**CCMS Cost Estimating Tasks**

**Cost Control Services: Summary**

CCMS manages construction costs in an accurate and responsive manner throughout the planning and design process in order to validate the client’s budget and ensure adherence to the budget at all times. If the project is not within budget CCMS will indicate the reasons why costs have changed and proposes value engineering solutions to bring the project back to within the budget.

At each stage estimates are reviewed by the design team and all comments are incorporated into a final cost estimate. If required, value engineering alternates are priced and applied to ensure the cost conforms with the budget before the next phase commences.

CCMS provides the following services during the design and construction:

**Conceptual Phase Estimate: Level 1**

CCMS prepares a Uniformat cost estimate delineating the main elemental cost categories (Foundations, Superstructure, Exterior Closure, Interior Construction, Mechanical and Electrical, Site Work etc) based on concept plans and early documentation. All major assumptions and allowances are defined. The estimating contingency is typically 12% to 15%

**Schematic Phase Estimate: Level 2**

The schematic estimate is based on preliminary architectural, structural, mechanical and electrical information and outline design criteria. CCMS prepares an estimate in Uniformat to reflect all the major components of the project and prices various design schemes for cost comparison purposes. This phase allows the design team to make informed decisions required to allow the design to progress. An estimating contingency of 10% to 12% is applied.

**Design Development Estimate: Level 3**

CCMS prepares an estimate at level 3 in accordance with the specifications categories in Masterformat to verify budget conformance based on the final scope, design and selected materials. The cost analysis at this stage reflects significant detail in all trades and is based on engineering design criteria and a full set of plans, details and specifications. The estimate and design achieves the refinement and co-ordination required to minimize the possibility of major modifications during the CD phase. Any deviations from the schematic phase are identified and analyzed and the estimate contingency is reduced to between 6% to 8%

**Construction Documents/ Bid Estimate: Level 4 & 5**

CCMS provides a final bid level estimate in Masterformat to verify pricing as all details of the design are finalized, and to reflect any ‘design creep’ issues arising during the completion of the design. This very detailed estimate is based on the final construction drawings and specifications and includes pricing various design alternates. It is also used to evaluate the contractors and subcontractors pricing during the bid phase. The estimate contingency at this level may vary between 2% and 4% depending on the level of completion of the CD documentation.

**Construction Phase Cost Management**

CCMS oversees, evaluates and negotiates the construction costs arising from change orders and contractual claims. Cost management during the construction phase is critical to bringing the project in on budget.