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

March 2, 2023





# Cost Estimation and Current Bid Environment

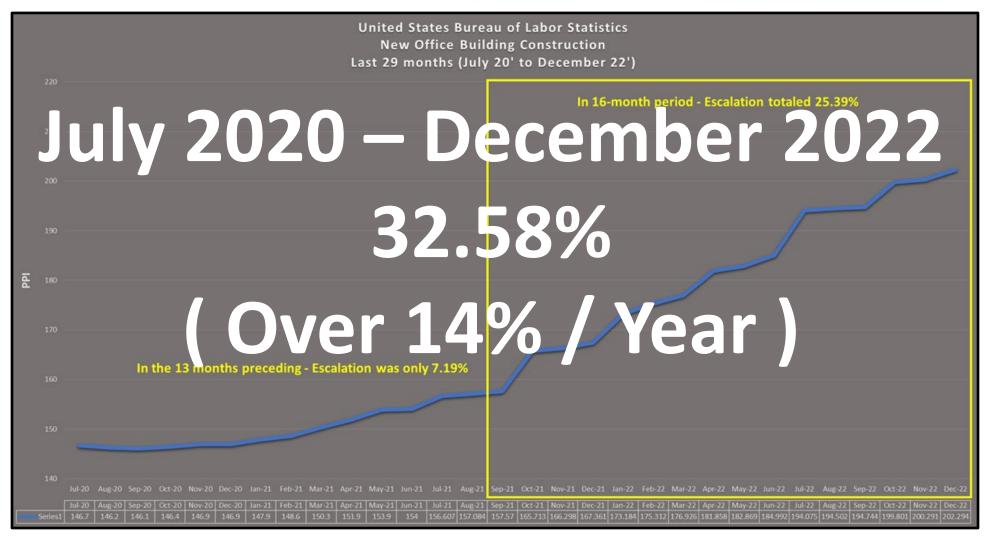


# **DISCUSSION TOPICS**

- 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**



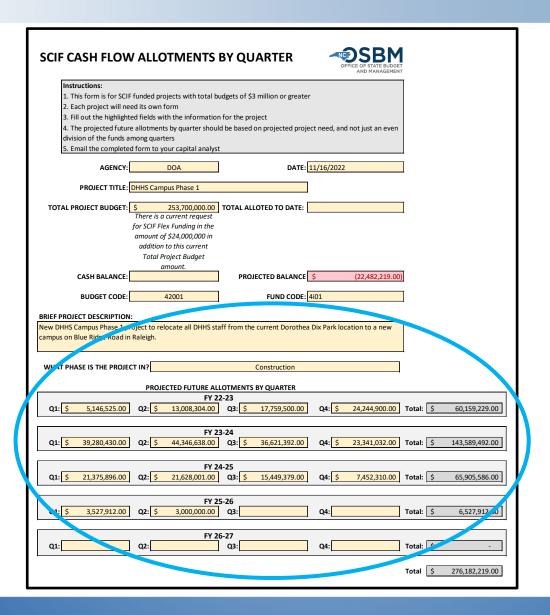


# North Carolina State Capital and Infrastructure Fund

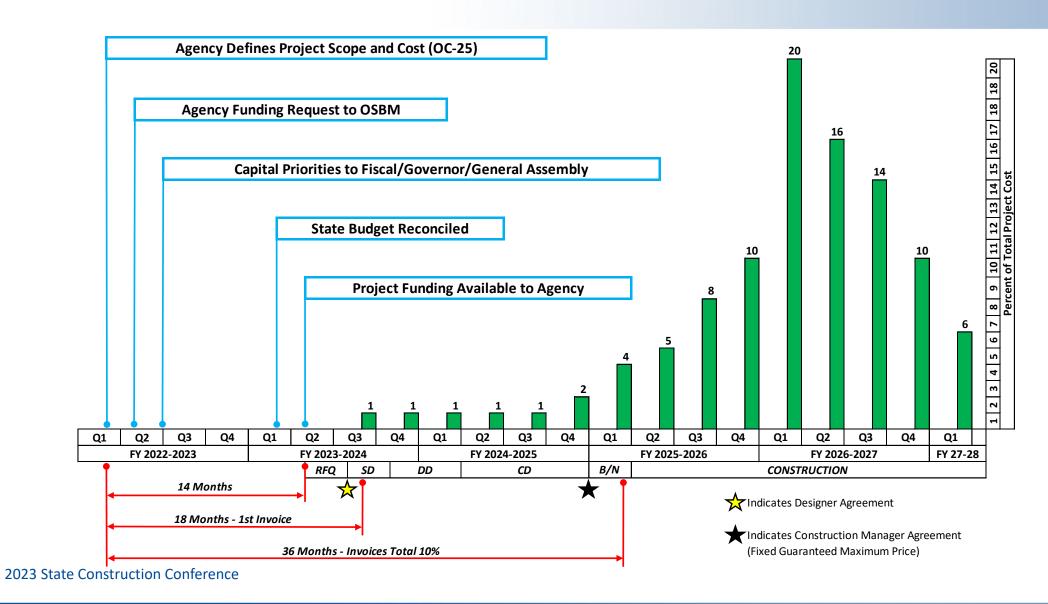
# SCIF

# **Cash Flow By Quarter**

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



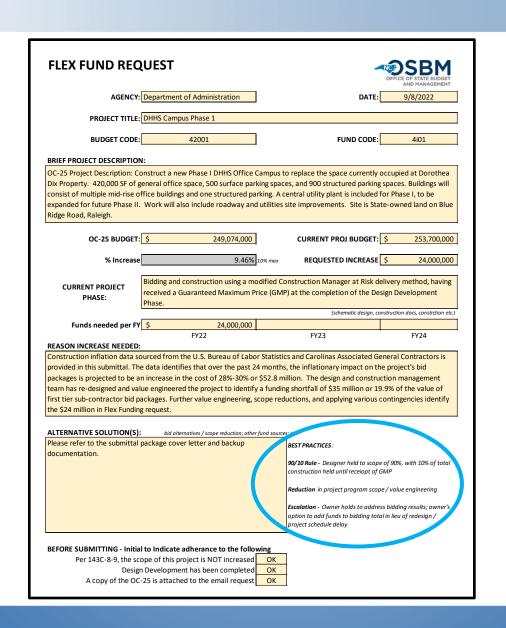
# **BEST PRACTICE - Project Cash Flow**



# SCIF

# Flex Fund Request State Agencies

- Design Development
- OC-25: Original as Baseline
- 90/10 Rule
- Scope Reduction
- Escalation
- 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 Hu DHHS Office O Raleigh, North	am	pus	es-1 nase		· ·	8		3-Jun-20
Construct a nev Property. 420,0 spaces. Buildin utility plant is i utilities site im	000 SF of ge gs will consi ncluded for l	neral office spa ist of multiple n Phase I, to be ex	ce, 5 id-r pan	00 sur ise off led for	rface park ice buildin future Ph	ing space gs and on ase II. W	s, and s e struc ork wi	900 structur ctured parki Il also inclu	red p	arking A central
SCOP	E OF PROG	RAM			QTY	UNIT	UN	T COST		TOTAL
Land	Land Requ	irement		-						
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			9	1	LS	S	6,000,000	S	6,000,000
Construction	Structured	Parking			900	space	S	20,000	S	18,000,000
Construction									S	128,100,000
Construction	Elevators				9	IS.	3	475,000	S	4,275,000
Life Safety	Life Safety	& Emergency			20,00	GSF		1.10	S	462,000
Generator		rity & Back-up	_	e	1	Sys m		2,000,000	S	2,000,000
Physical Plant						_s	3	13,000,000	S	13,000,000
All IT, Data, Sy	stems, Cablir	ng & Fiber, DIT			1	System	2	15,000,000	2	15,000,000
ESTIMATED C	ONSTRUCT	ION COSTS							\$1	92,273,328
ALVANCETLA	AmmiNo	0.75	%	untenu	ues progra	mmitre, re	asionit	y, analysis)	3	879,57.
DESIGN FEE		7.5			Est Const		_	, , ,	S	14,782,990
PRECONSTRUC	CTION	1		% of	F ma	C st c	tio Co	sts [1% for	S	567,695
COMMISSION	NG FEE	0.5	9/0	0.5%	nple;	9 40 2		% complex)	S	961,367
SPECIAL INSPE	ECTIONS	1.25	%	1.259	stima	1)		•	S	2,403,417
SUSTAINABIL	ITY	0	9/6	3% L	Q G	2% / EI	lve		S	
FURNITURE		LS							S	7,000,000
MOVING		LS			500100			. o wo	S	5,000,000
CONTINGENCI	ES	3	%	(% (	of Estimate	d Constru	iction (	Costs [3%	S	5,506,300
SUB-TOTAL ES	STIMATED	COSTS		100	7 1 mm	1611-1715		Oracle File	\$2	29,374,471
SUPERIOR VI		Fee + Advance	Pla	nning ·	+ Fixed Ow	ner Costs	()			Marie Pier
I		Autor a resident				10000				
Escalation		0.40% per montl		20	months		per mo	onth		
