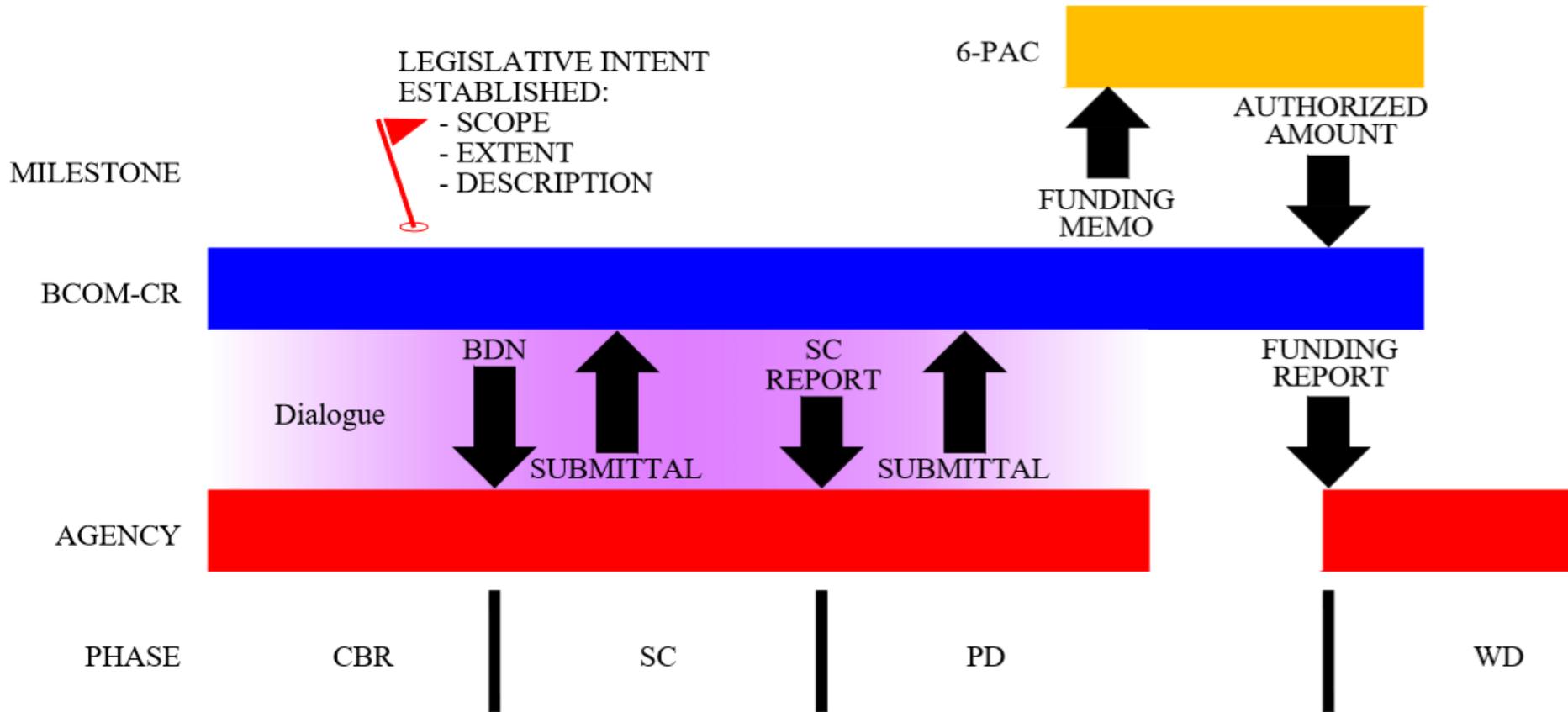




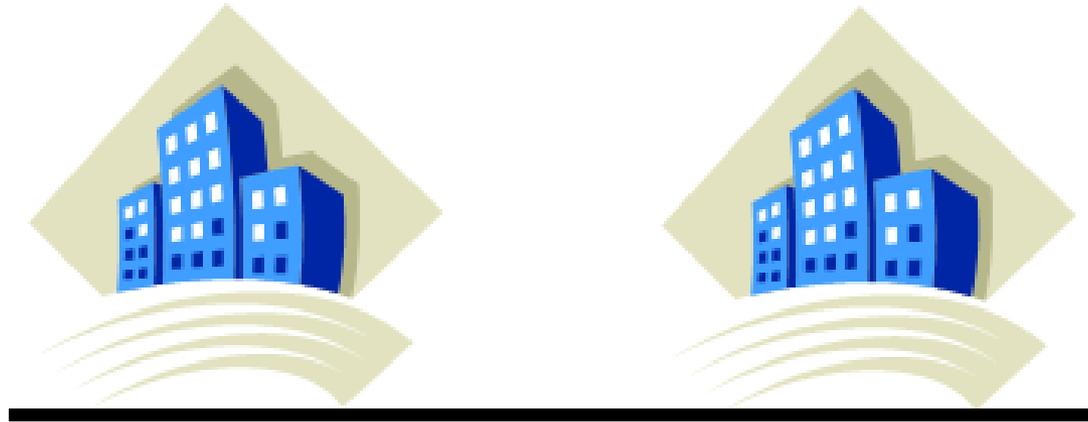
The Pool Process

Detailed Planning and Cost Review



BCOM-CR: BCOM Cost Review, BDN: Budget Development Number, CBR: Capital Budget Request, SC: Schematic PD: Preliminary Design, WD: Working Drawings, 6-PAC: the Six-Year Capital Outlay Planning Advisory Committee

