



Advancing *Missouri*™

How Can a
Building or
Renovation
Cost that
MUCH!



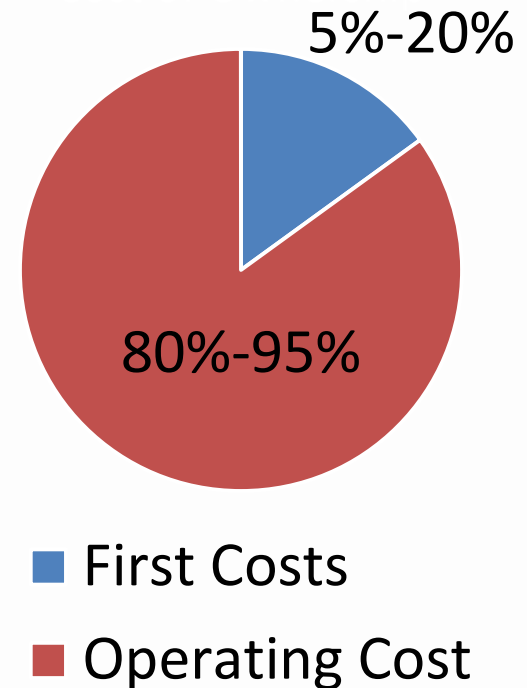
Ownership

➤ Buildings with a Presence

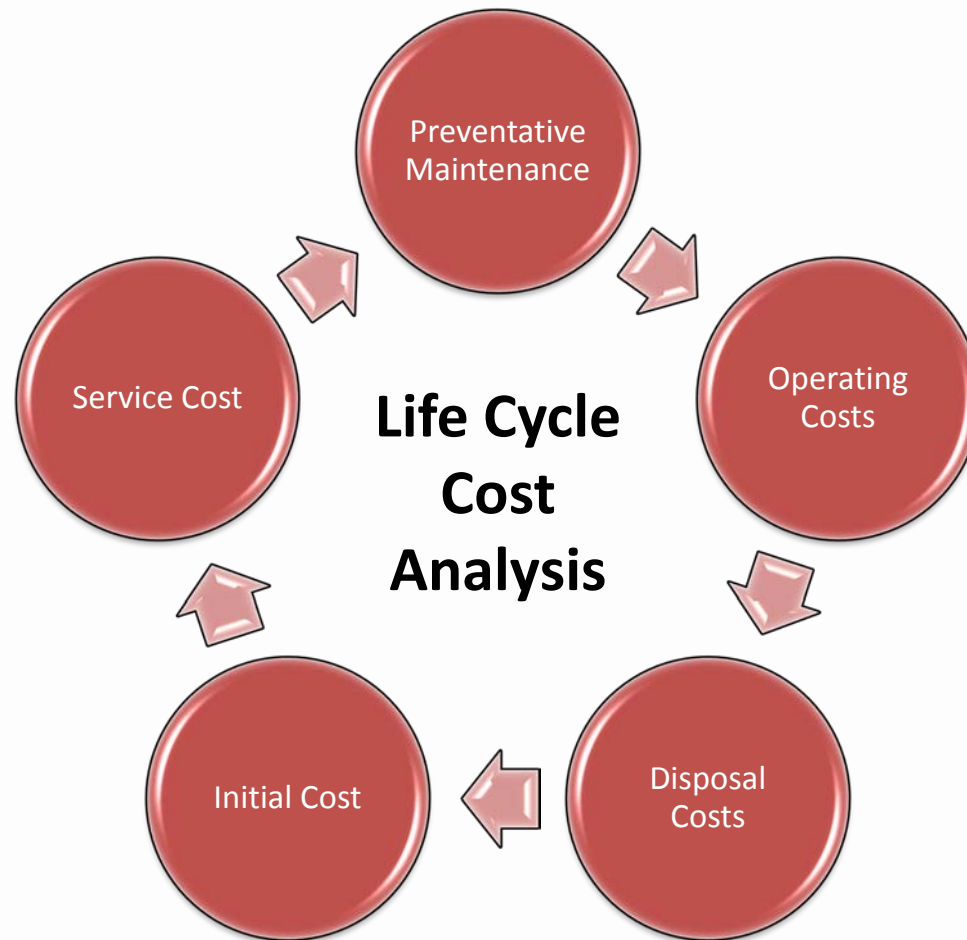


