# 42<sup>nd</sup> Annual State Construction Conference









#### March 2, 2023















## Cost Estimation and Current Bid Environment



### **DISCUSSION TOPICS**

- Bid Environment
- SCIF
- Universal Terms
- OC-25 Estimate
- Top-Down Method
- Bottom-Up Method

- Best Practice: Project Cash Flow
- Best Practice: 90 / 10 Rule
- Best Practice: Escalation
- Best Practice: 70 / 30 Rule



### **BID ENVIRONMENT**





SCIF

### North Carolina State Capital and Infrastructure Fund



### SCIF

### **Cash Flow By Quarter**

- Total Project Cost >\$3 Million
- Quarterly Allotments Need-Based
- Capital Analyst at Your Fiscal





### **BEST PRACTICE - Project Cash Flow**





SCIF

### Flex Fund Request State Agencies

- Design Development
- OC-25: Original as Baseline
- 90/10 Rule
- Scope Reduction
- Escalation

**NC\*DOA** 

Maximum 10% of Total Project Cost



### BEST PRACTICE – 90 / 10 Rule

### Design Project to 90% of Estimated Construction Costs

#### **10% Owner's Reserve**

		Health and Hun	ian S	ervio	es-Phase	I		[	2	3-Jun-20
		DHHS Office C	ampu	15	10000.000	2		8	8	
		Raleigh, North	Caro	lina						
Construct a new	Phase I DI	HS Office Cam	ous te	o rep	ace the sp	ace curre	ntly oc	cupied at Do	roth	ea Dix
Property. 420,00 spaces. Building: utility plant is ind utilities site impo	00 SF of ge s will cons cluded for rovements.	eneral office spac ist of multiple mi Phase I, to be exp . Site is State-ow	ce, 50 id-ris pande med l	0 sur se off ed for land o	rface park ice buildin future Ph m Blue Ri	ing spaces gs and on ase II. We dge Road,	s, and s e struc ork wi Raleig	900 structur ctured parki Il also incluo gh.	red p ng. 1 le ro	arking A central adway and
SCOPE	OF PROC	GRAM			QTY	UNIT	UN	T COST		TOTAL
land	Land Requ	uirement								
Site	Site Work			3	1	LS	S	3,500,000	S	3,500,00
Site	Surface Pa	arking			500	space	S	2,350	S	1,175,00
Site	Site			2	1	LS	S	6,000,000	S	6,000,00
Construction	Structured	Parking			900	space	S	20,000	S	18,000,00
Construction	New Offic	e Space			454	<i>.8</i> 1	\$	305	S	128,100,00
Construction	Elevators				9		<u>ه</u>	475,000	S	4,275,00
ife Safety	Life Safety	& Emergency			20,00	GSF		1.10	S	462,00
Generator	Data Integ	rity & Back-up P	owe		1	Sys n		2,000,000	S	2,000,00
Physical Plant	1.1.1.1.1.1					_5	- , -	13,000,000	S	13.000.00
All IT, Data, Syst	ems, Cabli	ng & Fiber, DIT			1	System	5	15,000,000	5	15,000,00
ESTIMATED CO	NSTRUC	TION COSTS							\$1	92,273,328
ADVAINCETEA	NuNo	0.75	%	menu	ues progra	annaiting, re	asionit	y, analysis)	3	ر د, 19 ه
DESIGN FEE		7.5	% (	% of	Est Constr	ruction)			S	14,782,99
PRECONSTRUCT	TION	1		% of	All A	C ist ct	tio Co	sts [1% for	S	567,69
COMMISSIONIN	IG FEE	0.5	%	0.5%	nple;	1% 10 AT	; 1.5	% complex)	S	961,36
SPECIAL INSPEC	TIONS	1.25	%	1.25%	stima	1)			S	2,403,41
SUSTAINABILIT	ſΥ	0	%	3% L	G.	2% / ED	) lve		S	1.000
FURNITURE		LS							S	7,000,00
MOVING		LS							S	5,000,00
CONTINGENCIES	S	3	%	(%)	fEstimate	d Constru	iction (	Costs 3%	S	5,506,30
SUB-TOTAL EST	IMATED	COSTS			- 1 er 1		- a		\$2	29,374,47
		Fee + Advance	Plant	ning -	Fixed Ow	mer Costs	)		6. 16.	
Escalation	5% AIR =	0.40% per month		20	months	0.40%	permo	onth	× 	
SCALATION CO	OST INCR	EASE (Estimated	1 Con	struc	tion Costs	x Escalati	ion %)		\$1	5,381,866
TOTAL ESTIMA	TED PRO	JECT COSTS	1	Ectim	ated Cost	+ Escalat	tion Co	st Increase)	\$ 2	44,756 3



Name/Location/Description

**Project Name/Location/Description** 

SCOPE OF PROGRAM

TOTAL ESTIMATED CONSTRUCTION COSTS

CONSULTANTS, CONTINGENCIES, ESCALATION

TOTAL ESTIMATED PROJECT COSTS



Name/Location/Description

**Project Name/Location/Description** 

Above-The-LINE AKA Hard Costs

**SCOPE OF PROGRAM** 

TOTAL ESTIMATED CONSTRUCTION COSTS

CONSULTANTS, CONTINGENCIES, ESCALATION

TOTAL ESTIMATED PROJECT COSTS



Name/Location/Description

**Project Name/Location/Description** 

Above-The-LINE AKA Hard Costs

Quantities, GSF, Unit Costs

SCOPE OF PROGRAM

TOTAL ESTIMATED CONSTRUCTION COSTS

CONSULTANTS, CONTINGENCIES, ESCALATION

TOTAL ESTIMATED PROJECT COSTS



Name/Location/Description **Project Name/Location/Description** Above-The-LINE **SCOPE OF PROGRAM AKA Hard Costs** Quantities, GSF, Unit Costs TOTAL ESTIMATED CONSTRUCTION COSTS **Below-The-LINE CONSULTANTS, CONTINGENCIES, ESCALATION AKA Soft Costs** TOTAL ESTIMATED PROJECT COSTS



Name/Location/Description

Project Name/Location/Description

Above-The-LINE AKA Hard Costs

Quantities, GSF, Unit Costs

TOTAL ESTIMATED CONSTRUCTION COSTS

**SCOPE OF PROGRAM** 

Below-The-LINE AKA Soft Costs

CONSULTANTS, CONTINGENCIES, ESCALATION

Above + Below The LINE

TOTAL ESTIMATED PROJECT COSTS







### OC - 25 ESTIMATE

### Use of the Estimate

- Funding/Authority Request
- Scope & Cost of Project
- Reserves for Owner Soft Costs
- Designer Agreement
- CM at Risk Agreement
- ESTIMATE IN TODAY'S \$\$\$

