



**New Jersey
Chapter**

Capital Cost Benchmarking Technology Session

John Costalas, LEED AP

John Costalas, LEED AP offers more than 20 years of experience in construction management and engineering of advanced technology and technically complex manufacturing facilities. His experience encompasses all phases of the project life cycle, including design, estimating, procurement, construction and commissioning. As a Project Executive in Construction, he is responsible for senior project management, construction activities, site logistics, scheduling and project commissioning. John has successfully provided construction management and design services on fast-track design/build projects ranging in value from \$50,000 to \$30,000,000. His experience includes regulated cGMP facilities and laboratories, construction and demolition of semiconductor and specialty fabrication facilities with Class 10 to Class 100,000 cleanrooms, as well as data centers, wastewater plants, laboratories, hospitals, chiller plants and hotels.

DESCRIPTION:

This presentation will focus on Cost Benchmarking for capital projects, which includes a review of facility cost comparison by various types of projects and area types, the factors that influence project costs, strategies to control project costs, and an analysis of contracting methods and their impact to overall project costs.

Our presentation will evaluate and discuss “Rule of Thumb” and square foot cost ranges typically associated with capital projects in the life science industry and the factors that impact these costs. The presentation will also discuss the project approach and how decisions made early in the project life cycle will impact overall project costs.

The presentation will look at strategies that can be implemented to control project costs, including lean practices, target costing, upfront planning, contracting methods and team approach to ensure successful project delivery.

The presentation will provide some “real world” lessons learned through historical implementation of lean project integration and target cost techniques. We believe at the end of the presentation, all attendees will have a better understanding of how to approach a capital project and the impact of early decisions will have on the overall project costs.