Ownership

- 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

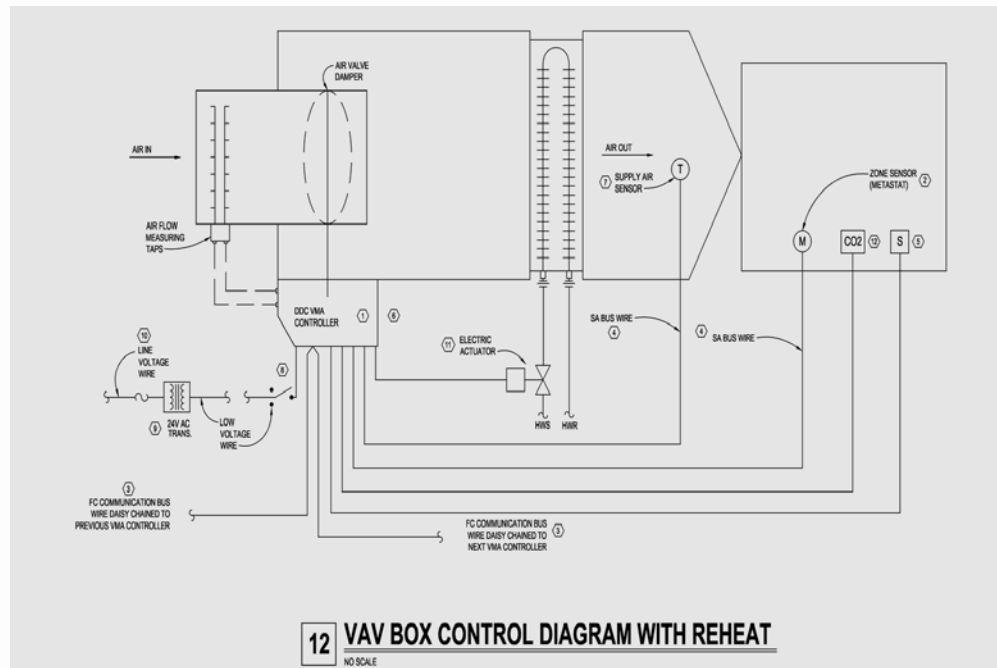


Life Cycle Cost



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.