		Health and Hu DHHS Office ( Raleigh, North	man Cam Ca	Servie pus rolina	ces-Phase	[		1	2	3-Jun-20
Construct a ner Property. 420, paces. Buildin utility plant is i utilities site im	w Phase I D 000 SF of g ngs will cons included for provements	HHS Office Cam eneral office spa sist of multiple m Phase I, to be ex . Site is State-or	pus ce, s nid-r pan wneo	to rep 500 su rise off ded for d land	lace the sp rface park fice buildin future Ph on Blue Ri	ace curre ing space gs and on ase II. W dge Road,	ntly s, a e st ork Ra	y occupied at Do nd 900 structur ructured parki will also inclu ligh.	red ping. de r	hea Dix parking A central padway and
SCOL	PE OF PRO	GRAM			QTY	UNIT		INIT COST		TOTAL
and	Land Reg	uirement								
lite	Site Work				1	LS	ŝ	3,500,000	S	3,500,000
lite	Surface Pa	arking			500	space	S	2,350	S	1,175,000
lite	Site			8	1	LS	S	6,000,000	S	6,000,000
onstruction	Structure	1 Parking			900	space	S	20,000	S	18,000,00
onstruction	New Offic	e Space			420,000	GSF	S	305	S	128,100,00
onstruction	Elevators				9	EA	S	475,000	S	4,275,00
ife Safety	Life Safet	v & Emergency H	owe	er	420,000	GSF	S	1.10	S	462,00
enerator	Data Integ	rity & Back-up I	Pow	er	1	System	S	2,000,000	S	2,000,00
hysical Plant				1.8	1	LS	S	13,000,000	S	13,000,00
II IT, Data, Sy	stems, Cabl	ng & Fiber, DIT	8		1	System	S	15,000,000	S	15,000,00
STIMATED C	ONSTRUC	TION COSTS		~			F		\$1	92,273,328
DVANCE PL	ANNING	0.75	%	(Inclu	ides progra	mming, fe	si	bility, analysis)	S	879,37
DESIGN FEE		7.5	%	(% of	Est.Const	uction)			S	14,782,99
RECONSTRU	CTION	1	%	(% of	Estimated	Construct	ti on	Costs [1% for	S	567,69
OMMISSION	ING FEE	0.5	%	(0.5%	simple; 1.0	% modera	ate;	1.5% complex)	S	961,36
PECIAL INSP	ECTIONS	1.25	%	(1.259	6 estimated	i)			S	2,403,41
USTAINABIL	ITY	0	%	(3% L	EED Gold,	2% LEED	) S 1	ver)	S	
URNITURE		LS							S	7,000,00
MOVING		LS							S	5,000,00
ONTINGENCI	IES	3	%	(%)	of Estimate	d Constru	ictio	Costs [3%	S	5,506,30
UB-TOTAL E	STIMATED	COSTS			Sector (	191. Harrison (* 1955)		a second data y	\$:	229,374,47
		Fee + Advance	Pla	nning	+ Fixed Ow	mer Costs	)		S	
		101 - 10 - 10 - 10 - 10 - 10 - 10 - 10			CONTRACTOR OF STREET, S	100 B 400 P 80				
scalation	5% AIR =	0.40% per month	h	20	months	0.40%	per	monu		
SCALATION	COST INCR	EASE (Estimate	d Co	onstrue	ction Costs	x Escalat	ion	%)	\$1	15,381,866
									<b>.</b>	



### OC – 25 ESTIMATE

### Where Do We Begin?



Health and Human Services-Phase I DHHS Office Campus Raleigh, North Carolina 23-Jun-20

Construct a new Phase I DHHS Office Campus to replace the space currently occupied at Dorothea Dix Property. 420,000 SF of general office space, 500 surface parking spaces, and 900 structured parking spaces. Buildings will consist of multiple mid-rise office buildings and one structured parking. A central utility plant is included for Phase I, to be expanded for future Phase II. Work will also include roadway and utilities site improvements. Site is State-owned land on Blue Ridge Road, Raleigh.

SCOP	E OF PROC	RAM			QTY	UNIT	UP	NT COST		TOTAL
Land	Land Requ	urement								
Site	Site Work			5	1	LS	S	3,500,000	S	3,500,000
Site	Surface Pa	arking			500	space	S	2,350	S	1,175,000
Site	Site			2	1	LS	S	6,000,000	S	6,000,000
Construction	Structured	Parking			900	space	S	20,000	S	18,000,000
Construction	New Offic	e Space			420,000	GSF	S	305	S	128,100,000
Construction	Elevators				9	EA	S	475,000	S	4,275,000
Life Safety	Life Safety	& Emergency H	owe	er	420,000	GSF	S	1.10	S	462,000
Generator	Data Integ	rity & Back-up l	Pow	er	1	System	S	2,000,000	S	2,000,000
Physical Plant		C. N. Lawrence	100	ЦХ <sub>— 3</sub>	1	LS	S	13,000,000	S	13,000,000
All IT, Data, Sys	tems, Cabli	ng & Fiber, DIT			1	System	S	15,000,000	S	15,000,000
ESTIMATED CO	ONSTRUCT	TION COSTS		~					\$1	92,273,328
ADVANCE PLA	NNING	0.75	%	(Inclu	des progra	mming, fe	asibil	ity, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of	Est.Constr	uction)			S	14,782,990
PRECONSTRUC	TION	1	%	(% of	Estimated	Construct	tion C	osts [1% for	S	567,695
COMMISSIONI	NG FEE	0.5	%	(0.5%	simple; 1.0	% moder	ate; 1.	5% complex)	S	961,367
SPECIAL INSPE	CTIONS	1.25	%	(1.259	6 estimated	i)		1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	S	2,403,417
SUSTAINABILI	TY	0	%	(3% L	EED Gold,	2% LEED	) Silve	er)	S	-
FURNITURE		LS							S	7,000,000
MOVING		LS				A HERE AND		1.21.17.2	S	5,000,000
CONTINGENCIE	ES	3	%	(%)	ofEstimate	d Constru	iction	Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS			***er**	191-201	<u> </u>		\$2	29,374,471
CONTRACTOR OF CALLS		Fee + Advance	Pla	nning	+ Fixed Ow	ner Costs	)		6 - 16 s 5	101.111.111.12 1
Escalation	5% AIR =	0.40% per mont	h	20	months	0.40%	perm	ionth	2	
ESCALATION COST INCREASE (Estimated Constr			nstruc	ction Costs	x Escalat	ion %	)	\$1	5,381,866	
TOTAL ESTIM	ATED PRO	JECT COSTS		(Estin	nated Costs	s + Escala	tion C	ost Increase)	\$2	44,756,337