ESCALATION	COST INCRE	EASE (Estimate	d Co	nstruc	tion Costs	x Escalat	ion %)		\$1	5,381,866

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

**SCOPE OF PROGRAM** 

Quantities, GSF, Unit Costs

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** 

Quantities, GSF, Unit Costs

**TOTAL ESTIMATED CONSTRUCTION COSTS** 

Below-The-LINE AKA Soft Costs

**CONSULTANTS, CONTINGENCIES, ESCALATION** 

TOTAL ESTIMATED PROJECT COSTS



Name/Location/Description

**Project Name/Location/Description** 

Above-The-LINE AKA Hard Costs

**SCOPE OF PROGRAM** 

Quantities, GSF, Unit Costs

**TOTAL ESTIMATED CONSTRUCTION COSTS** 

Below-The-LINE AKA Soft Costs

**CONSULTANTS, CONTINGENCIES, ESCALATION** 

Above + Below The LINE

TOTAL ESTIMATED PROJECT COSTS

Name/Location/Description

**Project Name/Location/Description** 

Above-The-LINE AKA Hard Costs

**SCOPE OF PROGRAM** 

Quantities, GSF, Unit Costs

TOTAL ESTIMATED CONSTRUCTION COSTS

The

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 an	d Human Services-Phase I	
DHHS Of	fice Campus	
Raleigh, N	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.

SCOI	PE OF PRO	GRAM			QTY	UNIT		NIT COST		TOTAL
Land	Land Req	uirement					7			
Site	Site Work				1	LS	ŝ	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	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	1.13			9	EA	S	475,000	S	4,275,000
Life Safety	Life Safet	y & Emergency F	owe	er	420,000	GSF	S	1.10	S	462,000
Generator Data Integrity & Back-up Pow				er	1	System	S	2,000,000	S	2,000,000
Physical Plant				W.	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					Т		\$1	92,273,328
ADVANCE PLA	ANNING	0.75	%	(Inclu	ides progra	mming, fe	sit	ility, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of	Est.Const	ruction)			S	14,782,990
PRECONSTRU	CTION	1	%	(% of	of Estimated Construction Costs [1% for				S	567,695
COMMISSION	ING FEE	0.5	%	(0.5%	(0.5% simple; 1.0% moderate; 1.5% complex				S	961,367
SPECIAL INSP	ECTIONS	1.25	%	(1.259	(1.25% estimated)				S	2,403,417
SUSTAINABIL	ITY	0	%	(3% I	EED Gold,	2% LEED	S 1	ver)	S	
FURNITURE		LS			11.11	32		1100	5	7,000,000
MOVING		LS			100100	J		1 2 0 1 1 W 5	S	5,000,000
CONTINGENC	ES	3	%	(%	of Estimate	d Constru	ctic	Costs [3%	\$	5,506,30
SUB-TOTAL E	STIMATED				The state of the s	111-03			\$ 2	229,374,471
	of the first state of	Fee + Advance	Pla	nning	+ Fixed Ow	ner Costs	)			
				20	months				_	
Escalation						0.40%	_			
		EASE (Estimate	d Co							5,381,866
TOTAL ESTIM	LATED PRO	JECT COSTS		(Estin	nated Cost	s + Escalat	ion	Cost Inch ase)	\$ 2	4,756,337