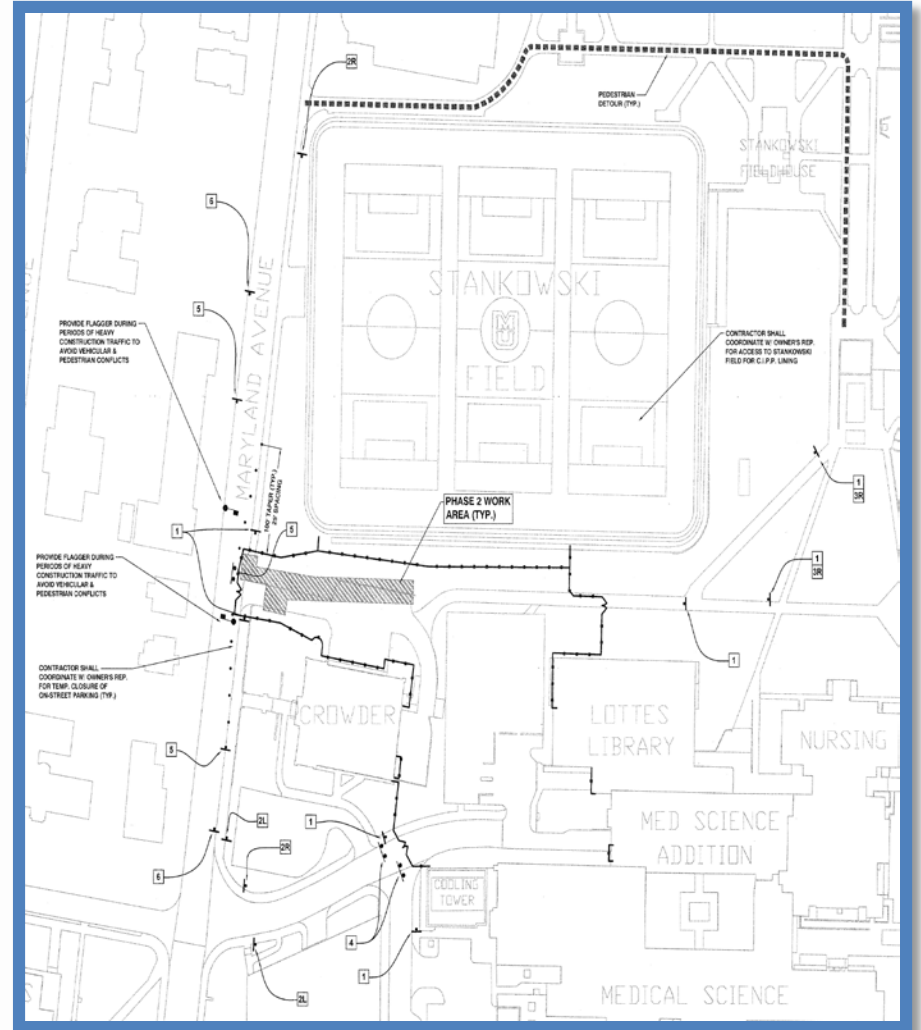


Site

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

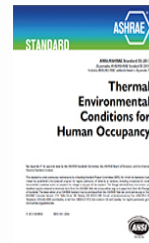
Site

- 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.



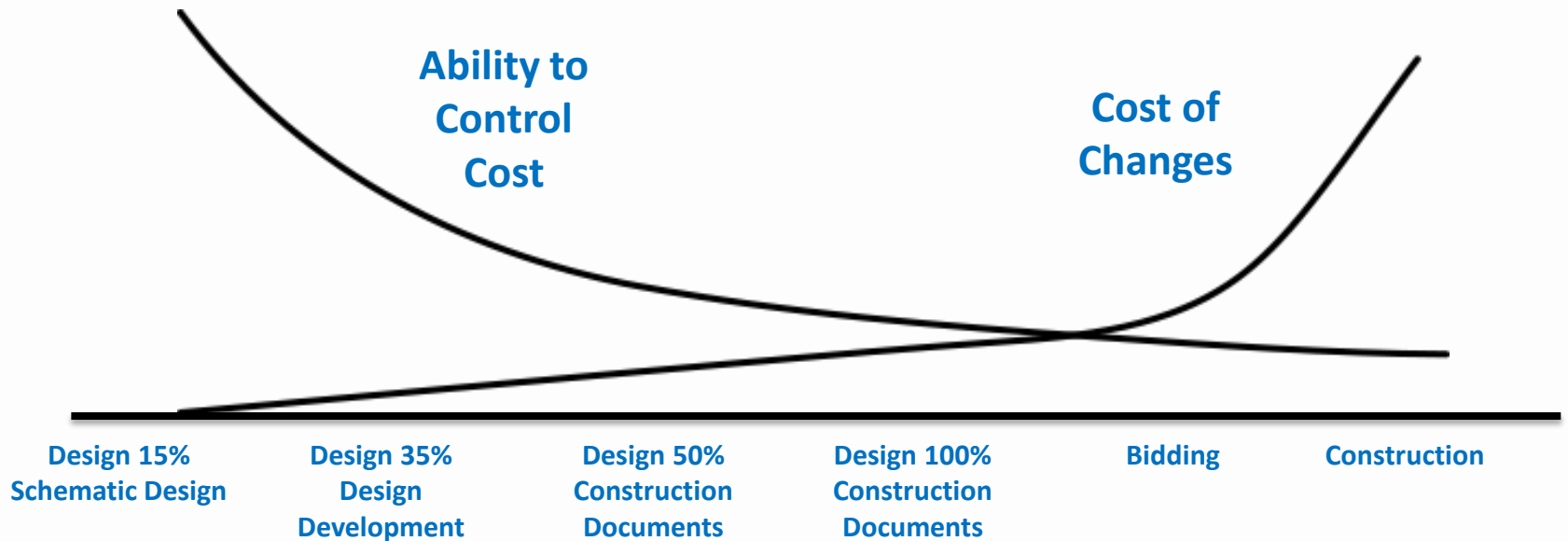
How You Can Minimize Cost

➤ 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!