#### **KNOWN**: Scope of Program Use **TOP-DOWN Cost Estimating Method** To Develop **UKNOWN** Total Project Cost (Total Funding)

		Health and Hu DHHS Office ( Raleigh, North	nan Cam Ca	Servic pus rolina	es-Phase	[			2	3-Jun-20
Construct a new Property. 420, spaces. Buildin utility plant is i Scop	v Phase I DH 000 SF of gen gs will consi ncluded for I e of	HS Office Cam neral office spa st of multiple m Phase I, to be ex <b>Progr</b>	pus ce, f iid-r pan	to repl 500 sur ise offi ded for	ace the sp rface park ice buildin future Ph	ace curre ing space gs and on ase II. W	ntly s, and e str ork v	occupied at Do d 900 structur uctured parki vill also inclu	ng. de ro	nea Dix Darking A central Dadway and
				_		10				
Site	Site Work			0	<u>-</u>	LS	5	3,500,000	2	3,500,000
inte	Surface Par	rking			-	space	5	2,350	2	1,1/5,000
ite	Site	D 1			-	LS	2	6,000,000	2	6,000,000
onstruction	Structured	Parking			-	space	2	20,000	2	18,000,000
onstruction	New Office	Space			-	GSF	5	305	2	128,100,000
onstruction	Elevators				-	EA	5	4/5,000	2	4,2/5,000
afe Safety	Life Safety	& Emergency F	owe	er	-	GSF	2	1.10	2	462,000
jenerator	Data Integr	nty & Back-up I	ow	er	-	System	5	2,000,000	5	2,000,000
hysical Plant					<u>-</u>	LS	5	13,000,000	5	13,000,000
All IT, Data, Sy	stems, Cablin	ng & Fiber, DIT			_	System	5	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUCT	ION COSTS							\$1	92,273,328
ADVANCE PLA	INNING	0.75	%	(Inclu	a	mming, fe	asibi	lity, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of	ti	uction)			S	14,782,990
RECONSTRUC	CTION	1	%	(% of	1	Construct	tion (	Costs [1% for	S	567,695
OMMISSION	NG FEE	0.5	%	(0.5%		% modera	ate; 1	.5% complex)	S	961,367
SPECIAL INSPE	CTIONS	1.25	%	(1.25%		i)	1994	- 24 - 24	S	2,403,417
USTAINABIL	ITY	0	%	(3% L	ļ,	2% LEED	) Silv	er)	S	-
URNITURE		LS						100	S	7,000,000
MOVING		LS							S	5,000,000
CONTINGENCI	ES	3	%	(%)	e	d Constru	iction	Costs [3%	S	5,506,300
UB-TOTAL ES	TIMATED (	COSTS					- <b>1</b>		\$2	229,374,471
A REAL PROPERTY OF A	8	Fee + Advance	Pla	nning -	- JW	mer Costs	;)	2	8 - 10	AN ALL CLUP CLUP
		and the second second								



#### Name/Location/Description

Construct a new Property. 420,0 spaces. Building utility plant is in	Phase I DH	IHS Office Cam			1.1					
utilities site imp	s will cons cluded for rovements.	neral office spa ist of multiple m Phase I, to be ex Site is State-ou	pus ce, 5 iid-r pano vneo	to rep 500 su ise off led for l land	lace the sp rface park ice buildin future Ph on Blue Ri	ace curre ing space gs and on ase II. W dge Road,	ntly o s, and e stru ork w Ralei	ccupied at Do 900 structur ctured parki ill also incluo gh.	rotl red p ng. le ro	iea Dix barking A central badway and
SCOPE	OF PROC	RAM			QTY	UNIT	UN	IT COST		TOTAL
Land	Land Requ	urement								
Site	Site Work				1	LS	S	3,500,000	S	3,500,000
Site	Surface Pa	rking			500	space	S	2,350	S	1,175,000
Site	Site			8	1	LS	S	6,000,000	S	6,000,000
Construction	Structured	Parking			900	space	S	20,000	S	18,000,000
Construction	New Offic	e Space			420,000	GSF	S	305	S	128,100,000
Construction	Elevators	Second Second			9	EA	S	475,000	S	4,275,000
Life Safety	Life Safety	& Emergency F	owe	er	420,000	GSF	S	1.10	S	462,000
Generator	Data Integ	rity & Back-up I	Pow	er	1	System	S	2,000,000	S	2,000,000
Physical Plant		Renthand	200	ых.	1	LS	S	13,000,000	S	13,000,000
All IT, Data, Sys	tems, Cablin	ng & Fiber, DIT			1	System	S	15,000,000	S	15,000,000
ESTIMATED CO	ONSTRUCT	TION COSTS		-					\$1	92,273,328
ADVANCE PLAT	NNING	0.75	%	(Inch	des progra	mming, fe	asibili	ty, analysis)	S	879.375
DESIGN FEE		7.5	%	(% of	Est.Constr	uction)			S	14,782,990
PRECONSTRUC	TION	1	%	(% of	Estimated	Construct	tion C	osts [1% for	S	567,695
COMMISSIONE	NG FEE	0.5	%	(0.5%	simple; 1.0	% modera	ate; 1.	5% complex)	S	961,367
SPECIAL INSPE	CTIONS	1.25	%	(1.259	6 estimated	i)	10.5%	• (	S	2,403,417
SUSTAINABILI	ГҮ	0	%	(3% I	EED Gold,	2% LEED	Silve	r)	S	-
FURNITURE		LS							S	7,000,000
MOVING		LS				1			S	5,000,000
CONTINGENCIE	S	3	%	(%	of Estimate	d Constru	ction	Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS			100		· · · · ·		\$2	229,374,471
		Fee + Advance	Pla	nning	+ Fixed Ow	mer Costs	)		8 - 16 s 5	an an an an Arana
F 1.2	60/ A TD	0.400/	_	20		0.4004			2	
Escalation	3% AIR =	0.40% per month	1	20	months	0.40%	per m	onth		



