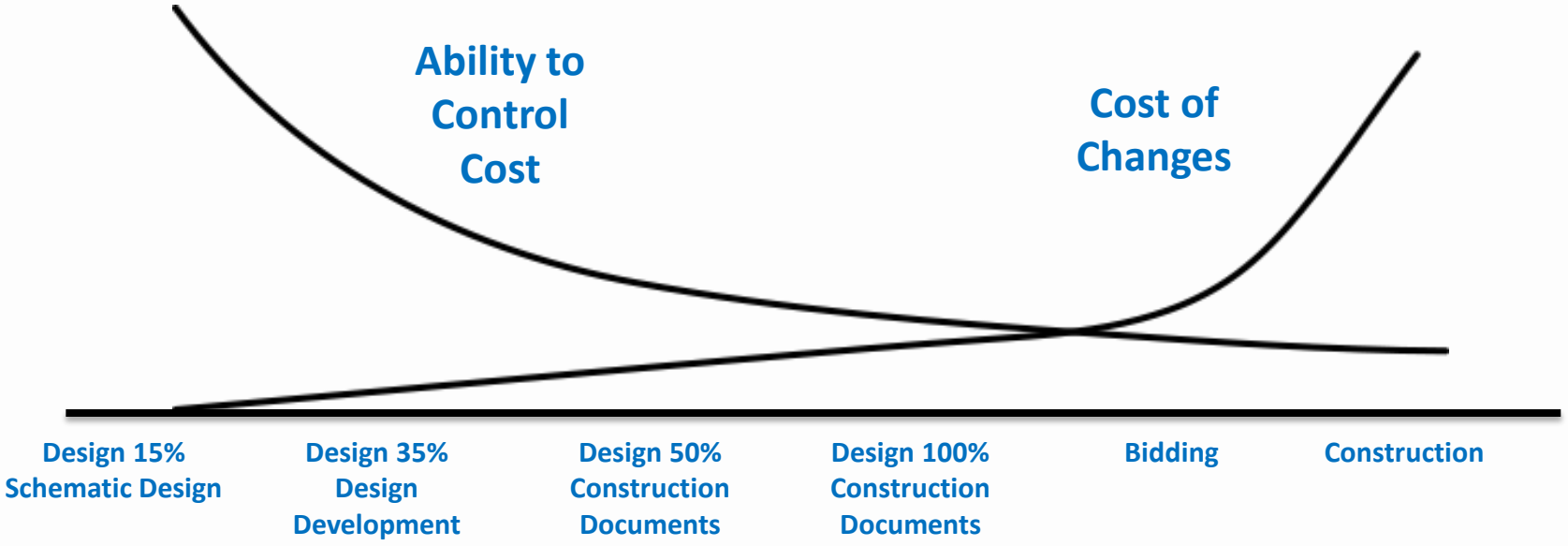
- **Prior** to securing funding for a project, determine the program **needs** of the department.
  - Planning & Program Study (PPS)
    - Justifies the need for improved or expanded facilities.
    - Aligns project with the Strategic Mission and Physical Master Plan.
    - PPS identifies the scope, costs and schedule.
    - Develops a strategy for implementing recommended solution.

How You Can Minimize Cost

- Identify Stakeholders
  - Stakeholders understand and are committed to the goals.
  - The Chair of the steering committee has authority to make decisions.
  - Strong consistent leadership is important.

How You Can Minimize Cost

- Make decisions early. The later decisions are made in the design and construction process the more costly they are.



How You Can Minimize Cost

- Set realistic schedules. Accelerated schedules are expensive and jeopardize quality.

Questions/Comments

As the 3 little pigs taught us as children, not all buildings are constructed equally!