

SD Estimate Budget Drivers

8/20/2019

- Unforeseen, unforeseeable, and unfavorable seismic conditions
- Unforeseeable scope of PCBs and “urban soils”
- Asbestos scope and scale greater than anticipated
- “Wish List” approach to design that captured more than what was budgeted, including added square footage.
- “Real world” costs higher than anticipated

Cost Reduction Ideas

- Reduce total square footage
- Reconfigure additions to avoid problematic & expensive site conditions
- Scale back on HVAC specifications
- Possibly keep building “D” (renovation less costly vs new)
- Re-consider space allocation to reduce extent of interior wall removal
- Reduced building footprint may reduce storm water treatment costs
- Reduced building footprint may reduce structural reinforcement costs

Bottom-line Goals

- Provide min. 280,000 total SF
- Meet the goals of Owner’s Project Requirements and bond representations
- Stay within absolute \$70m project cost cap