Construction Cost Management Services

Celebrating 27 Years........

Construction Cost Estimating Expertise

Credibility and Confidence at Each Stage of the Planning and Design Process
CCMS ensures that the client is kept fully apprised of the total project cost at all times and that the optimum value for the project budget is achieved, thereby adding credibility and confidence at each stage of the planning and design process.

**CCMS History**

Construction Cost Management Services (CCMS) is a professional cost estimating firm specializing in providing comprehensive construction cost estimation, cost planning and cost management services to architectural and engineering firms and clients for the past twenty-seven years.

Our years of expertise allows CCMS to provide clients with value-based decisions and cost forecasts supported by our extensive cost database and continuous cost research.

CCMS establishes the critical balance between the client’s expectations, the design program and the available funding for the project by providing budget planning, market trend forecasts and comprehensive detailed cost analysis throughout the planning and design process.

CCMS’s accurate cost control techniques and innovative cost solutions, and our commitment to excellence, provides clients with an unbiased and powerful decision making tool at each stage of the project to ensure a successful project delivery.

**Depth of Expertise**

CCMS provides cost estimating expertise to stakeholders in diverse public market sectors including but not limited to educational, institutional and commercial projects. We have successfully managed construction costs for projects ranging from $500,000 to over $800 million. Our services range from feasibility studies and cost modelling to detailed cost analysis throughout the project planning and design stages.

CCMS guides the design team and optimizes cost strategies by providing accurate cost estimation regarding design decisions and value engineering savings throughout the design process. Geographic Considerations, procurement process, project phasing, site logistical costs, market conditions, and acceleration requirements and cost increases resulting from gas, energy and labor costs are constantly evaluated to ensure our estimates always reflect the specific project considerations and current industry conditions.

We monitor economic changes and industry models, including the costs of labor, materials and equipment at local, national and international levels. Our proactive estimating approach ensures the best value for our clients by identifying costs and risks early in the project cycle.
**CCMS Core Values**

Construction Cost Management Services is committed to provide an equitable, dependable, knowledge-based service that supports each client in every area that is vital to the success of their project.

- Diligent, Accurate, Clear and Proactive Cost Reporting
- Long-Term Client Relationships with Architects, Engineers and Owners
- Team Collaboration
- Open Lines of Communication
- Maximum Value, Reduced Risk
- Responsiveness, Objectivity and Credibility
- Time Proven Methodology
- Continual Refinement of Proprietary Cost Database
- Market Conditions Research and Analysis

**CCMS Services**

Construction Cost Management Services provides comprehensive estimating services in all major public and commercial market sectors:

- Pre-Design Cost Estimating
- Master Plan Estimating
- Budget Cost Planning
- Programmatic Cost Estimation
- Conceptual Phase Costs
- Feasibility Cost Studies
- Detailed Estimation at SD/DD/ CD Design Stages
- Value Engineering
- Renovation Costs verses Replacement Costs
- Design-Build Estimating
- LEED Cost Analysis
- Schedules of Values
- Change Order Evaluation
- Contractor’s Bid Estimates
- Loan/ Progress Monitoring
- Quantity Take-Off’s
- Peer Reviews
**CCMS Clients**

Our diverse experience and credibility, and extensive market sector expertise provides owners and architects peace-of-mind.

- Architectural and Engineering Firms
- Owners and User-Groups
- K-12 School Districts
- California State Universities
- University of California
- Institutional Facilities
- Government Agencies
- Aviation Industry
- Healthcare
- Transportation Authorities
- Corporations
- Commercial Companies
- Cultural and Historical Clients
- Hospitality and Entertainment Industry
- Contractors
- Industrial Industry

**Our Approach to Cost Control**

In addition to diverse new-build construction projects, CCMS has extensive experience with seismic retrofit projects, major renovation, modernization and historic restoration projects, including complex repair and code upgrades. Our services include establishing construction and overall project budgets, pre-design cost estimation, preparation of conceptual cost models during the early project stages, and detailed cost estimates as the design progresses from the schematics and design development through construction documents.

CCMS’s cost estimating services covers all major disciplines including architectural, structural, civil, mechanical and electrical systems. Our estimating team comprises seasoned professionals each with a minimum of fifteen years experience. The combined experience of our certified and skilled cost engineers has built CCMS a solid reputation for consistently accurate and timely work.

Our proactive cost management approach, together with our digitized quantity take-off system, extensive historical cost database and thorough materials and labor pricing research, provides all the necessary resources to obtain the highest professional level of detail and accuracy. Comparative cost studies of different components and systems are done throughout the design to focus on reducing project costs and on maximizing the value of the project without compromising the function, integrity or quality of the architects design.

CCMS is committed to achieving optimum value and to providing the architect and the project team with the support necessary at each stage of the project.
Market Sectors

- Education
- City, State & Federal
- Cultural
- Aviation & Transportation
- Commercial
- Hospitality
- Sports & Recreation
- Healthcare
- Structural & Infrastructure
- LEED Projects

Educational

CCMS has provided cost estimating and value engineering services on scores of K-12 public school and university projects to architectural firms, to Unified School Districts, and both the University of California and California State University facilities management. We develop master plan and conceptual design budgets, and detailed cost analysis for major capital improvement projects, high-technology classrooms, building replacements, full modernization projects and new school campuses.

CCMS guides the design team to ensure the project is delivered within the client's budget. Cost impacting factors such as phasing construction operations, restrictive work hours and site logistics are calculated and incorporated into our estimates at the onset of our work. Value engineering ideas are tested and validated to allow the architect and their consultants to make informed and cost effective decisions early in the design process.