# 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.

SCOF	E OF PROC		QTY	UNIT	U	NIT 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			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 I	Powe	er	420,000	GSF	S	1.10	S	462,000
Generator	Data Integ	grity & Back-up l	Pow	er	1	System	S	2,000,000	S	2,000,000
Physical Plant	u Trynglad	The state			1	LS	S	13,000,000	S	13,000,000
All IT, Data, Sy	stems, Cabli	ng & Fiber, DIT			1	System	S	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUC	TION COSTS	,	0.5					\$1	92,273,328
ADVANCE PLA	ADVANCE PLANNING 0.75 %				ides progra	mming, fe	asibi	lity, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of	Est.Const	S	14,782,990			
PRECONSTRUC	CTION	1	%	(% of	Estimated	S	567,695			
COMMISSION	ING FEE	0.5	%	(0.5%	simple; 1.0	.5% complex)	S	961,367		
SPECIAL INSPI	ECTIONS	1.25	%	(1.259	6 estimated	20 30	S	2,403,417		
SUSTAINABIL	ITY	0	%	(3% I	EED Gold,	2% LEEI	Silv	er)	S	
FURNITURE		LS			71.11	32		100	S	7,000,000
MOVING		LS			90100			100 100	S	5,000,000
CONTINGENCI	ES	3	%	(%	of Estimate	d Constn	iction	Costs [3%	5	5,506,300
SUB-TOTAL ES	STIMATED	COSTS			The Property			and the state of	\$:	229,374,471
CONTRACTOR OF THE	A STATE OF THE STATE OF	Fee + Advance	Pla	nning	+ Fixed Ow	ner Costs	)			A PARTIE OF THE
Escalation	5% AIR =	0.40% per monti	h	20	months	0.40%	pern	nonth		
ESCALATION		EASE (Estimate		nstru	ction Costs	x Escalat	ion %	6)	\$1	15,381,866
	OTAL ESTIMATED PROJECT COSTS							Cost Increase)	_	44,756,337

**KNOWN**: Scope of Program Use

**TOP-DOWN** 

Cost Estimating Method
To Develop

**UKNOWN** Total Project Cost

(Total Funding)

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

Scope of Program.....KNOWN

u	Table 1	ш с								
Site	Site Worl					LS	S	3,500,000	S	3,500,000
Site	Surface P	arking				space	S	2,350	S	1,175,000
Site	Site			- 2		LS	S	6,000,000	S	6,000,000
Construction	Structure	d Parking				space	S	20,000	S	18,000,000
Construction	New Office	e Space				GSF	S	305	S	128,100,000
Construction	Elevators					EA	S	475,000	S	4,275,000
Life Safety	Life Safet	y & Emergency I	owo	er		GSF	S	1.10	S	462,000
Generator	Data Inte	grity & Back-up	Pow	er	System \$ 2,000,000					2,000,000
Physical Plant				1.1		LS	S	13,000,000	5	13,000,000
All IT, Data, Systems, Cabling & Fiber, DIT						System	S	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUC	TION COSTS		0.5					\$ 1	192,273,328
ADVANCE PLA	NNING	0.75	%	(Inclu		amming, fe	asibi	lity, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of		truction)			S	14,782,990
PRECONSTRUC	CTION	1	%	(% of		Construction Costs [1% for			S	567,695
COMMISSIONI	NG FEE	0.5	%	(0.5%		.0% modera	ate; 1	.5% complex)	S	961,367
SPECIAL INSPE	CTIONS	1.25	%	(1.25%		d)	120000	20 80	S	2,403,417
SUSTAINABIL	ITY	0	%	(3% L		, 2% LEED	Silv	er)	S	
FURNITURE		LS				200		Title .	S	7,000,000
MOVING		LS						1 0 1 1 N 2	S	5,000,000
CONTINGENCI	ES	3	%	(% (		ed Constru	ction	Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS					-	. All the state of the state of	\$:	229,374,471
CONTRACTOR OF THE RES	9	Fee + Advance	Pla	nning -	اد	wner Costs	)	3	4	
5		384 ST - 1 Francis VII		4 11 11		27				

Total Project Cost.....UNKNOWN

#### Name/Location/Description

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 PRO	GRAM			QTY	UNIT	Uľ	NIT COST		TOTAL
Land	Land Req	uirement								
Site	Site Work				1	LS	S	3,500,000	\$	3,500,000
Site	Surface Pa	arking			500	space	S	2,350	S	1,175,00
Site	Site				1	LS	S	6,000,000	5	6,000,00
Construction	Structure	1 Parking			900	space	S	20,000	5	18,000,00
Construction	New Offic	e Space			420,000	GSF	S	305	5	128,100,00
Construction	Elevators				9	EA	S	475,000	S	4,275,00
Life Safety	Life Safet	y & Emergency F	owe	er	420,000	GSF	S	1.10	5	462,00
Generator	Data Integ	grity & Back-up I	ow	er	1	System	S	2,000,000	S	2,000,00
Physical Plant				1.7	1	LS	S	13,000,000	5	13,000,000
All IT, Data, Sys	stems, Cabl	ng & Fiber, DIT			1	System	S	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUC	TION COSTS		9					\$1	92,273,328
ADVANCE PLA	DVANCE PLANNING 0.75 %				ides progra	mming, fe	asibil	lity, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of	Est.Constr		S	14,782,990		
PRECONSTRUC	CTION	1	%	(% of Estimated Construction Costs [1% for						567,69
COMMISSIONI	NG FEE	0.5	%	(0.5% simple; 1.0% moderate; 1.5% complex)						961,367
SPECIAL INSPE	ECTIONS	1.25	%		6 estimated	20 30	S	2,403,417		
SUSTAINABIL	ITY	0	%	(3% I	EED Gold,	2% LEED	Silv	er)	S	
FURNITURE		LS			1100				S	7,000,000
MOVING		LS			990100			100 N N	S	5,000,000
CONTINGENCE	ES	3	%	(%	of Estimate	d Constru	ction	Costs [3%	\$	5,506,300
SUB-TOTAL ES	STIMATED	COSTS		N. C.	The state of the s			officers & Late	\$2	229,374,471
		Fee + Advance	Pla	nning	+ Fixed Ow	ner Costs	)		5	
Escalation	5% AIR =	0.40% per monti	1	20	months	0.40%	pern	nonth		
ESCALATION COST INCREASE (Estimated Con					ction Costs	x Escalat	ion %	b)	\$1	15,381,866
TOTAL ESTIM	ATED PRO	TECT COSTS		(Estin	antad Cant	- + Eccale	i (	ost Increase)	6 7	44,756,337

Name/Location/Description

Above-The-LINE AKA Hard Costs

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.

