

Long Island Mixed-Use

Value Assurance Project Review | 250 Units | 5-over-2 Construction | 360,000 GSF

\$3.5M+

New Savings Identified

52

Findings

\$4.4M+

Pre-Existing VE

Zero

VE Overlap

THE CHALLENGE

A multifamily developer was approaching GMP execution on a 250-unit, 5-over-2 mixed-use project on Long Island, with a \$90.0M construction budget. The project team - developer, architect, and general contractor - had already conducted a thorough value engineering process, producing a detailed VE list targeting over \$4.4M in cost reductions across the drawing set.

The developer believed all reasonable cost-saving ideas had been exhausted. But with margins under pressure and capital commitments approaching, the question remained: had the team found everything there was to find? Backed by its savings guarantee, Value Assurance was engaged to run a VAPR review of the 95% Construction Documents, to determine whether additional savings were achievable.

RESULTS

Over the course of 3 weeks, the Value Assurance team conducted its VAPR review process. The team identified **52 unique findings** totaling **over \$3.5 million** in new potential hard-cost savings - approximately 3.9% of the construction budget - with **zero overlap** against the team's pre-existing VE list:

Category	Identified Savings
Alternative Code Approach	\$284,000
Plan Efficiency	\$1,938,000
Building Systems	\$935,000
Utility Improvements	\$89,000
Overhead & Other	\$260,000
Total Identified Savings	\$3,506,000

NO OVERLAP WITH EXISTING VE PROCESS

Traditional value engineering is typically conducted by the GC and design team - the same parties who informed the documents being reviewed. Their VE lists tend to focus on material substitutions, scope reductions, and specification downgrades. These are legitimate cost reduction strategies, but they typically operate within the confines of underlying design decisions that have already been made.

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.**

PROJECT TEAM INTEGRATION

Once the independent VAPR review was complete, the process became collaborative with the project team. In this case, the GC's Director of Preconstruction immediately began routing findings to subcontractors for pricing, noting that the recommendations simplified the work. The architect committed to pulling in all consultants for a detailed review of the VAPR findings, energized by the process. Because Value Assurance was engaged before contract drawings were completed, there was **no impact to the project schedule.**

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.