#### Name/Location/Description

#### Above-The-LINE AKA Hard Costs

		Health and Hun DHHS Office O Raleigh, North	nan Cam Ca	Servio pus rolina	ces-Phase	I			2	3-Jun-20
Construct a new Property. 420,0 spaces. Building utility plant is in utilities site imp	Phase I D 00 SF of g gs will cons acluded for provements	HHS Office Cam eneral office spa sist of multiple m Phase I, to be ex Site is State-or	pus ce, s nid-r pan wneo	to rep 500 su rise off ded for d land	lace the sp rface park ice buildin future Ph on Blue Ri	ace curre ing space igs and on ase II. W dge Road,	ntly o s, and e stru ork w Ralei	ccupied at Do 900 structur ictured parki ill also inclu igh.	rotl red p ng. de ro	nea Dix Darking A central Dadway and
SCOP	E OF PRO	GRAM			QTY	UNIT	UN	IT COST		TOTAL
Land	Land Req	uirement								
Site	Site Worl	c			1	LS	S	3,500,000	S	3,500,000
Site	Surface P	arking			500	space	S	2,350	S	1,175,000
Site	Site			9	1	LS	S	6,000,000	S	6,000,000
Construction	Structure	d Parking			900	space	S	20,000	S	18,000,000
Construction	New Offic	e Space			420,000	GSF	S	305	S	128,100,000
Construction	Elevators	S			9	EA	S	475,000	S	4,275,000
Life Safety	Life Safet	y & Emergency H	owe	er	420,000	GSF	S	1.10	S	462,000
Generator	Data Inte	grity & Back-up I	Pow	er	1	System	S	2,000,000	S	2,000,000
Physical Plant	1.	1.10		Ш.	1	LS	S	13,000,000	S	13,000,000
All IT Data Sus	tems Cabl	ing & Fiber DIT			1	System	s	15,000.000	s	15,000.000
ESTIMATED CO	ONSTRUC	TION COSTS							\$1	92,273,328
ADVANCE PLA	NNING	0.75	%	(Inclu	des progra	mming, fe	asibil	ity, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of	Est.Const	ruction)			S	14,782,990
PRECONSTRUC	TION	1	%	(% of	Estimated	Construct	tion C	osts [1% for	S	567,695
COMMISSIONI	NG FEE	0.5	%	(0.5%	simple; 1.0	% modera	ate; 1.	5% complex)	S	961,367
SPECIAL INSPE	CTIONS	1.25	%	(1.259	6 estimated	d)	100500		S	2,403,417
SUSTAINABILI	TY	0	%	(3% L	EED Gold,	2% LEED	) Silve	er)	S	
FURNITURE		LS			1.60				S	7,000,000
MOVING		LS			100120-000				S	5,000,000
CONTINGENCIE	S	3	%	(%)	ofEstimate	d Constru	ction	Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS			*** er**		^ C	, un traineachte	\$2	29,374,471
Souther Street Street Street		Fee + Advance	Pla	nning	+ Fixed Ow	mer Costs	)			1991 - 1997 - 19
Escalation	5% AIR =	0 40% per monti	1	20	months	0.40%	ner m	onth		
ESCALATION (	COST INCR	EASE (Estimate	d Co	nstru	tion Costs	x Escalat	ion %	)	\$1	5.381.866
TOTAL ESTIM	ATED PRO	DIFCT COSTS		(Estin	ated Cost	+ Escala	tion C	ost Increase)	\$2	44 756 337



Name/Location/Description

#### Above-The-LINE **AKA Hard Costs** Quantities, GSF, Unit Costs

Health and Human Services-Phase I DHHS Office Campus **Raleigh**, North Carolina Construct a new Phase I DHHS Office Compus to replace the space currently occupied at Dorothea Dix Property. 420,000 SF) f general office space, 500 sur ace parking spaces, and 900 structured parking spaces. Beildings win consist of multiple wid-rise office buildings and one structured parking. A central utility plant is in uded for Phase I, to be expanded for future Phase II. Work will also include roadway and

utilities site improvements. Site is State-owned land on Blue Ridge Road, Raleigh,

23-Jun-20

SCOP	E OF PRO	RAM			QTY	UNIT	U	NIT COST		TOTAL
Land	Land Requ	uren. ent								
Site	Site Work					LS	S	3,500,000	S	3,500,000
Site	Surface Pa	rking			500	pace	S	2,350	S	1,175,000
Site	Site				1	LS	S	6,000,000	S	6,000,000
Construction	Structured	Parking			900	space	S	20,000	S	18,000,000
Construction	New Office	e Space			420,000	GSF	S	305	S	128,100,000
Construction	Elevators			- >	9	EA	S	475,000	S	4,275,000
Life Safety	Life Safety	& Emergency F	owe	er	420,000	GSF	S	1.10	S	462,000
Generator	Data Integ	rity & Back-up I	Pow	er		System	S	2,000,000	S	2,000,000
Physical Plant	1944 - S. 1967	Renthand		сх.	1	LS	S	13,000,000	S	13,000,000
All IT Data Sur	tems Cablin	ag & Fiber DIT			1	System	s	15,000,000	S	15,000.000
ESTIMATED C	ONSTRUCT	ION COSTS							\$1	92,273,328
ADVANCE PLA	NNING	0.75	%	(Inclu	des progra	mming, fe	easibi	lity, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of	Est.Constr	uction)			S	14,782,990
PRECONSTRUC	TION	1	%	(% of	Estimated	Construc	tion (	Costs [1% for	S	567,695
COMMISSIONI	NG FEE	0.5	%	(0.5%	simple; 1.0	% moder	ate; 1	.5% complex)	S	961,367
SPECIAL INSPE	CTIONS	1.25	%	(1.259	6 estimated	l)	10000	- 24 - 24 -	S	2,403,417
SUSTAINABILI	ITY	0	%	(3% L	EED Gold,	2% LEEI	D Silv	er)	S	-
FURNITURE		LS							S	7,000,000
MOVING		LS		2-0-10		4.000		1999 - 1999 - 19	S	5,000,000
CONTINGENCI	ES	3	%	(%)	of Estimate	d Constru	uction	Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS			1 ( et	191-275	с	and the second second	\$2	229,374,471
		Fee + Advance	Pla	nning	+ Fixed Ow	ner Costs	s)		S (1)	and a state of the set
									2	
Escalation	5% AIR =	0.40% per month	n	20	months	0.40%	pern	nonth		
ESCALATION (	ESCALATION COST INCREASE (Estimated Co				ction Costs	x Escalat	tion %	6)	\$]	5,381,866
TOTAL ESTIM	ATED PRO	JECT COSTS		(Estin	nated Costs	+ Escala	tion (	Cost Increase)	\$2	44,756,337