City, State & Federal

CCMS’s cost estimating team has exemplary career-wide experience on a diverse range of local, state and federal projects. Our estimates are consistent with government policies, formats and specific cost control requirements, and reflect all direct capital outlay costs and various procurement methods.

CCMS is well-versed with GSA Project Estimating Guidelines and is registered for Federal Government Contracts (SAM). Base cost estimates are developed at the planning stage and continue through the scoping and design development phases. Our detailed estimates serve as a benchmark to analyse construction bids and are used in consideration in the award or rejection of a project bid.
Cultural
CCMS understands the challenges involved in building a new cultural center or in revitalizing an existing space. We have the ability to grasp the owner’s and the design team's vision for the project and the complex cost drivers linked to signature designs.

CCMS’s project experience includes a wide range of cultural facilities from intimate theaters to performance halls with large acoustically-tuned auditoriums, including museums with special exhibit requirements, libraries with high-tech systems, state-of-the-art entertainment centers and the restoration of historic cultural buildings.

Aviation & Transportation
CCMS has in-depth knowledge of airport planning, design and engineering. We provided cost control for the Oakland International Airport New Terminal 3 Facility, and Terminal 1 Renovation and Seismic Retrofit Study. CCMS also provided cost analysis for the San Francisco International Airport Domestic Airport Redevelopment Plan, for the Refurbishment and New Addition for Terminal 1 and the Replacement of Terminal 2.

Our extensive experience includes air cargo buildings, EDS baggage screening facilities, central utility plants, airport infrastructure, hazardous waste remediation, and all landslide and airside development. CCMs also provides studies for the cost impact of various procurement methods, premiums for phasing requirements, fast track schedules, site constraints, detailed breakdown of FF&E, project soft costs, and the cost of LEED sustainability elements.

Commercial
CCMS delivers practical, value-based decisions and total project cost advise to our clients. Our expertise and understanding of the commercial construction market allows us to provide both market forecasts and budgeting advice for complex high-rise office and mixed-use developments, including banks, retail stores, data centers, executive offices, tenant improvements and convention centers. Numerous master-plan cost estimates have been prepared for architects, real estate developers and lending institutions for new office and commercial space that prioritizes green and energy-efficient construction.

Hospitality Industry
Our team's career-wide experience includes full-service five-star luxury hotels and resorts with banqueting, ballroom and food preparation facilities, including upscale restaurants, conferencing centers, spa facilities and extensive landscaping and water features. We provide clients with feasibility studies, FF&E budgeting and detailed cost analysis on project ranging from new-guild to the refurbishment of existing properties and restoration of historic hotels.

Our costs plans are always fine-tuned to ensure overall costs all fall within the targeted budget and that money is spent on those elements which affect the operation costs of the building and therefore improve the potential viability of the proposed scheme. We are well-versed with the cost drivers of hospitality development and thereby maximize the value and cost effectiveness of the hotel building or entertainment facility.
Sports & Recreation

Sports and Leisure has been one of the fastest growing sectors in the last few years. Our experience ranges from construction of new sports facilities as a single project to those included as part of a larger development.

CCMS takes a proactive approach to cost management in providing our clients with critical information to allow informed cost decisions to be made early in the design process. We ensure that the complex nature and cost of mechanical, electrical and plumbing systems as well as FF&E costs in sports and recreational facilities are comprehensively estimated early in the design to ensure the project budget is on track. The selected method of procurement, traditional Lump Sum CM at Risk, Design/Build or Integrated Project Delivery is always factored in to the project budget to ensure a realistic cost is achieved at the onset of the project.

Healthcare

CCMS understands the evolving healthcare facilities design, and the unique design challenges and advances in technology required for modern healthcare institutions. Our experience includes renovation, expansion of current spaces and new construction for hospitals, specialty-care facilities, research and medical labs and medical office buildings.

Intermediate estimates are developed at various stages of the project design as part of ongoing cost management and as a means of evaluating alternative construction assemblies, systems and materials to ensure the budget impact of major design elements are clearly understood and to ensure the overall budget is on track.

Structural & Infrastructure

CCMS is specialized in the latest structural engineering design technologies and methodologies. We have in-depth experience in complex structural rehabilitation, seismic retrofit and renovation projects, including historic preservation work, facade restoration, defect remediation and structural repairs. CCMS also prepares cost models for infrastructure utilities and services for major property development schemes.

Our estimation services typically commence at the feasibility and conceptual stages, during which we explore the cost of various structural options. Detailed cost analysis continues throughout the design to final documents.

Leed Projects

CCMS organizes and analyzes the data for each LEED credit in the early design stages to guide the design team to achieve the desired energy-saving goals, and design a sustainable project within budget. As credit costs vary significantly, LEED credits that reflect the highest level of sustainability and energy savings with the proposed project budget are selected. The additional cost of any LEED item and annual savings and payback period can thus be determined. To achieve successful LEED projects, CCMS maintains constant communication and collaboration with the design team to make cost-effective decisions that match the overall project goals.
Contact Information

We appreciate your interest in Construction Cost Management Services.

To learn more about our services, collaborative opportunities or to request services, please complete our Email Enquiry Form.

We look forward to connecting with you!

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Please call, or email your project details and specific estimating requirements on our Email Enquiry Form on our website: [www.ccmsfirst.com](http://www.ccmsfirst.com)