

Chapter 31 CONSTRUCTION COST ESTIMATES

SECTION 3101 GENERAL

Prior to professional services contract proposal, the CSU Project Manager and the Consultant shall confer to determine the scope of cost estimating required for the project.

The Consultant shall submit verifiable cost estimates at each phase of design based on total area, unit prices or other appropriate units and alternate designs, in accordance with instructions received from the Project Manager and in a format as required by the Project Manager. Cost estimates shall include but not be limited to the costs of permitting, mobilization, general conditions, Division 01, technical specifications and drawings, bonding, and insurance. The Consultant shall include a comparison of the Consultant's Estimate with the Construction Budget for each Project and make detailed recommendations for conformance with the Construction Budget.

The Consultant shall routinely notify the Project Manager when changes occur which have the potential of affecting the Project Budget. Cost trends are not official changes but reflect potential cost impacts if action is not taken.

SECTION 3102 DESIGN PHASE ESTIMATES

In general, detail of estimates should correspond to the development of the design. Preliminary cost estimates shall compare the proposed building to similar buildings of known recent construction cost by construction type, building use and area. Schematic Design cost estimates should be allocated by CSI Division at minimum and calculated by gross square foot area. Design Development phase estimates should be fully divided according to building assembly and/or CSI specification section, include separate line items for major equipment in the mechanical and electrical divisions and be calculated on specific take-off quantities for each line.

SECTION 3103 CONSTRUCTION DOCUMENT ESTIMATE

The Consultant shall prepare a Final Cost Estimate which includes a complete list of bid, RFP and alternate items with correct final quantities, estimated unit prices, construction labor man-hours, extensions and totals for each. If more than one construction contract or design/build contract is required to complete any of the Projects the Consultant shall prepare a separate Cost Estimate for each contract. Final Cost Estimates shall include sufficient verifiable backup data to allow the University to perform a detailed review and verification of the Consultant's Estimate.

SECTION 3104 CHANGE and SUBSTITUTION COST ESTIMATES

During the Bid and Evaluation and during the Construction Administration phases, the Consultant shall prepare cost estimates for changes and/or substitution requests initiated by the Consultant, University, or Contractor.

SECTION 3108 SUBMITTAL FORMAT

Submittals shall be prepared in letter size (8.5 x 11). Each page of each cost estimate shall identify the Consultant Name and Contract Number, University Construction Contract or Package Number, Date, and Construction Contract tracking item (ASI, RFI, COB, CO, etc.)

SECTION 3109 PROJECT BUDGET

The Consultant shall confer with the University Representative throughout the project regarding the overall project budget and assist with cost data for categories that fall within the scope of services.

PROJECT BUDGET	PHASE _____	DATE _____	TOTAL
A. Land Acquisition			
(1)	Total Land Purchase		\$
B. Professional Services			
(1)	Master Plan/Program Plan		\$
(2)	Site Surveys, Investigations, Reports		\$
(3)	Architectural/Engineering, Basic Services Phases		\$
(4)	Code Review/Inspection		\$
(5)	Construction Management		\$
(6)	Advertisements, Etc.		\$
(7)	Other (Specify)		\$
(8)	Total Professional Serv.		\$
C. Construction Costs			
(1)	Infrastructure		
	(a) Service/Utilities		\$
	(b) Site Improvements		\$
(2)	Structure/Systems/Components		
	(a) New GSF:		\$
	(b) Renovate GSF:		\$
(3)	Other (Specify)		\$
(4)	Total Construction Costs		\$
D. Equipment and Furnishings			
(1)	Equipment		\$
(2)	Furnishings		\$
(3)	Communications		\$
(4)	Total Equip./Furnishings		\$
E. Miscellaneous Costs			
(1)	Art in Public Places		\$
(2)	Relocation Costs		\$
(3)	Other Costs - City fees		\$
(4)	Total Miscellaneous		\$
F. Project Contingency			
(1)	5% for New		\$
(2)	10% for Renovation		\$
(3)	Total Contingency		\$
G. Total Budget			
	A(1) + B(8) + C(4) + D(4) + E(4) + F(3)		\$
H. Source of Funds			
	CCFE		\$
	CF		\$
	CFE		\$
	FF		\$

END OF CHAPTER 31