Name/Location/Description

Above-The-LINE AKA Hard Costs Quantities, GSF, Unit Costs

**Estimated Construction Costs** 

		Health and Hu DHHS Office ( Raleigh, North	nan Cam Ca	Servie pus rolina	ces-Phase	I		[	2	3-Jun-20
Construct a new Property. 420, paces. Buildin ttility plant is i ttilities site im	w Phase I D 000 SF of g gs will con included for provements	OHHS Office Cam general office spa sist of multiple m r Phase I, to be ex s. Site is State-ou	pus ce, i iid-1 pan wnee	to rep 500 su rise off ded for d land	lace the sp rface park fice buildin future Ph on Blue Ri	ace curre ing space gs and on ase II. We dge Road,	ntly o s, and e stru ork w Ralei	ccupied at Do 900 structur ictured parkin ill also includ igh.	roth red p ng. 1 le ro	nea Dix barking A central badway and
SCOP	PE OF PRO	GRAM			QTY	UNIT	UN	IT COST		TOTAL
and	Land Rec	uirement								
ite	Site Worl	k			1	LS	S	3,500,000	S	3,500,000
ite	Surface P	arking			500	space	S	2,350	S	1,175,000
ite	Site	ž		3	1	LS	S	6,000,000	S	6,000,000
onstruction	Structure	d Parking			900	space	S	20,000	S	18,000,000
onstruction	New Offic	ce Space			420,000	GSF	S	305	S	128,100,000
onstruction	Elevators				9	EA	S	475,000	S	4,275,000
ife Safety	Life Safet	ty & Emergency F	ow	er	420,000	GSF	S	1.10	S	462,000
enerator	Data Inte	grity & Back-up I	Pow	er	1	System	S	2,000,000	S	2,000,000
hysical Plant				1.8	1	LS	S	13,000,000	S	13,000,000
ul IT, Data, Sy	stems, Cab	ling & Fiber, DIT			1	System	5	15,000,000	2	15,000,000
STIMATED C	ONSTRUC	TION COSTS							\$1	92,273,328
VANCETEA	AmmiNo	0.75	%	(micau	ides progra	annniiting, re	asion	it <mark>y, analysis</mark> )	S	<mark>ه 79</mark> ,575
ESIGN FEE		7.5	%	(% of	Est.Const	ruction)			S	14,782,990
RECONSTRUC	CTION	1	%	(% of	Estimated	Construct	ion C	osts [1% for	S	567,695
OMMISSION	ING FEE	0.5	%	(0.5%	simple; 1.0	0% modera	ate; 1.	5% complex)	S	961,367
PECIAL INSPI	ECTIONS	1.25	%	(1.259	6 estimate	d)	1998.44	- 20 alia	S	2,403,417
USTAINABIL	ITY	0	%	(3% L	EED Gold,	2% LEED	Silve	er)	S	-
URNITURE		LS						3666	S	7,000,000
IOVING		LS				1		101-102	S	5,000,000
ONTINGENCI	ES	3	%	(%)	of Estimate	d Constru	ction	Costs 3%	S	5,506,300
UB-TOTAL ES	STIMATEL	O COSTS			" Per C	181-075	<sup>с</sup> а		\$2	29,374,471
		Fee + Advance	Pla	nning	+ Fixed Ow	mer Costs	)			
scalation	5% AIR =	= 0.40% per month	1	20	months	0.40%	per m	onth	-	
SCALATION	COST INCH	REASE (Estimate	d Co	onstrue	ction Costs	x Escalat	ion %	)	\$1	5,381,866
OTAL ESTIM	LATED PRO	DJECT COSTS		Estin	nated Cost	s + Escalat	tion C	ost Increase)	\$2	44,756,337



Name/Location/Description

Above-The-LINE AKA Hard Costs Quantities, GSF, Unit Costs

Estimated Construction Costs Designer Agreement CM @ Risk Agreement

		Health and Hu DHHS Office O Raleigh, North	man Cam Ca	Servic pus rolina	es-Phase	I		[	2	3-Jun-20
Construct a new Property. 420,0 spaces. Building utility plant is in utilities site imp	v Phase I DI 000 SF of ge gs will cons ncluded for provements.	HHS Office Cam eneral office spa ist of multiple m Phase I, to be ex . Site is State-ou	pus ce, i nid-1 pan wnee	to repl 500 sur- rise off ded for d land o	lace the sp rface park ice buildin future Pl on Blue R	pace curre king space ngs and on hase II. W idge Road,	ntly o s, and e stru ork w , Ralei	ccupied at Do 900 structur ctured parki ill also incluo gh.	red p ng. le re	nea Dix barking A central badway and
SCOP	E OF PROC	GRAM			QTY	UNIT	UN	IT COST		TOTAL
Land	Land Requ	uirement								
Site	Site Work				1	LS	S	3,500,000	S	3,500,000
Site	Surface Pa	arking			500	space	S	2,350	S	1,175,000
Site	Site	-		8	1	LS	S	6,000,000	S	6,000,000
Construction	Structured	Parking			900	space	S	20,000	S	18,000,000
Construction	New Offic	e Space				.B.	\$	305	S	128,100,000
Construction	Elevators				9	T 👽 /	· .	475,000	S	4,275,000
Life Safety	Life Safety	& Emergency			20,00	GSF		1.10	S	462,000
Generator	Data Integ	rity & Back-up I	Pow	e 🛛	1	Sys .n		2,000,000	S	2,000,000
Physical Plant	1.0		_			S		13,000,000	S	12,000,000
All IT, Data, Sys	stems, Cabli	ng & Fiber, DIT			1	System	5	15,000,0%0	5	15,000,000
ESTIMATED C	ONSTRUC	TION COSTS		e-5					\$1	92,273,328
ALVAINCE ALA	NIN	0.75	%	innen	aes progr	ammiting, re	asion	tv. analysi.	5	879.515
DESIGN FEE		7.5	%	(% of	Est.Const	truction)			5	17,702,790
PRECONSTRUC	TION	1	%	(% of	Estimated	Construc	tion C	osts [1% for	S	567,695
COMMISSIONI	NG FEE	0.5	%	(0.5%	simple; 1.	0% moder	ate; 1.	5% complex)	S	961,367
SPECIAL INSPE	CTIONS	1.25	%	(1.259	6 estimate	d)	100000		S	2,403,417
SUSTAINABILI	ITY	0	%	(3% L	EED Gold	, 2% LEEI	) Silve	r)	S	-
FURNITURE		LS							S	7,000,000
MOVING		LS							S	5,000,000
CONTINGENCI	ES	3	%	(%)	ofEstimat	ed Constru	iction	Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS			" intern"		n na si s	station of the states	\$2	29,374,471
		Fee + Advance	Pla	nning	+ Fixed Ov	wner Costs	;)			and a second second
Escalation	5% ATR =	0.40% per mont	h	20	months	0.40%	ner m	onth	-	
ESCALATION	COST INCR	EASE (Estimate	d Co	onstruc	tion Cost	s x Escalat	ion %	)	\$1	5.381.866
TOTAL ESTIM	ATED PRO	JECT COSTS		Estin	ated Cost	ts + Escala	tion C	ost Increase)	\$ 2	44,756,337



