2101 Commonwealth Blvd, Suite B
Ann Arbor, MI 48105-5759
www.med.umich.edu/facilities/plan/

2.5.1: UMHHC - PROJECT ESTIMATES (SID-P-H)

Related Sections

Basis Guideline: NA
For an explanation of the use of these guidelines, see "Design Guidelines for UMHHC Facilities"

General

Professionals performing estimating services for UMHHC are expected to use the estimating templates as follows:

- Investigations through Construction Document Phases – CSI (Construction Specification Institute) division template

In all cases the respective budget summary and detail sheets should be provided. Any proposed modification or deviations from these templates must be approved by the UMHHC FPD Project Manager prior to the creation of the estimate.

Execution

A cover sheet with the following information must also accompany all estimates:

- Project title, description and project number
- Reference to documents that are the basis for the estimate including applicable drawings, specifications, sketches, meeting notes, schedules etc.
- Construction schedule time frame upon which the estimate is based if a schedule is not referenced.
- Clarifications.
- List of exclusions including abatement/removal of hazardous materials, potentially required utility services upgrades that are yet undefined, connection fees, permit fees, owner supplied equipment, moveable furniture, testing fees, etc.

The first portion of the estimate (0-16 CSI format) should account for all known direct labor and materials costs based upon applicable local market conditions at the time of the estimate. Contingency factors, general conditions, management fees, escalation, profit and other indirect costs will be factored in after the direct cost is totaled. Provide a line-specific note for line items where cost is based on an allowance rather than an estimate.

Line Specific Information:

- *99031- CM/GC General Conditions* - Construction support related costs, including trailer, fencing, signage, computers, and printing etc, usually based on a percentage of construction cost. Note that this GC cost is typically itemized under Division 1 "General Requirements" and hence this line is left blank.

- *99042- Pre-construction Services* - A fee for construction management support prior to construction (not applicable to General Contractor project delivery). **Do not use unless directed by UM Proj. Manager.

- *99032- CM/GC Personnel* – Cost for management staff during the construction phase of the project. This may include project managers, superintendents, project engineers or estimators. Note that this CM/ GC cost is typically itemized under Division 1 "General Requirements" and hence this line is left blank.

- *99033- CM Fee/GC Profit* – Construction management or general contractor's profit.

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- *99050- Allowances* – Project cost items such as connection fees, sidewalk closure allowances, etc., that will be paid directly by the University, outside of the contract. As an option, these costs can be carried in the construction estimate during programming but should be transferred by the Design Manager into the Total Project Costs of the overall budget by the Schematic Design phase. Once the costs go to Total Project Costs, the fixed limit should be adjusted downward, as appropriate.

- *99090- Alternates* – Full cost for any add or deduct alternate construction items, including direct material and labor costs, plus all other indirect mark-up listed above.

The following costs are **NOT** to be included in the A/E's construction estimate but are rather to be included in the overall project estimate prepared by the UMH Design Manager:

- Contingencies of any kind, including Design Contingency, Construction Contingency or User Contingency.
- Escalation
- Fees paid directly by UMH including Abatement, Utility Service/Connection Fees, Air & Water Testing and Balancing, and Soil/Environmental Remediation.
- A/E or UMH/UM Fees
- Furnishings & Equipment including moveable Medical Equipment, Furniture, Signage and Computers.
- Telecommunication cabling and hardware furnished by UM ITCOM or MCIT.

For projects that require a higher than average contingency or require atypical A/E fees, the A/E is requested to summarize these costs under a cover sheet separate from the construction estimate.