Concept **Budget**

Based on historical square foot costs of other like projects.

Concept drawings and a cost reliability ranking of 1 (1-5).

Schematic Budget

Based on historical component system costs, 5-15% of total drawings.

Cost reliability ranking of 2 (1-5).

Target Budget

Budgeting includes takeoffs of plan measurements, quantities and internally generated unit costs. No subcontractor input, 15-30% of total drawings.

Cost reliability ranking of 3 (1-5).

Guaranteed Max. Price

Detailed estimating, key subcontractor input, no hard bids and 35% of total drawings.

> Cost reliability ranking of 4 (1-5).

Final Cost

Detailed estimating, subcontractor hard bids, 100% of total drawings,

> Cost reliability ranking of 5 (1-5).



Concept Design

Design/project concept includes basic program elements with narrative, renderings and conceptual budget.

Design, engineering and construction team is selected.

Schematic Design

Design is typically 5-15% complete.

General view of the components and scale of the project defined by floor plans, basic structural design, mechanical systems, exterior elevations and narrative on interiors.

Design Development

Design is typically 30-50% complete.

Site plan, floor plans, structural design, building sections, wall sections, exterior elevations and roof plan are more defined; and the mechanical systems have outline specs.

Construction **Documents**

Design is typically 100% complete.



VALUE ENGINEERING

		% of Total	Cost	Recommended
Budget Type	Estimating Methodology	Drawings	Reliability	Contingency
Concept Budget	Based on historical square foot costs	0%	1	10%
Schematic Budget	Historical component systems costs	5%	2	10%
Target Budget	Internally generated unit costs, no subcontractor input	15%	3	10%
Guaranteed Max. Price (GMP)	Detailed estimating, subcontractor input, no hard bids	35%	4	10%
Final Cost	Detailed estimating, subcontractor hard bids	100%	5	5%

Process for Cost Estimating

