

## BHS ReEnvisioning Cost Drivers

8/20/2019

- Unforeseen, unforeseeable, and unfavorable seismic conditions
- Unforeseeable scope of PCBs and “urban soils”
- PCBs found in building materials requiring additional assessment & added cost
- Asbestos scope and scale greater than anticipated
- “Wish List” approach to design that captured more than what was budgeted, including approx. 16,000 square feet of additional space above and beyond the conceptual/pre-bond design.
- “Real world” costs higher than anticipated due, in part, to: demand exceeding supply for trade workers resulting; rising transportation costs and other factors driving increases in material costs.

### Cost Reduction Ideas

- Reduce total square footage from conceptual design (net increase over existing)
- Keep Property Services on Shelburne Rd.
- Plan on more renovation of existing spaces and less new construction
- Reconfigure additions to avoid problematic & expensive site conditions
- Scale back on HVAC specifications and systems
- 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 a net gain of space over existing
- Meet all or most of the goals of Owner's Project Requirements and bond representations
- Stay within absolute \$70m project cost cap