SCOF	E OF PROGRAM	QTY	UNIT	UN	IT COST		TOTAL
Land	Land Requirement						
Site	Site Work	1	LS	S	3,500,000	S	3,500,000
Site	Surface Parking	500	space	S	2,350	S	1,175,000
Site	Site	1	LS	S	6,000,000	5	6,000,000
Construction	Structured Parking	900	space	S	20,000	S	18,000,000
Construction	New Office 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 Power	420,000	GSF	S	1.10	S	462,000
Generator	Data Integrity & Back-up Power	1	System	S	2,000,000	S	2,000,000
Physical Plant		1	LS	S	13,000,000	5	13,000,000
All IT Data Systems Cabling & Fiber DIT		1	System	2	15,000,000	5	15,000.000

ESTIMATED (	CONSTRUC	TION COSTS		45				\$ 19	92,273,328
ADVANCE PL	ANNING	0.75	%	(Inclu	des progra	S	879,375		
DESIGN FEE		7.5	%	(% of	Est.Constr	uction)		S	14,782,990
PRECONSTRU	ICTION	1	%	(% of	Estimated	Construc	tion Costs [1% for	S	567,695
COMMISSION	NING FEE	0.5	%	(0.5%	simple; 1.0	S	961,367		
SPECIAL INSP	PECTIONS	1.25	%	(1.259	(1.25% estimated)				2,403,417
SUSTAINABI	LITY	0	%	(3% L	EED Gold,	2% LEEI	O Silver)	S	
FURNITURE		LS						S	7,000,000
MOVING		LS			SOCIOTION OF			S	5,000,000
CONTINGENC	IES	3	%	(%	of Estimate	d Constn	action Costs [3%	5	5,506,300
SUB-TOTAL E	STIMATED	COSTS			4000	711-75	The same of the sa	\$2	29,374,471
STATE OF THE STATE OF		Fee + Advance	Pla	nning ·	+ Fixed Ow	ner Costs	s)		March 27 Co.
Escalation	5% AIR =	0.40% per monti	h h	20	months	0.40%	per month		
ESCALATION				Construction Costs x Escalation %)					5,381,866
TOTAL ESTIN	MATED PRO	JECT COSTS		(Estim	ated Costs	+ Escala	tion Cost Increase)	\$ 24	14,756,337

Name/Location/Description

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

		Health and Hu DHHS Office O Raleigh, North	am	pus	ces-Phase l	I		Į	2	3-Jun-20
Constry (a new Proper v. 420,0 spaces. Building utility plant is in utilities site imp	000 SF of ge	eneral office spa ist of multiple o Phase I, to be ex	ce, s id-r pan	ise of	r ace park ice buildin future Ph	ing space gs and on ase IL. W	s, and e stru ork w	900 structui ictured parki ill also inclu	red p	arking A central
SCOP	E OF PRO	RAM			QTY	UNIT	UN	IT COST		TOTAL
Land	Land Requ	niren, ant								
Site	Site Work					LS	S	3,500,000	S	3,500,000
Site	Surface Pa	arking			500	pace	S	2,350	S	1,175,000
Site	Site				1	LS	S	6,000,000	S	6,000,000
Construction	Structured	Parking	1		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	Life Safety & Emergency Power 420,000 GSF \$ 1.10								462,000
Generator	Data Integ	rity & Back-up l	Pow	er		System	S	2,000,000	S	2,000,000
Physical Plant	11-4-11-1			LY ,	1	LS	S	13,000,000	S	13,000,000
All IT Data Suc	tems Cabli	na & Fiber DIT			1	System	2	15,000,000	S	15,000.000
ESTIMATED CO	ONSTRUCT	TION COSTS		8					\$ 1	92,273,328
ADVANCE PLA	NNING	0.75	%	(Inclu	des progra	mming, fe	asibil	ity, analysis)	S	879,375
DESIGN FEE		7.5	%	_	Est.Constr				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	f)	10,000	2	S	2,403,417
SUSTAINABILI	TY	0	%	(3% L	EED Gold,	2% LEED	Silve	er)	S	
FURNITURE		LS						in .	S	7,000,000
MOVING		LS			990100	1.00		1011172	S	5,000,000
CONTINGENCIE	ES	3	%	(%)	of Estimate	d Constru	ction	Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS			41144		-	arraval III.,	\$:	229,374,471
CONTRACTOR WITH A BAN		Fee + Advance	Pla	nning	+ Fixed Ow	ner Costs	)	-		100000000000000000000000000000000000000
Escalation	5% ATR =	0.40% per montl	1	20	months	0.40%	per m	onth		
ESCALATION O		EASE (Estimate							S	15,381,866
TOTAL ESTIM								ost Increase)		44,756,337

Name/Location/Description

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

**Estimated Construction Costs** 

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.

SCOF	PE OF PROGRAM	QTY	UNIT	UI	NIT COST		TOTAL
Land	Land Requirement						
Site	Site Work	1	LS	S	3,500,000	S	3,500,000
Site	Surface Parking	500	space	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 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 Power	420,000	GSF	S	1.10	S	462,000
Generator	Data Integrity & Back-up Power	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, Sy	stems, Cabling & Fiber, DIT	1	System	2	15,000,000	2	15,000,000
						_	

