

October 23, 2013

Policy for defining "a professional cost estimate" for a school building project

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Summary

Section 10-287c-21 (a) of the Regulations of the State Board of Education Concerning School Construction Grants states that "the applicant shall file with the department in such manner as the Commissioner may prescribe final plans including: ... (2) A professional cost estimate of such project or phase and of any site acquisition... in such manner as the Commissioner may prescribe." The documented submission and review of the professional cost estimate is submitted and reviewed as part of a district's Request for Review of Final Plans (Form ED042) as submitted to the Office of School Facilities Plan Review Unit.

Issue

The current process for collecting school construction cost data is based on the former CSI MasterFormat Divisions 1-16. Cost estimate data is not submitted in electronic format and is insufficient to allow for careful and detailed evaluation of factors that drive the cost of school construction and construction cost management.

Recommended Policy

On or after January 1, 2014, require each district with a school construction project exceeding an estimated \$2 million in total project costs, to submit a cost estimate in a standard uniform format to allow for detailed cost analysis. Cost estimates shall be completed by a licensed architect or certified construction cost estimator. The professional cost estimate shall be done in accordance with Level 3 of the American Society for Testing and Materials (ASTM) Standard #E1557, Classification of Building Elements and Related Sitework—UNIFORMAT II.

Project costs shall include all soft and hard costs of school construction. Line item detail shall be added to the UNIFORMAT II, Level 3 standard to include costs related to site acquisition (site and/or facility), remediation, temporary facilities, swing space costs, off-site costs, professional design fees, testing and inspection fees, project management fees, construction management fees, overhead and profit, construction interest, escalation; and all other professional, design and building alternates, contingencies, reimbursable expenses and allowances, or all other costs and fees determined by the Office of School Construction as requiring justification for purposes of cost estimation. In addition, the cost estimate shall include columns listing all eligible and ineligible school construction costs.

Cost estimates shall be submitted to the Office of School Facilities Plan Review Unit at sixty five percent (65%) completion of design development documents; ninety percent (90%) completion of construction development documents; upon completion of final bid package; and at project completion or the issuance of a certificate of occupancy. Cost estimate data shall be submitted to the Office of School Facilities Plan Review Unit in electronic Excel spreadsheet format. Each cost estimate submission will be submitted as a new worksheet within the cost estimate workbook originally established for the school construction project.

Rationale

A uniform cost estimate will allow for a detailed analysis of school construction cost estimates and construction cost management, as well as allow school construction grant data to be collected and analyzed in accord with construction cost estimates and construction cost management.

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Date

Approved by:

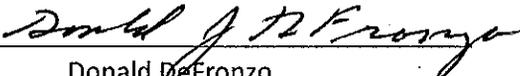


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