#### Name/Location/Description

#### Above-The-LINE AKA Hard Costs Quantities, GSF, Unit Costs

**Estimated Construction Costs** 

The

LINE

		Health and Hu DHHS Office O Raleigh, North	nan Cam	Servi pus rolina	ces-Phase	I		6	2	3-Jun-20
Construct a ne Property. 420, spaces. Buildin utility plant is i utilities site im	w Phase I D 000 SF of g gs will con- included for provements	HHS Office Cam eneral office spa sist of multiple n Phase I, to be ex s. Site is State-or	pus ce, s nid-n pan	to rep 500 su rise off ded for d land	lace the sp rface park fice buildin r future Ph on Blue Ri	ace curre ing space gs and on ase II. We dge Road,	ntly o s, and e stru ork w Ralei	ccupied at Do 900 structur actured parki ill also incluo igh.	roti red j ng. le r	nea Dix parking A central oadway and
SCOL	PE OF PRO	GRAM			QTY	UNIT	UN	IT COST		TOTAL
Land	Land Rec	uirement								
Site	Site Worl	c.			1	LS	S	3,500,000	S	3,500,000
Site	Surface P	arking			500	space	S	2,350	S	1,175,000
Site	Site				1	LS	S	6,000,000	S	6,000,00
Construction	Structure	d Parking			900	space	S	20,000	S	18,000,00
Construction	New Offic	ce Space			420,000	GSF	S	305	S	128,100,00
Construction	Elevators				9	EA	S	475,000	S	4,275,00
Life Safety	Life Safet	y & Emergency H	ow	er	420,000	GSF	S	1.10	S	462,000
Generator	Data Inte	grity & Back-up I	Pow	er	1	System	S	2,000,000	S	2,000,000
Physical Plant				4.8	1	LS	S	13,000,000	S	13,000,000
All IT, Data, Sy	stems, Cabl	ing & Fiber, DIT			1	System	S	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUC	TION COSTS							\$1	92,273,328
ADVALUE I LA		0.75	70	(men	nices progra		2510/11	ty, analysis)	5	0/9,975
DESIGN FEE		7.5	%	(% of	Est.Const	ruction)			S	14,782,990
PRECONSTRU	CTION	1	%	(% of	Estimated	Construct	tion C	osts [1% for	S	567,693
COMMISSION	ING FEE	0.5	%	(0.5%	simple; 1.0	% modera	ate; 1.	5% complex)	S	961,36
SPECIAL INSP	ECTIONS	1.25	%	(1.259	% estimated	i)			S	2,403,411
SUSTAINABIL	ITY	0	%	(3% I	EED Gold,	2% LEED	) Silve	er)	S	
FURNITURE		LS						<b></b>	S	7,000,000
MOVING		LS		-		1			S	5,000,000
CONTINGENCI	ES	3	%	(%	of Estimate	d Constru	iction	Costs 3%	S	5,506,300
SUB-TOTAL E	STIMATED	COSTS							\$:	229,374,471
		Fee + Advance	Pla	nning	+ Fixed Ow	mer Costs	)			
Escalation	5% AIR =	= 0.40% per mont	h	20	months	0.40%	perm	onth	2	
				-						



Name/Location/Description

Above-The-LINE AKA Hard Costs Quantities, GSF, Unit Costs

**Estimated Construction Costs** 

Below-The-LINE AKA Soft Costs

Construct a new Property. 420,/ spaces. Buildin utility plant is i utilities site im	w Phase I DH 000 SF of ge gs will cons ncluded for provements.	IHS Office Cam meral office spa ist of multiple m Phase I, to be ex Site is State-ou	pus ce, s nid-n pan wneo	to repl 500 su rise off ded for d land o	lace the sp rface park ice buildin future Ph on Blue Ri	ace curre ing space gs and on ase II. We dge Road,	ntly o s, and e stru ork w Ralei	ccupied at Do 900 structur Ictured parki ill also incluo igh.	rotl red p ng. le r	nea Dix parking A central padway and
SCOP	PE OF PROC	RAM			QTY	UNIT	UN	TT COST		TOTAL
Land	Land Requ	urement								<u></u>
Site	Site Work				1	LS	S	3,500,000	S	3,500,000
Site	Surface Pa	rking			500	space	S	2,350	S	1,175,000
Site	Site			0	1	LS	S	6,000,000	S	6,000,000
Construction	Structured	Parking			900	space	S	20,000	S	18,000,000
Construction	New Office	e Space			420,000	GSF	S	305	S	128,100,000
Construction	Elevators				9	EA	S	475,000	S	4,275,000
Life Safety	Life Safety	& Emergency F	owe	er	420,000	GSF	S	1.10	S	462,000
Generator	Data Integ	rity & Back-up I	Pow	er	1	System	S	2,000,000	S	2,000,000
Physical Plant				4.X	1	LS	S	13,000,000	S	13,000,000
All IT, Data, Sy	stems, Cablin	ng & Fiber, DIT	1		1	System	S	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUC	TION COSTS							\$1	92,273,328
ADVANCE PLA	ANNING	0.75	%	(Inclu	des progra	mming, fe	asibil	ity, analysis)	s	879,375
DESIGN FEE		7.5	%	(% of	Est.Const	ruction)			S	14,782,990
PRECONSTRUC	CTION	1	%	(% of	Estimated	Construct	ion C	osts [1% for	S	567,695
COMMISSION	ING FEE	0.5	%	(0.5%	simple; 1.0	% modera	ate; 1.	5% complex)	S	961,367
SPECIAL INSPI	ECTIONS	1.25	%	(1.259	6 estimated	i)			S	2,403,417
SUSTAINABIL	ITY	0	%	(3% L	EED Gold,	2% LEED	Silve	er)	S	
FURNITURE		LS						200	S	7,000,000
MOVING		LS							S	5,000,000
CONTINGENCI	ES	3	%	(%)	ofEstimate	d Constru	ction	Costs 3%	S	5,506,300
SUB-TOTAL ES	STIMATED	COSTS			********	181-75	°в		\$2	229,374,471
		Fee + Advance	Pla	nning	+ Fixed Ow	mer Costs	)	2	<	1994 - C. 1994 - S
Escalation	5% AIR =	0.40% per month	n	20	months	0.40%	per m	onth	í	
ESCALATION	COST INCR	EASE (Estimate	d Co	onstruc	tion Costs	x Escalati	ion %		\$1	5,381,866
TOTAL ESTIM	LATED PRO	JECT COSTS		Estin	ated Costs	s + Escalat	tion C	ost Increase)	\$2	44.756.337