ESTIMATED (	CONSTRUC	TION COSTS		es.				\$1	92,273,32
ADVANCETE	AmmiNo	0.75	%	(men	ides progra	mmitng, r	asionity, analysis)	3	ر د, و/ه
DESIGN FEE		7.5		_	Est.Constr	S	14,782,99		
PRECONSTRU	CTION	1	%	(% of	Estimated	Construc	tion Costs [1% for	S	567,69
COMMISSION	ING FEE	0.5	%	(0.5%	simple; 1.0	% moder	ate; 1.5% complex)	S	961,36
SPECIAL INSP	ECTIONS	1.25	%	(1.259	6 estimated	i)	20 En	S	2,403,41
SUSTAINABII	LITY	0	%	(3% I	EED Gold,	2% LEEI	O Silver)	S	
FURNITURE		LS						S	7,000,00
MOVING		LS			SOCIO S		77 LA 183	S	5,000,00
CONTINGENC	IES	3	%	(%	of Estimate	action Costs [3%	S	5,506,30	
SUB-TOTAL E	STIMATED	COSTS					The second state of	\$2	29,374,47
SOUTH COMMENT		Fee + Advance	Pla	nning	+ Fixed Ow	ner Cost	s)	( )	10 m. C. J. C.
Escalation	5% AIR =	0.40% per montl	1	20	months	0.40%	per month	7	
		EASE (Estimate					•	\$1	5,381,866
		DECT COSTS	101.1				tion Cost Increase)	\$2	44,756,33

Name/Location/Description

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

Estimated Construction Costs

Designer Agreement

CM @ Risk Agreement

		Health and Hun DHHS Office O Raleigh, North	Cam	pus	ces-Phase	I		8	2	3-Jun-20
Property. 420,0 spaces. Buildin utility plant is i	000 SF of go gs will cons ncluded for	HHS Office Cam eneral office spa sist of multiple m Phase I, to be ex . Site is State-ov	ce, s nid-n pan	500 su rise off ded for	rface park ice buildir future Ph	cing space ngs and on nase II. W	s, and s e struc ork wil	900 structur tured parki Il also inclu	red p	arking A central
SCOP	E OF PRO	GRAM			QTY	UNIT	UNI	T COST		TOTAL
Land	Land Req	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	1	LS	S	6,000,000	S	6,000,000
Construction	Structure	1 Parking			900	space	S	20,000	S	18,000,000
Construction	New Offic	e Space			N <sub>2</sub> C	ıs.	5	305	S	128,100,000
Construction	Elevators				9	E.A	3	475,000	S	4,275,000
Life Safety	Life Safet	y & Emergency			20,00	GSF		1.10	S	462,000
Generator		grity & Back-up I		e	1	Sys m		2,000,000	S	2,000,000
Physical Plant		The state of				LS	3	13,000,000	S	12,000,000
All IT, Data, Sy	stems, Cabl	ng & Fiber, DIT			1	System	2	15,000,000	5	15,000,000
ESTIMATED C	ONSTRUC	TION COSTS							\$1	92,273,328
ADVAINCE FEA			9/8	ппси	ues progr	ammitus, re	asionit	y, analysi.		در د,9 ه
DESIGN FEE		7.5		_	Est.Const			,,,	5	14,702,990
PRECONSTRUC	CTION	1	%	(% of	Estimated	Construc	tion Co	sts [1% for	S	567.695
COMMISSION	NG FEE	0.5	%	,				% complex)	S	961,367
SPECIAL INSPE	ECTIONS	1.25	%	-	6 estimate		11.00	* /	S	2,403,417
SUSTAINABIL	ITY	0	%	· ·	EED Gold		Silver	)	S	
FURNITURE		LS							S	7,000,000
MOVING		LS						A	S	5,000,000
CONTINGENCI	ES	3	%	(%	of Estimate	ed Constru	iction (	osts [3%	S	5,506,300
SUB-TOTAL ES		COSTS			100			model in	\$ 2	29,374,471
		Fee + Advance	Pla	nning	+ Fixed Ov	wner Costs	s)			
Escalation	5% AIR =	0.40% per monti	h	20	months	0.40%	per mo	nth		
	- CALLET	The second of the state	-	20		0.4070	I was mile			

Name/Location/Description

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

**Estimated Construction Costs** 

The LINE

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.

SCOF	PE OF PROGRAM	QTY	UNIT	U	NIT COST	\$ 1,175,0 \$ 6,000,0 \$ 18,000,0	TOTAL
Land	Land Requirement						
Site	Site Work	1	LS	S	3,500,000	S	3,500,000
Site	Surface Parking	500	space	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 Space	420,000	GSF	S	305	5	128,100,000
Construction	Elevators	9	EA	S	475,000	S	4,275,000
Life Safety	Life Safety & Emergency Power	420,000	GSF	S	1.10	5	462,000
Generator	Data Integrity & Back-up Power	1	System	S	2,000,000	S	2,000,000
Physical Plant		1	LS	S	13,000,000	5	13,000,000
All IT, Data, Sy	stems, Cabling & Fiber, DIT	1	System	S	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUCTION COSTS					\$1	92,273,328

									-,,
DESIGN FEE	1111110	7.5	0/	(0/ -4	E-t Ct		casionity, analysis)	0	14 702 000
		7.5	%	,	Est.Constr			2	14,782,990
PRECONSTRUC	CTION	1	%	(% of	Estimated	5	567,695		
COMMISSION	ING FEE	0.5	%	(0.5%	simple; 1.0	% moder	rate; 1.5% complex)	S	961,367
SPECIAL INSPI	ECTIONS	1.25	%	(1.259	% estimated	S	2,403,417		
SUSTAINABIL	ITY	0	%	(3% I	EED Gold,	2% LEE	D Silver)	S	_
FURNITURE		LS				S	7,000,000		
MOVING		LS			190100 20	J. 100 100 19	TO 100 100 100 100 100 100 100 100 100 10	S	5,000,000
CONTINGENCI	ES	3	%	% (% of Estimated Construction Costs [3%	uction Costs [3%	S	5,506,300		
SUB-TOTAL ES	STIMATED	COSTS				111-113	"Harris Wall Tall.	\$ 2	29,374,471
	A DESCRIPTION OF THE PARTY OF T	Fee + Advance	Pla	nning	+ Fixed Ow	ner Cost	s)	111	
Escalation	5% AIR =	0.40% per mont	h	20	months	0.40%	per month		
ESCALATION		_						\$1:	5,381,866
TOTAL ESTIMATED PROJECT COSTS				(Estin	nated Costs	\$ 24	14,756,337		

Name/Location/Description

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

**Estimated Construction Costs** 

Below-The-LINE AKA Soft Costs

Health and Human Services-Phase I
DHHS Office Campus
Raleigh, North Carolina
 A STATE OF BUILDING TO SEE
 DI - I DIIIIC OCC - C

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

23-Jun-20

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.

