VALUE ENGINEERING
Evaluate alternatives to provide best value to the Owner.

Value Engineering is a process for analyzing the design and constructability of a project and improving its costs and/or functionality.

- Value Engineering is most effective when begun at the start of design and continued throughout the design stages.
- Done early in the design phase, the process will minimize impact to project intent, design fees, and project schedule.
- The earlier a beneficial change can be identified, the higher its potential for value and positive impact.
- Value Engineering should be a collaborative process with the project team evaluating alternatives for the Owner to consider.
- Evaluate such issues as:
  - First Costs
  - Operating Expenses
  - Constructability Methods
  - Time/Schedule Efficiencies
  - Quality
  - Aesthetics Impact on other Work Disciplines
  - Energy Consumption
- If Value Engineering is used during and after the bidding process to bring a project into budget, choose the Contractor with the most qualified bid, and work only with that Contractor on pricing the Value Engineering issues.
- Value Engineering recognizes the potential for additional design fees and impact to other disciplines that any changes may have.

Scope reductions are often improperly identified as Value Engineering. Scope reductions, which are often required to bring a project within budget constraints, consist of changes to or removal of certain elements of work from the project whereas the intent of Value Engineering is to provide a more cost effective solution to the original design requirements.

REFERENCES:
Guideline: Life Cycle Cost Analysis
Guideline: Negotiations When Bids Exceed Estimate

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