Health and Human Services-Phase I

DITILO OM

23-Jun-20



Above-The-LINE **AKA Hard Costs** Quantities, GSF, Unit Costs **Estimated Construction Costs Below-The-LINE AKA Soft Costs Percentage of Construction Costs** 

Name/Location/Description

		DHHS Raleigh	Office (	Cam Ca	pus rolina				2		
Construct a new Property. 420,0 spaces. Building utility plant is in utilities site imp	Phase I D 00 SF of ge s will cons acluded for provements	HHS Offi eneral offi ist of mu Phase I, Site is	ce Cam fice spa ltiple m to be ex State-ou	pus ce, s id-1 pan vneo	to rep 500 su ise of ded for d land	lace the sp irface park fice buildin r future Ph on Blue Ri	ace curre ing space gs and on ase II. W dge Road,	ntly o s, and e stru ork w Ralei	ccupied at Do 900 structur ictured parki ill also inclue igh.	ng. de r	hea Dix parking A central padway and
SCOP	E OF PROC	GRAM				QTY	UNIT	UN	TT COST		TOTAL
Land	Land Requ	uirement									
Site	Site Work					1	LS	S	3,500,000	S	3,500,000
Site	Surface Pa	arking				500	space	S	2,350	S	1,175,000
Site	Site					1	LS	S	6,000,000	S	6,000,000
Construction	Structured	1 Parking	5			900	space	S	20,000	S	18,000,000
Construction	New Offic	e Space				420,000	GSF	S	305	S	128,100,000
Construction	Elevators					9	EA	S	475,000	S	4,275,000
ife Safety	Life Safety	y & Emer	gency F	ow	er	420,000	GSF	S	1.10	S	462,000
Generator	Data Integ	grity & Ba	ack-up I	Pow	er	1	System	S	2,000,000	S	2,000,000
Physical Plant		199	1.5	2	цх.	1	LS	S	13,000,000	S	12,000,000
All IT, Data, Sys	tems, Cabli	ng & Fib	er, P11			1	System	S	15,000,000	S	15,000,000
ESTIMATED CO	ONSTRUC	TION CO	TS							\$1	92,273,328
ADVANCE PLA	NNING		0.75	%	(In h	ides progra	mming (	asibili	ity, analysi,	S	879,375
DESIGN FEE			7.5	%	(%) f	Est Cansu	ruct <sup>i</sup>			5	14,702,790
PRECONSTRUC	TION	8	1	%	(%) f	Estimated	Co tri	io J	osts [1% for	S	567,695
COMMISSIONI	NG FEE		0.5	%	(0.5%	simple; 1.0	)% meact	1	5% complex)	S	961,367
SPECIAL INSPE	CTIONS	1	1.25	%	(1 259	% estimated	i)	Ā (		S	2,403,417
SUSTAINABILI	TY		0	%	5%I	EED Gold,	2%1 EI	Si -		S	
FURNITURE			LS	-					566	S	7,000,000
MOVING			LS						1.01.100	S	5,000,000
CONTINGENCIE	S		3	%	(%	of Estimate	d Constru	iction	Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS	0			Contract N				\$:	229,374,471
AND		Fee + A	dvance	Pla	nning	+ Fixed Ow	ner Costs	)			
		10.4 m 10.4 m 10.4									
Escalation	5% AIR =	0.40% pe	er montl	1	20	months	0.40%	per m	onth		
	OOT DIOD	FACE (E		AC.	an atom	ation Caste	v Eccalat	inn 0/	1	S	5 381 866



Name/Location/Description Above-The-LINE **AKA Hard Costs** Quantities, GSF, Unit Costs **Estimated Construction Costs Below-The-LINE AKA Soft Costs** Hard Costs + Soft Costs = TOTAL ESTIMATED PROJECT COST

Health and Human Services-Phase I DHHS Office Campus Raleigh, North Carolina									2	3-Jun-20
Construct a new Property. 420,0 spaces. Building utility plant is in utilities site imp	Phase I D 00 SF of ge s will cons cluded for rovements	HHS Office Cam eneral office spa ist of multiple n Phase I, to be ex . Site is State-or	pus ce, f nid-r pan wneo	to repl 500 sur- rise off ded for d land o	lace the sp rface park ice buildin future Ph on Blue Ri	ace curre ing space gs and on ase II. We dge Road,	ntly o s, and e stru ork w Rale	ccupied at Do 900 structur ictured parki ill also includ igh.	roth red p ng le ro	aea Dix barking A central badway and
SCOPE OF PROGRAM					QTY	UNIT	UP	TT COST		TOTAL
Land	Land Requ	uirement								
Site	Site Work			3	1	LS	S	3,500,000	S	3,500,000
Site	Surface Pa	arking		500	space	S	2,350	S	1,175,000	
Site	Site			3	1	LS	S	6,000,000	S	6,000,000
Construction	Structured	Parking		900	space	S	20,000	S	18,000,000	
Construction	New Offic	e Space		420,000	GSF	S	305	S	128,100,000	
Construction	Elevators			9	EA	S	475,000	S	4,275,000	
ife Safety	Life Safety	& Emergency H	er	420,000	GSF	S	1.10	S	462,000	
Generator	Data Integ	rity & Back-up I	er	1	System	S	2,000,000	S	2,000,000	
Physical Plant	1	LS	S	13,000,000	S	13,000,000				
All IT Data Suc	1	System	s	15,000,000	S	15,000.000				
ESTIMATED CO	NSTRUC	TION COSTS	_						\$1	92.273.328
ADVANCE PLANNING 0.75 % (Inch					des progra	amming, fe	asibil	ity, analysis)	s	879.375
DESIGN FEE 7.5 %			%	(% of	fEst.Construction)					14,782,990
PRECONSTRUCTION 1			%	(% of	of Estimated Construction Costs [1% for \$					567,695
COMMISSIONING FEE 0.5 %			(0.5%	0.5% simple; 1.0% moderate; 1.5% complex)					961.367	
SPECIAL INSPECTIONS 1.25 %			%	(1.25% estimated)					S	2,403,411
SUSTAINABILITY		0	%	(3% L	3% LEED Gold. 2% LEED Silver)				S	
FURNITURE		LS						<u></u>	S	7,000,000
MOVING		LS							S	5,000,000
CONTINGENCIE	S	3	%	(%)	ofEstimate	d Constru	ction	Costs [3%	S	5,506,300
SUB-TOTAL ESTIMATED COSTS									\$2	29,374,471
Fee + Advance Planning + Fixed Owner Costs)										
Escalation 5% AIR = 0.40% per month 20 months 0.40% per month										
ESCALATION C	OST INCR	EASE (Estimate	d Co	onstruc	tion Costs	x Escalati	ion %	)	\$15,381,866	
TOTAL ESTIMATED PROJECT COSTS (Estimated Costs + Escalation Cost Increase)									\$ 244,756,337	



### ESCALATION

Annual Inflation Rate / 12 Months

Х

#### Number of Months from <u>ESTIMATE</u> to Mid-Point of Construction

Х

#### **Estimated Construction Cost**

Health and Human Services-Phase I	
DHHS Office Campus	
Raleigh, North Carolina	

23-Jun-20

Construct a new Phase I DHHS Office Campus to replace the space currently occupied at Dorothea Dix Property. 420,000 SF of general office space, 500 surface parking spaces, and 900 structured parking spaces. Buildings will consist of multiple mid-rise office buildings and one structured parking. A central utility plant is included for Phase I, to be expanded for future Phase II. Work will also include roadway and utilities site improvements. Site is State-owned land on Blue Ridge Road, Raleigh.