SCOF	E OF PROGR	AM	QTY	UNIT	UNIT COST			TOTAL
Land	Land Require	ment						
Site	Site Work		1	LS	S	3,500,000	S	3,500,000
Site	Surface Parki	ng	500	space	S	2,350	S	1,175,000
Site	Site		1	LS	S	6,000,000	S	6,000,000
Construction	Structured Pa	arking	900	space	S	20,000	S	18,000,000
Construction	New Office S	pace	420,000	GSF	S	305	S	128,100,000
Construction	Elevators	O marion marion and a second	9	EA	S	475,000	S	4,275,000
Life Safety	Life Safety &	Emergency Power	420,000	GSF	S	1.10	5	462,000
Generator	Data Integrit	y & Back-up Power	1	System	S	2,000,000	S	2,000,000
Physical Plant	Marine Marine		1	LS	S	13,000,000	S	13,000,000
All IT, Data, Sy	stems, Cabling	& Fiber, DIT	1	System	S	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUCTIO	N COSTS					\$ 1	92,273,328
ADVANCE PLA	ANNING	0.75 % (Incl	udes progra	amming, fe	asibil	ity, analysis)	S	879,375
DESIGN FEE		7.5 % (% o	f Est.Const	ruction)			S	14,782,990

	0.1.1.1								,
ADVANCE PLA	NNING	0.75	%	(Inclu	ides progra	S	879,375		
DESIGN FEE		7.5	%	(% of	Est.Constr	S	14,782,990		
PRECONSTRUC	CTION	1	%	(% of	Estimated (	S	567,695		
COMMISSIONI	NG FEE	0.5	%	(0.5%	simple; 1.0	S	961,367		
SPECIAL INSPE	CTIONS	1.25	%	(1.259	6 estimated	S	2,403,417		
SUSTAINABIL	ITY	0	%	(3% I	EED Gold,	2% LEEI	Silver)	S	
FURNITURE		LS						S	7,000,000
MOVING		LS				1-11-12	mar say and	S	5,000,000
CONTINGENCE	ES	3	%	(%	of Estimate	d Constru	iction Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS	The state of the s					\$2	29,374,471
		Fee + Advance	Pla	nning	+ Fixed Ow	ner Costs	(:		111-11-27-1
<u> </u>	-	102							

Escalation 5% AIR = 0.40% per month 20 months 0.40% per month

ESCALATION COST INCREASE (Estimated Construction Costs x Escalation %) \$15,381,866

TOTAL ESTIMATED PROJECT COSTS (Estimated Costs + Escalation Cost Increase) \$244,756,337

Name/Location/Description

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

**Estimated Construction Costs** 

Below-The-LINE AKA Soft Costs

**Percentage of Construction Costs** 

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

23-Jun-20

\$15,381,866

(Estimated Costs + Escalation Cost Increase) \$ 244,756,33

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 PRO	GRAM				QTY	UNIT	U	NIT COST		TOTAL
Land	Land Req	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	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					9	EA	S	475,000	S	4,275,000
Life Safety	Life Safet	y & Emer	gency I	Pow	er	420,000	GSF	S	1.10	S	462,000
Generator	Data Integ	grity & Ba	ck-up	Pow	er	1	System	S	2,000,000	S	2,000,000
Physical Plant		777			1.7	1	LS	S	13,000,000	S	12,000,000
All IT, Data, Sy	stems, Cabl	ing & Fib	er, Din			1	System	S	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUC	TION CO	TS							\$1	92,273,328
ADVANCE PLA	INNING		0.75	%	(In h	ides progra	amming A	as101	lity, analysi.	S	879,375
DESIGN FEE			7.5	%	(% )f	Est Consti	ructi			5	17,702,770
PRECONSTRUC	CTION		1	%	(% )f	Estimated	Co tru	io' .	osts [1% for	S	567,695
COMMISSION	NG FEE		0.5	%	(0.5 %	simple; 1.0	0% moder	7 , 1	5% complex)	S	961,367
SPECIAL INSPE	CTIONS	Ti.	1.25	%	(1/259	% estimate	d)			S	2,403,417
SUSTAINABIL	ITY		0	%	3% I	EED Gold,	2% J £I	) Si	-	S	
FURNITURE			Ls			1111			100	S	7,000,000
MOVING			LS			100/100				S	5,000,000
CONTINGENCI	ES	Name of the last o	3	%	(%	of Estimate	d Constn	ction	Costs [3%	S	5,506,300
SUB-TOTAL ES	STIMATED	COSTS	.,		10.0			-		\$:	229,374,471
ONE STREET	State Land	Fee + A	dvance	Pla	nning	+ Fixed Ow	ner Costs	;)		6 1	Marie Control
SUB-TOTAL ES	TIMATED		.dvance	Pla	nning	+ Fixed Ow	ner Costs	i)		\$ :	229,37

5% AIR = 0.40% per month

TOTAL ESTIMATED PROJECT COSTS

ESCALATION COST INCREASE (Estimated Construction Costs x Escalation %)

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

23-Jun-20

\$15,381,866

(Estimated Costs + Escalation Cost Increase) \$ 244,756,33

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.

