

TOP WATCH OUTS: COLLEGIATE ATHLETICS RENOVATIONS

BETTER PREPARE FOR YOUR NEXT FACILITY INVESTMENT



DON'T LOSE SIGHT OF: Essential Code or Infrastructure Costs

IMPACT TO PROJECT:

- Over 60% of building costs are related to costs typically unseen
- Deferred maintenance is crucial for long-term compliance and operational sustainability

RISK

- Requesting additional funds from the board can delay project timelines and harm stakeholder trust

OPTIONS TO MITIGATE:

- Feasibility studies
- Constructibility analysis
- Laser scanning and conditions modeling
- Flexible design solutions
- Building lifecycle assessment

IDEAL TIME TO TAKE ACTION:

Initial planning and conditions assessment stage

HOW THIS AFFECTS MY SPORTS FACILITY?



DON'T LOSE SIGHT OF: Unique Project Elements

IMPACT TO PROJECT:

- Unique elements should be considered early in project planning to mitigate challenges
- Communicating construction activities to the greater campus is essential

RISK

- Negative community reputation, disruption to operations, delays to project timeline

OPTIONS TO MITIGATE:

- Structure and infrastructure assessments
- Informed project scheduling
- Permitting
- Disruption avoidance planning

IDEAL TIME TO TAKE ACTION:

Feasibility and validation planning stage

HOW THIS AFFECTS MY SPORTS FACILITY?



DON'T LOSE SIGHT OF: Cost Escalation in Phased Construction

IMPACT TO PROJECT:

- Construction costs increase by an average of 3-4% annually
- Phasing can impact costs and add additional risks
- Understand cost basis and align expenditure timing

RISK

- Reduced purchasing power, budget overruns, project delays

OPTIONS TO MITIGATE:

- Comprehensive cost analysis
- Purchasing long lead items early
- Value analysis workshop
- Risk mitigation plan
- Cost escalation calculation and forecasting

IDEAL TIME TO TAKE ACTION:

Initial budgeting and financial modeling stage

HOW THIS AFFECTS MY SPORTS FACILITY?



Contact us to discuss options for mitigating potential project impacts. Our team has extensive experience with these approaches.



Adam Hardy, Vice President Project Development
480.748.0603
adam.hardy@mortenson.com