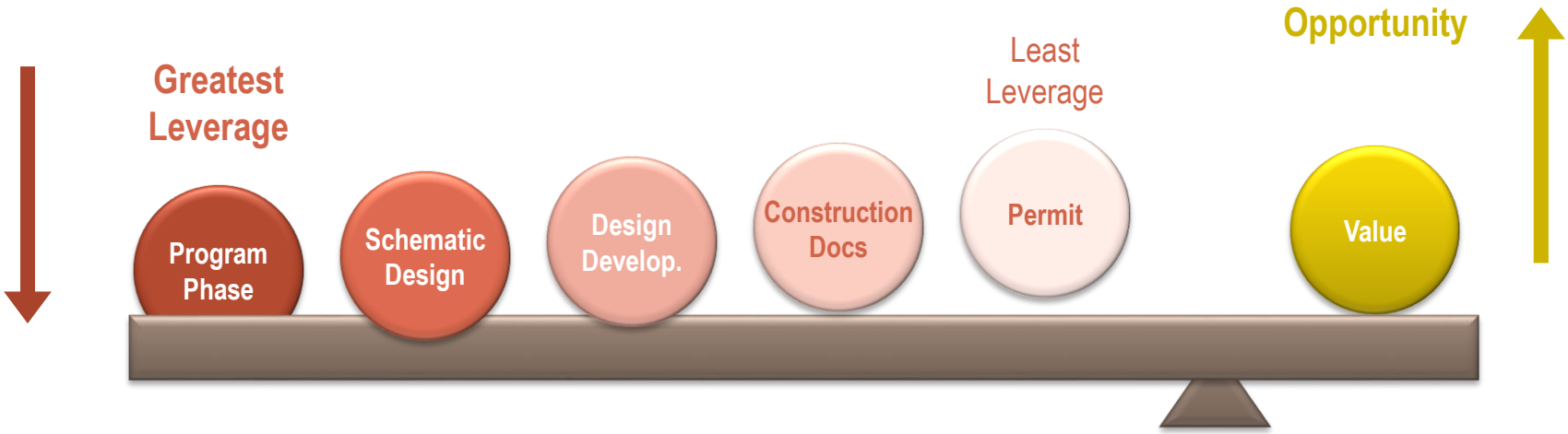
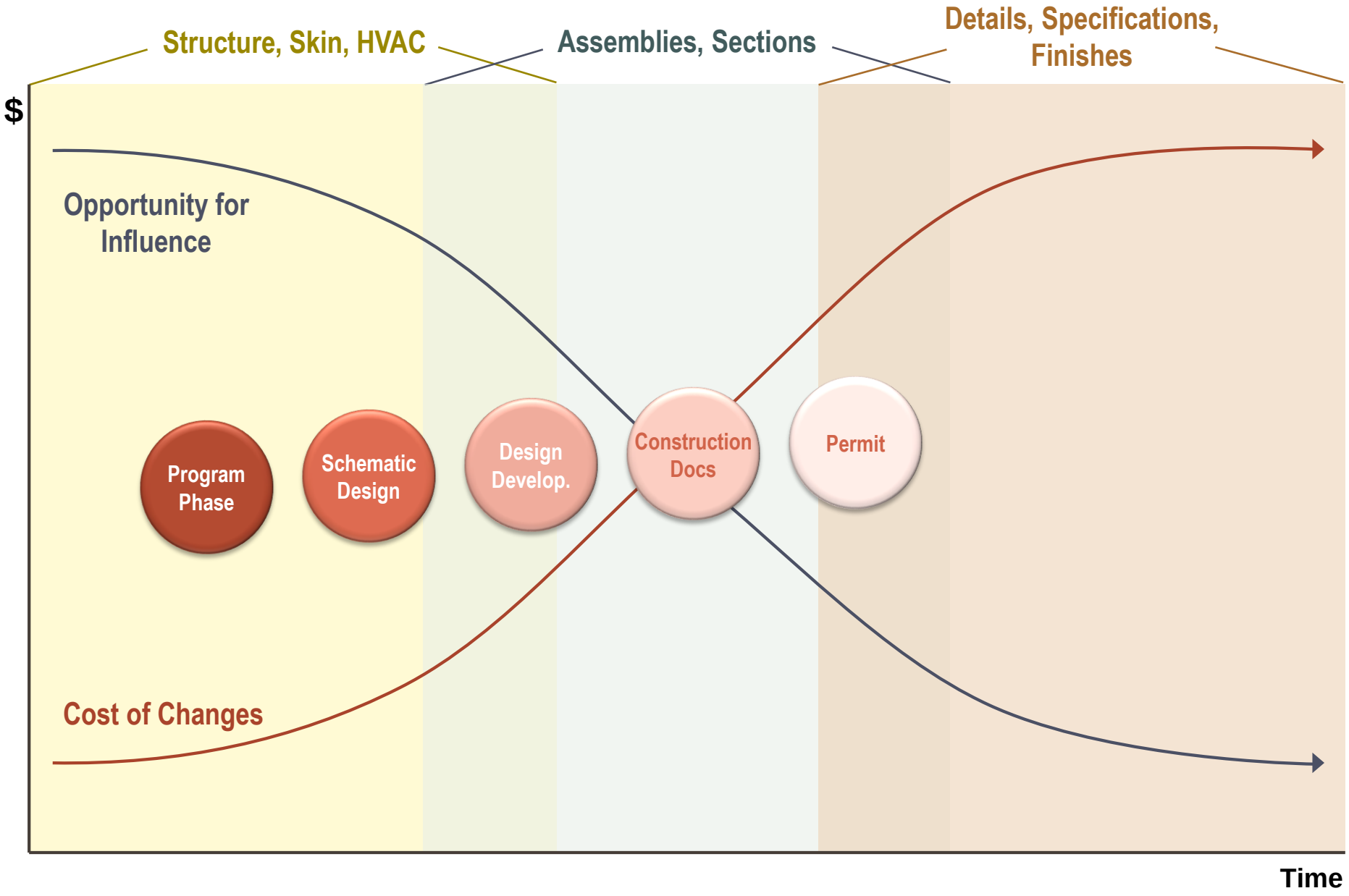
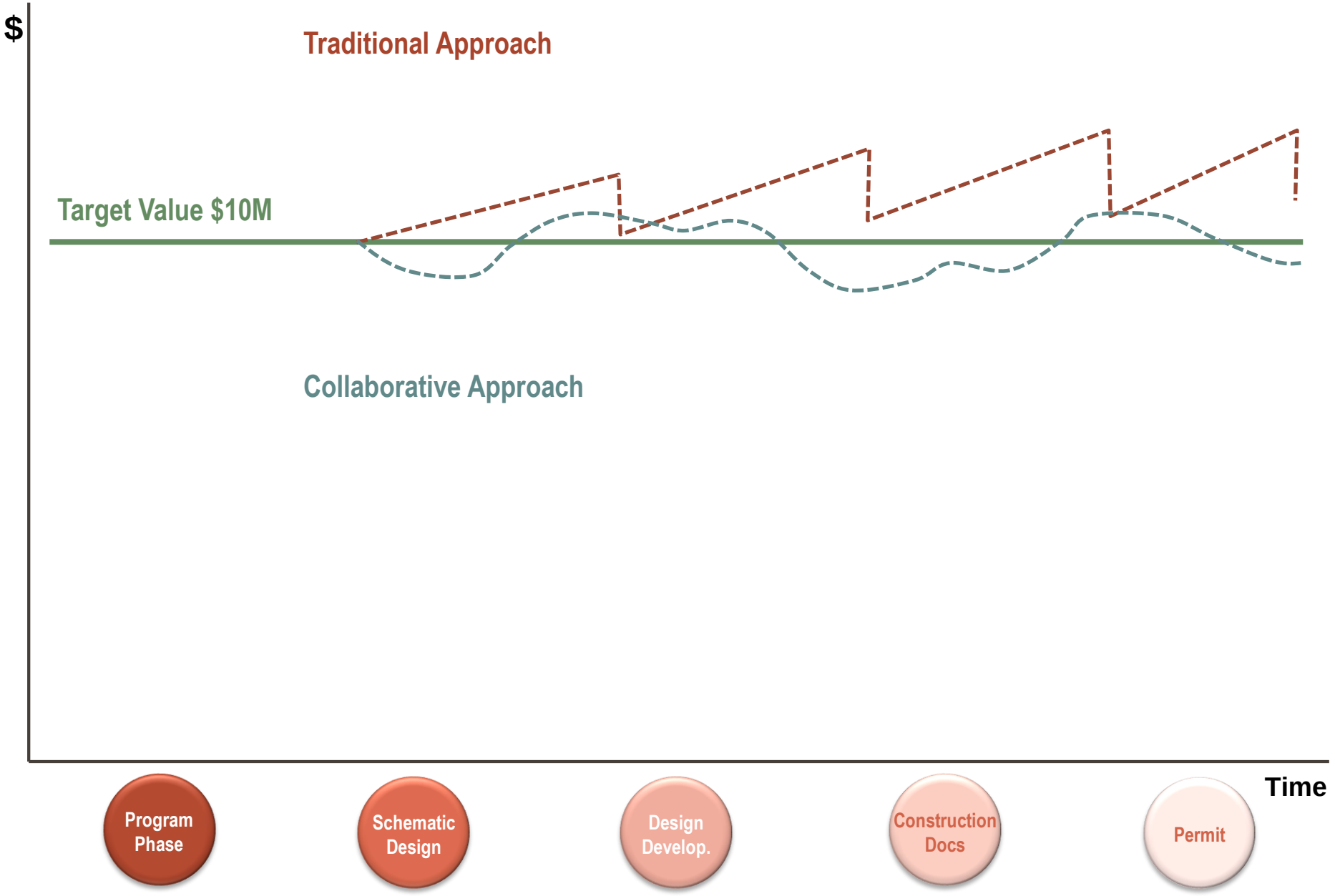
Out of the Box
LEVERAGING INDUSTRY EXPERTS

Illinois Governor's Conference on Affordable Housing

SKENDER CONSTRUCTION


Greatest Leverage
Least Leverage
Opportunity
Program Phase
Schematic Design
Design Develop.
Construction Docs
Permit
Value


Structure, Skin, HVAC
Assemblies, Sections
Details, Specifications, Finishes
$
Opportunity for Influence
Program Phase
Schematic Design
Design Develop.
Construction Docs
Permit
Cost of Changes
Time


$
Traditional Approach
Target Value $10M
Collaborative Approach
Time
Program Phase
Schematic Design
Design Develop.
Construction Docs
Permit

	Target Value	Initial Estimated Maximum Price	Final Subcontract Value
Fire Protection	$237,236	$210,517	$210,216
Plumbing	$985,554	$888,327	$905,227
HVAC	$857,797	$695,960	$758,960
Electric	$1,186,315	$985,730	$1,086,920
TOTAL	**$3,266,902**	**$2,780,534**	**$2,961,323**

SKENDER CONSTRUCTION