SCOI	PE OF PROGRAM	QTY	UNIT	UI	NIT COST		TOTAL
Land	Land Requirement						
Site	Site Work	1	LS	S	3,500,000	S	3,500,000
Site	Surface Parking	500	space	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 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 Power	420,000	GSF	S	1.10	S	462,000
Generator	Data Integrity & Back-up Power	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 Su	stems Cabling & Fiber DIT	1	System	2	15,000,000	-5	15,000.000
ESTIMATED C	ONSTRUCTION COSTS						92,273,328

ESTIMATED C	ONSTRUCT	TON COSTS						\$ 10	2.273,328
ADVANCE PLA	NNING	0.75	%	(Inclu	des progra	mming, fe	asibility, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of	Est.Constr		S	14,782,990	
PRECONSTRUC	TION	1	%	(% of	Estimated (	Construc	tion Costs [1% for	S	567,695
COMMISSION	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	S	2,403,417		
SUSTAINABILITY			%	(3% L	EED Gold,	Silver)	S		
FURNITURE		LS					W. C.	S	7,000,000
MOVING		LS			1000000	1	TT 10 NO.	S	5,000,000
CONTINGENCIE	ES	3	%	(% (	of Estimate	d Constru	ction Costs [3%	S	5,506,300
SUB-TOTAL ES	TIMATED	COSTS		100	10 mm	16111175	The Attended Into	\$ 2	29,374,471
		Fee + Advance	Pla	nning -	+ Fixed Own	ner Costs	(:		11
Escalation	5% AIR = 0	0.40% per monti	n	20	months	0.40%	per month		

ESCALATION COST INCREASE (Estimated Construction Costs x Escalation %)

TOTAL ESTIMATED PROJECT COSTS

# **ESCALATION**

Annual Inflation Rate / 12 Months

X

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

X

**Estimated Construction Cost** 

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

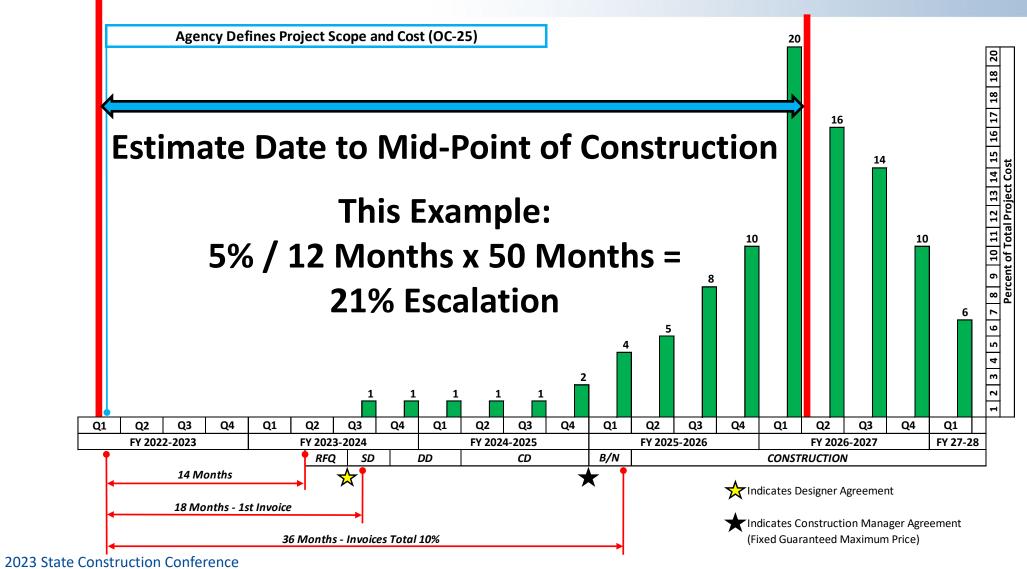
23-Jun-20

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SCOPE OF PROGRAM					QTY	UNIT	UNIT COST		TOTAL	
Land	Land Req	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 Parking				900	space	S	20,000	S	18,000,000
Construction	New Office 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 Power				420,000	GSF	S	1.10	S	462,000
Generator	Data Integ	Data Integrity & Back-up Power				System	S	2,000,000	S	2,000,000
Physical Plant					1	LS	S	13,000,000	S	13,000,000
All IT, Data, Systems, Cabling & Fiber, DIT					1	System	S	15,000,000	S	15,000,000
ESTIMATED C	ONSTRUC	TION COSTS		es.					\$1	92,273,328
ADVANCE PLANNING			%	(Includes programming, feasibility, analysis)						879,375
DESIGN FEE	SIGN FEE 7.5 % (% o				Est.Constr	uction)		-	S	14,782,990
PRECONSTRUCTION 1 % (% o				(% of	Estimated	Construc	tion (	Costs [1% for	5	567,695
COMMISSIONING FEE 0.5 % (0.5				(0.5%	simple; 1.0	% moder	ate; 1	.5% complex)	S	961,367
SPECIAL INSPE	ECTIONS	1.25	%	(1.259	% estimated	S	2,403,417			
SUSTAINABIL	ITY	0	%	(3% I	EED Gold,	2% LEEI	Silv	er)	S	
FURNITURE		LS						100	S	7,000,000
MOVING		LS			100A0K			10000	S	5,000,000
CONTINGENCE	ES	3	%	(%	of Estimate	d Constru	ction	Costs [3%	\$	5,506,300
SUB-TOTAL ES	STIMATED				The State of	1611-1715		and the second	\$ 2	229,374,471
		Fee + Advance	Pla	nning	+ Fixed Ow	ner Costs	)		5	adaC.dR
Feeder	5% AIK =	0.40% per month	1	20	months	0.40%	pern	nonth		
ESCALATION (		EASE (Estimate		nstru	ction Costs		•		\$1	5,381,866
IUIAL ESTA	ATEN DRO	TECT COSTS	No tree	Estin	nated Costs	+ Fscala	tion (	oct Ingress	6.0	17,700,00/



