

ENSURE YOUR PROJECT IS A SUCCESS BY MANAGING OVERALL COSTS



PROACTIVE VS. REACTIVE BUDGETING

One key element to a successful project is the consistent and dependable monitoring of the overall project budget. We have developed our own cost estimating system to aid in accurate cost estimating and budget control for the client throughout their project. Our team continues to perform estimates throughout the course of the project that fall within your target design budgets. This allows for ample time to verify and monitor the cost relation for the project objectives.

SETTING EXPECTATIONS

One of our first tasks is to review your proposed budget and align the scope of requested work to set realistic expectations. Once approved, the A/E team will produce estimates to monitor the anticipated construction cost throughout the course of the effort. These estimates are prepared at concept design, schematic design, design development, 50% contract documents, and 95% of contract documents.

Through our cost estimating process, we are able to continuously **balance the triangle between quantity, quality, cost** to provide the most effective solution for your project.

PROGRAMMING PHASE

During this phase we will start to reconcile the budget with the project by earmarking funds to be reserved for specialty areas such as technology, site work and site utilities. As decisions are made during programming, we will be deliberate about discussing the cost impacts of each with your oversight team. We will discuss the overall project budget to agree upon budget line items and to develop the parameters for each of them.

requests are causing scope creep. Together, we will determine which of those requests will stay in the project.

At this stage we will work with material suppliers and vendors to validate the costs in our estimates. This allows us to fine-tune the estimate, identify gaps in coverage of materials, and shift our design to incorporate materials that are more readily available.

SCHEMATIC DESIGN

During this phase, we will look at various options for design. As one option is selected, we will no longer do the cost estimates with a square foot cost, but will perform quantity and quality takeoffs on the selected option to assure that it meets the building's cost parameters. By using 3-D drawing software, we are able to continuously update our quantity takeoffs.

It is at this point that we begin to identify any potential areas for value engineering. By acknowledging the areas of higher costs and confirming their importance to the project, we are able to avoid costly rework of the design and potential delays to the project.

CONSTRUCTION DOCUMENTS

At this time we will create the specific detailed drawings that will be required to construct the building. Cost estimates will be completed at 50%, 95% and 100% and at each milestone, the design contingency will be further reduced.

On bid day, our goal is to be within our predetermined contingency (typically 5%) and to have all bids within a 5% range of each other. This indicates that our estimating process has worked and that we have produced clear, concise construction documents.

During construction, we will analyze all change order requests to verify that the appropriate scope of work is included and that all credits are being received. We will thoroughly review all pay requests to determine that the contractor is being paid only for work that has been completed.

DESIGN DEVELOPMENT

The purpose of this phase is to solve the hardest problems in the project and to finalize all of the meetings with the user groups. A cost estimate will be created at 50% of Design Development and again at the end of Design Development. During this phase, we should discover if the intricacies of design meet the budget and if the user's

LIFE CYCLE COSTS

These are the ongoing costs to maintain and operate the project after construction is complete. At BLDD, we pride ourselves in delivering efficient, future-focused designs. By making more efficient design decisions, unnecessary square footage can be eliminated, and its associated costs can be applied to higher quality, cost effective systems. That translates to lower maintenance and long term costs.