Value Assurance

New Hampshire Mixed-Use

Value Assurance Project Review | 360 Units | 15+ Buildings | 332,000 GSF

$3.4M+	$510K+	3.6%	10+
New Savings Identified	Savings Captured	of Total HC Budget	Vendor Team

THE CHALLENGE

The sponsor was advancing a large-scale garden-style multifamily development - 360 units across more than 15 buildings of 3- and 4-story slab-on-grade construction (Type VA & VB) - into a headwind of exogenous market pressures: tariff-driven uncertainty in the capital markets, elevated construction costs, and softening rental absorption dynamics.

Internally, the project carried its own complexity. A broad consultant team of 10+ vendors required intricate coordination across zoning, site conditions, programmatic requirements, and building code constraints. Every layer of customization introduced the potential for scope creep, redundant specifications, and legacy design artifacts embedded in the drawings.

The sponsor recognized that their greatest leverage lay in controllable cost drivers - specifically, how the construction documents defined scope, directives, and QA/QC protocols before a shovel hit the ground.

THE APPROACH

Value Assurance conducted an owner-aligned, first-principles review of the full drawing and specification set. Rather than relying on conventional value engineering - which often targets finishes and visible scope - our team examined the documents for overlooked cost drivers, legacy design artifacts carried forward from prior projects, and hidden efficiencies that a traditional OPM/consultant review would not surface.

The result was a page-linked findings report with full evidentiary support, enabling the sponsor's team to evaluate, adopt, and implement cost saving decisions quickly and defensibly - without reopening design discussions or compromising project quality.

RESULTS

Value Assurance identified over $3.4 million in savings opportunities - representing 3.6% of the total construction budget. Of these, the sponsor captured **$510K+ in direct and indirect cost savings** through adopted changes:

Category	Adopted Savings
Alternative Materials	$92,000
Plan Efficiency	$36,000
Eliminate Extra Equipment	$68,000
Utility Improvements	$164,000
Overhead & Other	$150,000
Total Identified Savings	**$510,000**

NO OVERLAP WITH EXISTING VE PROCESS

VAPR operates differently. The review examines the design decisions themselves - construction type classifications, code compliance pathways, structural approaches, system configurations, and assembly compositions - to determine whether the same outcome can be achieved through a fundamentally different, less costly path. This is why the two processes produced complementary results: **not a single finding overlapped with the project team's existing VE list.**

THE BOTTOM LINE

This engagement proved that a parallel, independent review can surface millions in savings that an experienced team's own VE process did not reach. By examining the assumptions beneath the drawings, VAPR consistently finds what traditional processes leave behind. Value Assurance **does not compete with value engineering - it completes it.**

*Owner-side, design-literate cost reduction for real estate development – **cut cost not quality.***