# **BEST PRACTICE - Escalation**



# **BOTTOM - UP METHOD**

KNOWN: Total Project Cost (Total Funding) Use

**BOTTOM - UP** 

Cost Estimating Method
To Develop

**UNKNOWN**: Scope of Program

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

#### Scope of Program.....UNKNOWN

	Land on	u							
Site	Site Work			3	LS	S	3,500,000	S	3,500,000
Site	Surface Pa	arking			space	S	2,350	S	1,175,000
Site	Site				LS	S	6,000,000	S	6,000,000
Construction	Structure	d Parking			space	S	20,000	S	18,000,000
Construction	New Offic	e Space			GSF	S	305	S	128,100,000
Construction	Elevators				EA	S	475,000	S	4,275,000
Life Safety	Life Safety & Emergency Power				GSF	S	1.10	S	462,000
Generator	Data Integrity & Back-up Power				Systen	1 5	2,000,000	S	2,000,000
Physical Plant	Harry British British British and				LS	S	13,000,000	S	13,000,000
All IT, Data, Sys	ing & Fiber, DIT	Systen	S	15,000,000	S	15,000,000			
ESTIMATED CO				\$1	92,273,328				
ADVANCE PLANNING		0.75	%	(Inclu	amming,	feasib	ility, analysis)	S	879,375
DESIGN FEE		7.5	%	(% of	truction)			S	14,782,990
PRECONSTRUCTION		1	%	(% of	i Constru	ction (	Costs [1% for	5	567,695
COMMISSIONI	NG FEE	0.5	%	(0.5%	.0% mode	rate; 1	1.5% complex)	S	961,367
SPECIAL INSPE	CTIONS	1.25	%	(1.259	d)	150000	20 20	S	2,403,417
SUSTAINABILI	TY	0	%	(3% L	, 2% LEE	D Silv	er)	S	-
FURNITURE		LS						5	7,000,000
MOVING		LS					100 000	S	5,000,000
CONTINGENCIES		3	%	(%)	ed Const	ruction	n Costs [3%	5	5,506,300
SUB-TOTAL ES	TIMATED	COSTS		100				\$:	229,374,471
CONTRACTOR OF THE		Fee + Advance	nning	wner Cos	ts)				
		Water and the second			21	C1 == 1			

Total Project Cost.....KNOWN

# BEST PRACTICE - 70 / 30 Rule

#### TYPICAL STATE PROJECT:

# 70% Total Project Cost = ESTIMATED CONSTRUCTION COSTS

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

Property. 420, spaces. Buildin utility plant is i	w Phase I DHHS 000 SF of gener gs will consist ncluded for Pha provements. Si	ral office spa of multiple m se I, to be ex	ce, 5 id-ri pand	00 su ise off led for	rface park ice buildir future Ph	ting space ngs and on nase II. W	s, and e stru ork wi	900 structur ctured parki Il also includ	red p	arking A central
SCOP	E OF PROGRA	M			QTY	UNIT	UN	IT COST		TOTAL
Land	Land Require	nent			1.1.1.1.1.1.1.1.1		*******		<u> </u>	
Site	Site Work				1	LS	S	3,500,000	S	3,500,00
Site	Surface Parkir	ng			500	space	S	2,350	S	1,175,00
Site	Site				1	LS	S	6,000,000	S	6,000,00
Construction	Structured Parking				900	space	S	20,000	S	18,000,00
Construction	New Office Space				N. P.	45	¢	305	S	128,100,0
Construction	Elevators		9	E.A	<i>b</i>	475,000	S	4,275,00		
Life Safety	Life Safety &		20,00	GSF		1.10	S	462,0		
Generator	Data Integrity & Back-up Pe					Sys in		2,000,000	S	2,000,00
Physical Plant						S		13,000,000	S	13,000,0
All IT Data Su	stems Cabling	& Fiber DIT			1	System	2	15,000,000	5	15,000.00
ESTIMATED C	ONSTRUCTIO	N COSTS							\$1	92,273,32
					des progra	amming, fe	asibili	y, analysis)	S	879,3
					Est.Const			, , ,	S	14,782,99
PRECONSTRUC	CTION	1		of			tion Zo	sts [1% for	S	567,69
COMMISSION	ING FEE	0.5	%	5%	nple;	09 no er		% complex)	S	961,30
SPECIAL INSPI	ECTIONS	1.25		259		i)		20 50	S	2,403,4
SUSTAINABIL	ITY	0	%	L	D Go	2% I ZI	lve		S	100
FURNITURE		LS					V		S	7,000,0
MOVING		LS			ege to e	2 1 1 20 20			S	5,000,00
CONTINGENCIES 3 % (% of Estimated Construction Costs [3%								S	5,506,30	
SUB-TOTAL ES	STIMATED CO				* * * * * * * * * * * * * * * * * * *				\$2	229,374,47
SUPERIOR VIII - III	Fe	e + Advance	Plan	ning ·	+ Fixed Ov	vner Costs	)			Marca et a
Escalation	5% AIR = 0.40	% per montl	1	20	months	0.40%	per mo	onth		
ESCALATION	COST INCREAS	E (Estimate	d Co	nstruc	tion Cost	s x Escalat	ion %)		\$1	5,381,866

# 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

Property. 420,	000 SF of ger		ce, 5	00 su	rface park	ing spaces	s, and	900 structui	red p	parking
spaces. Buildin utility plant is i utilities site im	ncluded for P	hase I, to be ex	pane	led for	future Ph	ase II. We	ork w	ill also inclu		
SCOPE OF PROGRAM QTY UNIT UNIT COST								TOTAL		
Land	Land Requi	rement		_						
Site	Site Work				_ 1	LS	S	3,500,000	S	3,500,000
Site	Surface Par	Surface Parking				space	S	2,350	S	1,175,000
Site	Site	<u> </u>		500	LS	S	6,000,000	S	6,000,000	
Construction	Structured:	Parking		900	space	S	20,000	S	18,000,000	
Construction	New Office			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 I	er	420,000	GSF	S	1.10	S	462,00	
Generator		ity & Back-up		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 Su	stems Cablin	a & Fiber DIT			_1	System	2	15,000,000	5	15,000.000
ESTIMATED C	ONSTRUCT	ION COSTS							\$ 1	92,273,328
					des progra	mming fe	asibil	ity, analysis)	S	879,375
				_	Est.Constr			-j,jj	S	14,782,990
				1			ion C	osts [1% for	S	567.695
						5% complex)	S	961,367		
SPECIAL INSPI	ECTIONS	1.23	70		umated		11000	•	S	2,403,417
SUSTAINABIL		0	%	(3% I		2% LEED	Silve	er)	S	
FURNITURE		LS						in .	S	7,000,000
MOVING		LS						1011172	S	5,000,000
CONTENCENCI	ES	3	%		imate	d Constru	ction	Costs [3%	S	5,500,300
SUB-TOTAL E	STIMATED	0010							\$ 2	229,374,471
CARTERIOR VV		ree + Advance	Pla:	nnir	red Ow	ner Costs	)			entra de deserva
		200 - 200 - 200								
Escalation	5% AIR = 0	.40% per mont	h	2	conths	0.40%	per m	onth		
ESCALATION.	COST INCRE	ASE (Estimate	d Co	nstru	Costs	x Escalati	ion %	)	\$1	15,381,866

# Thank You

William C. Johnson, RA
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