SCOPE OF PROGRAM					QTY	UNIT	UNIT COST		TOTAL	
Land	Land Req	uirement								
Site	Site Work	r .		1	LS	S	3,500,000	S	3,500,000	
Site	Surface P	arking			500	space	S	2,350	S	1,175,000
Site	Site				1	LS	S	6,000,000	S	6,000,000
Construction	Structure	Structured Parking				space	S	20,000	S	18,000,000
Construction	New Offic	New Office Space				GSF	S	305	S	128,100,000
Construction	Elevators	Elevators				EA	S	475,000	S	4,275,000
Life Safety	Life Safet	Life Safety & Emergency Power				GSF	S	1.10	S	462,000
Generator	Data Integ	grity & Back-up	er	1	System	S	2,000,000	S	2,000,000	
Physical Plant				4.2	1	LS	S	13,000,000	S	13,000,000
All IT, Data, Sy		1	System	S	15,000,000	S	15,000,000			
ESTIMATED C	ONSTRUC	TION COSTS							\$1	92,273,328
ADVANCE PLANNING 0.75 %			(Inch	ides progra	amming, fe	asibil	lity, analysis)	S	879,375	
DESIGN FEE			%	(% of	(% of Est.Construction) \$ 14					
PRECONSTRUCTION		1	%	(% of Estimated Construction Costs [1% for \$				567,695		
COMMISSIONING FEE		0.5	%	(0.5% simple; 1.0% moderate; 1.5% complex) \$ 9					961,363	
SPECIAL INSPECTIONS		1.25	%	(1.25% estimated) \$ 2,40					2,403,417	
SUSTAINABILITY		0	%	(3% LEED Gold, 2% LEED Silver)				S		
FURNITURE		LS						202	S	7,000,000
MOVING		LS		-				1.2.1.1.2.2	S	5,000,000
CONTINGENCI	ES	3	%	(%	(% of Estimated Construction Costs [3%					5,506,300
SUB-TOTAL E		The second second second second				\$2	229,374,471			
		Fee + Advance	e Pla	nning	+ Fixed Ow	mer Costs	)			
Feedation	370 AIK =	0.40% per mont	h	20	months	0.40%	pern	ionth		
ESCALATION	COST INCR	EASE (Estimate	d Co	onstru	ction Costs	x Escalat	ion %	)	\$1	5,381,866
IVI AU DOTT	ATTD PRO	TECT COSTS		Estin	nated Cost	s + Escala	tion (	act Inaman	6.0	



### **BEST PRACTICE - Escalation**





### **BOTTOM - UP METHOD**

#### **KNOWN**: Total Project Cost (Total Funding) Use **BOTTOM - UP Cost Estimating Method** To Develop **UNKNOWN**: Scope of Program

			_				_	0				
Health and Human Services-Phase I 23-Jun												
DHHS Office Campus												
Raleigh, North Carolina												
Construct a new Phase I DHHS Office Campus to replace the space currently occupied at Dorothea Dix												
Property. 420,000 SF of general office space, 500 surface parking spaces, and 900 structured parking spaces. Buildings will consist of multiple mid-rise office buildings and one structured parking. A central utility plant is included for Phase I, to be expanded for future Phase II. Work will also include roadway and												
Scope	e of	Progr	a	m.				NKNO	2	WN		
Site	Site Work			3		LS	S	3,500,000	S	3,500,000		
Site	Surface Pa	rking			7 7	space	S	2,350	S	1,175,000		
Site	Site				LS	S	6,000,000	S	6,000,000			
Construction	Structured	Parking			space	S	20,000	S	18,000,000			
Construction	New Office	Space			GSF	S	305	S	128,100,000			
Construction	Elevators				EA	S	475,000	S	4,275,000			
Life Safety	Life Safety	& Emergency P		GSF	S	1.10	S	462,000				
Generator	Data Integ		System	S	2,000,000	S	2,000,000					
Physical Plant	Physical Plant					LS	S	13,000,000	S	13,000,000		
All IT, Data, Sys			System	S	15,000,000	S	15,000,000					
ESTIMATED CONSTRUCTION COSTS									\$1	92,273,328		
ADVANCE PLA	NNING	0.75	%	(Inclu		amming, fe	asibi	lity, analysis)	S	879,375		
DESIGN FEE	7.5	%	(% of	i	truction)			S	14,782,990			
PRECONSTRUC	PRECONSTRUCTION 1 % (% of					1 Construction Costs [1% for			S	567,695		
COMMISSIONE	NG FEE	0.5	%	(0.5%	.0% moderate; 1.5% complex)			S	961,367			
SPECIAL INSPECTIONS 1.25 % (1.25%				(1.25%	d)				S	2,403,417		
SUSTAINABILITY 0 % (3% L					, 2% LEED	Silv	er)	S	-			
FURNITURE		LS						100	S	7,000,000		
MOVING		LS						1.2.1.1.2.2	S	5,000,000		
CONTINGENCIES 3 % (%)					ed Constru	ction	Costs [3%	S	5,506,300			
SUB-TOTAL ESTIMATED COSTS						181-201	·		\$2	229,374,471		
		Fee + Advance	Pla	nning -		wner Costs	)		8			
d		0				20-05-04-05-28						

Total Project Cost......KNOW



### BEST PRACTICE - 70 / 30 Rule

#### **TYPICAL STATE PROJECT:**

#### 70% Total Project Cost = ESTIMATED CONSTRUCTION COSTS

# **30%** Total Project Cost = **SOFT COSTS**





### BEST PRACTICE - 70 / 30 Rule

#### TRIAL and ERROR STEPS:

- **1**. Hard Costs: Identify **Scope of Program** Line Items Equal to 70%
- **2**. Soft Costs: Identify Lump Sums Until Equal to 30%
- 3. Identify Months of Escalation
- 4. Lather, Rinse, Repeat





# Thank You

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