

MCCOWAN AQUATICS & RECREATION CENTER

PROPOSED APPROACH CHANGES

August 2023

PREVIOUS APPROACH



OVERVIEW:

The current building design is above the allotted budget of \$43.2 Million. In efforts to reach the budget the MARC team has completed a thorough VE process. Despite the efforts we landed \$1.9 Million above the budget.

- » 73,593 SQ FT at \$653/sqft
- » Butterfly shape - wing approach
- » Exterior skin - 70% CMU & Burnished block 30% Curtain wall
- » Six entry ways - less access control
- » Major program reductions
- » Parking lot reductions

TOTAL CONSTRUCTION COST:

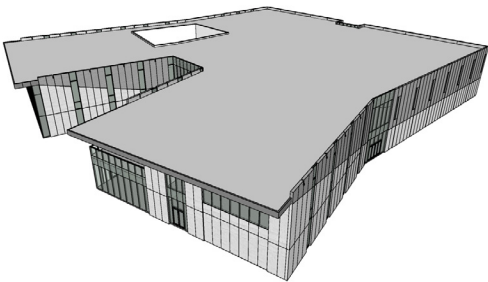
\$45,100,000



\$1,900,000

Over Budget

REVISED APPROACH



OVERVIEW:

In efforts to meet the budget a redesign has become a viable option. SmithGroup is proposing a sleeker design that Manhattan has predicted is below budget. The redesign process will take up to six weeks.

- » 73,593 SQ FT at \$585/sqft
- » Lean shape - vestibule stretched throughout center
- » Exterior skin - 70% Tilt wall 30% Curtain wall & punch out
- » Single building entry - access control
- » Interior finish upgrades
- » Parking design remains

TOTAL CONSTRUCTION COST:

\$43,000,000



\$200,000

Under Budget

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POTENTIAL SOLUTION:

- » Transfer \$1.667 million from Owner's Contingency (\$2.4 million) to cover Construction Cost



RISK/REWARD OVERVIEW:

REWARD:

- » Maintains Contracted Project Schedule
- » Maintain Project Design
- » Reduce Exposure to Escalation

RISK:

- » Deplete Owner's Contingency before Construction
- » Total CD Design Pricing May Increase from Current Level

TOTAL CONSTRUCTION COST:

\$44,869,000



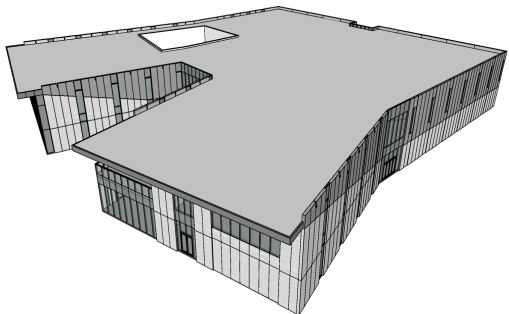
\$1,667,000

Over Budget

REVISED APPROACH

POTENTIAL SOLUTION:

- » Conduct a re-design of the project to meet the budget



RISK/REWARD OVERVIEW:

REWARD:

- » Maintains design square footage and all programming elements
- » Preserves entrance aesthetic
- » Reduces future price risk by preserving owner contingency
- » Reconsider elements removed or downgraded through value engineering process and to support art enhancements

RISK:

- » Increasing Project Schedule (at least 4 months)
- » Additional Project Team Fees
- » Design May Not Meet Construction Cost Limitations

TOTAL CONSTRUCTION COST:

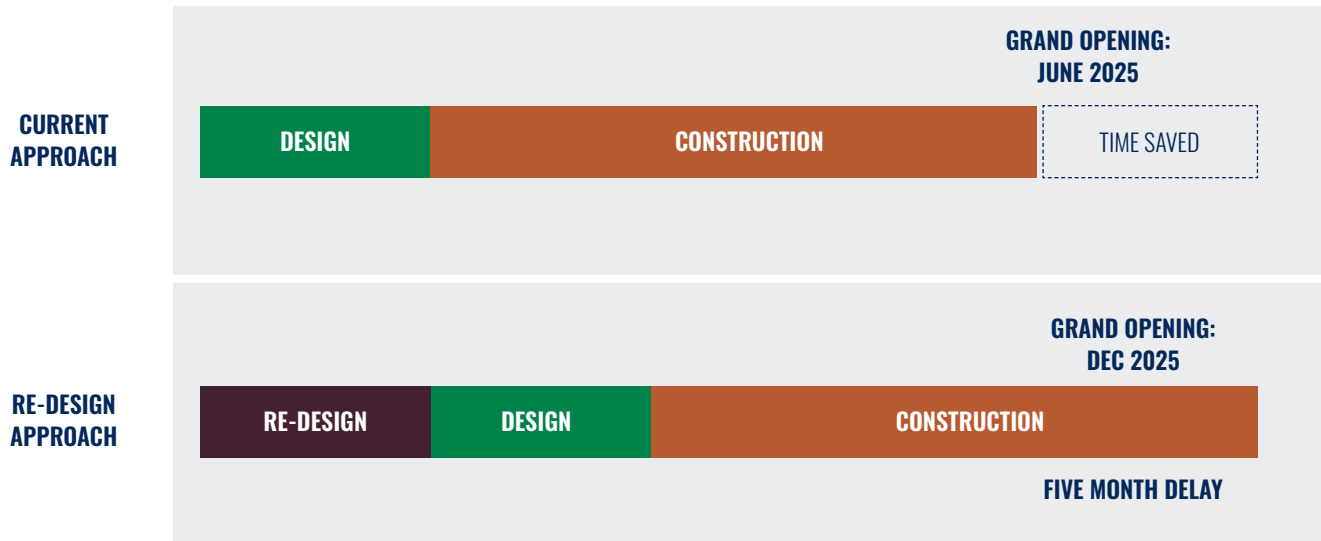
\$43,000,000



\$200,000

Under Budget

SCHEDULE IMPACT



BUDGET IMPACT