Legislative Intent Validation



Project At CBR Phase



Project At Schematic Phase

Cost Review Submittal Requirements:

Pool Project Submittal Requirements:

(For Capital projects, that are funded whole or in-part, by Pool funds)

Phase	A/E Cost Estimate *	CR-2 Form DGS-30-198 Cost Review Questionnaire *	Drawings & Project Narrative *	Independent Cost Estimate *	VE Study or CM Value Analysis *
Schematic	✓	✓	✓		
Preliminary	✓	✓	✓	✓	✓

* As required by CPSM (5.6 & 5.7)

CR-2 Cost Review Questionnaire

- Project Information
- Construction Information
- Phasing Information
- Project Budget
- Project Funding Request
- Comps
- Appeal Delineation

(Rev. 06/16)

Project Code: _____
 Institution/Agency: _____
 Project Title: _____
 Project Location: _____
 Architect/Engineer: _____
 Cost Consultant: _____

Date Estimate Prepared: _____

For questions regarding this estimate, contact:

Name: _____
 Phone: _____
 E-mail: _____

Stage of Design

- Conceptual/Preplanning
- Schematic Design
- Preliminary Design
- Working Drawings
- Other (describe)

Type of Estimate

- A/E's Estimate
- Owner's Independent Estimate

Prepared By

- A/E
- Cost Consultant

Procurement Method

of New Parking Spaces

- Surface Lot
- Parking Deck

Assumed Bid Date: _____

Escalation incl'd at: _____ % per annum

Project Gross Area (gross square feet):

New Construction Area: _____
 Renovated Area: _____
TOTAL GROSS AREA - _____

LEVEL II COST SUMMARY

Building Element	Cost	Key Quantity	Unit of Measurement	Cost Per Key Quantity Unit	Cost Per Gross Sq. Ft.
A10 Foundations			SF Ground Floor Area	\$ -	\$ -
A20 Basement Construction			SF Basement Floor Area	\$ -	\$ -
B10 Superstructure		0	SF Gross Bldg. Area	\$ -	\$ -
B20 Exterior Enclosure			SF Wall Surface Area	\$ -	\$ -
B30 Roofing			SF Roof Surface Area	\$ -	\$ -
C10 Interior Construction		0	SF Gross Bldg. Area	\$ -	\$ -
C20 Stairs			EA Total No. of Risers	\$ -	\$ -
C30 Interior Finishes		0	SF Gross Bldg. Area	\$ -	\$ -
D10 Conveying			EA Total No. of Stops	\$ -	\$ -
D20 Plumbing			EA No. of Fixtures	\$ -	\$ -
D30 HVAC			TONS System Capacity	\$ -	\$ -
D40 Fire Protection			SF Protected Area	\$ -	\$ -
D50 Electrical		0	SF Gross Bldg. Area	\$ -	\$ -
E10 Equipment		0	SF Gross Bldg. Area	\$ -	\$ -
E20 Furnishings		0	SF Gross Bldg. Area	\$ -	\$ -
F10 Special Construction		0	SF Gross Bldg. Area	\$ -	\$ -
F20 Selective Building Demolition			SF Affected Area	\$ -	\$ -
G10 Site Preparation			SY Affected Area	\$ -	\$ -
G20 Site Improvements			SY Affected Area	\$ -	\$ -
G30 Site Mechanical Utilities			LF Length of Run	\$ -	\$ -
G40 Site Electrical Utilities			LF Length of Run	\$ -	\$ -
G90 Other Site Construction			SY Affected Area	\$ -	\$ -
Z General Requirements and OH&P	\$ -	(This value equates to 0.0% of total other costs listed above.)		\$ -	\$ -
TOTAL CONSTRUCTION COST	\$ -				\$ -

Pool Project Construction Cost Target

A summary of the [Virginia Building Construction Cost Database](#) is located on BCOM's web site and contains average construction costs (Equal to a Design Efficiency Rating of 3) for various building types. Project costs that differ significantly from the amounts in the database require justification for the variance in the Project Narrative.

The intent of the Pool Process is to encourage the best balance between design and cost.

Design Efficiency Rating:

Highest Design
Efficiency Rating



5
Approximately
Square

\$



4
Slightly
Irregular

\$\$



3
Irregular

\$\$\$



2
Very
Irregular

\$\$\$\$

Lowest Design
Efficiency Rating



1
Extremely
Irregular

\$\$\$\$\$\$\$\$

Cost Consistency with Other COV Projects

A.)

\$232 Average Cost
For Building Type



+ B.)

\$50 For Unique Site
Requirements

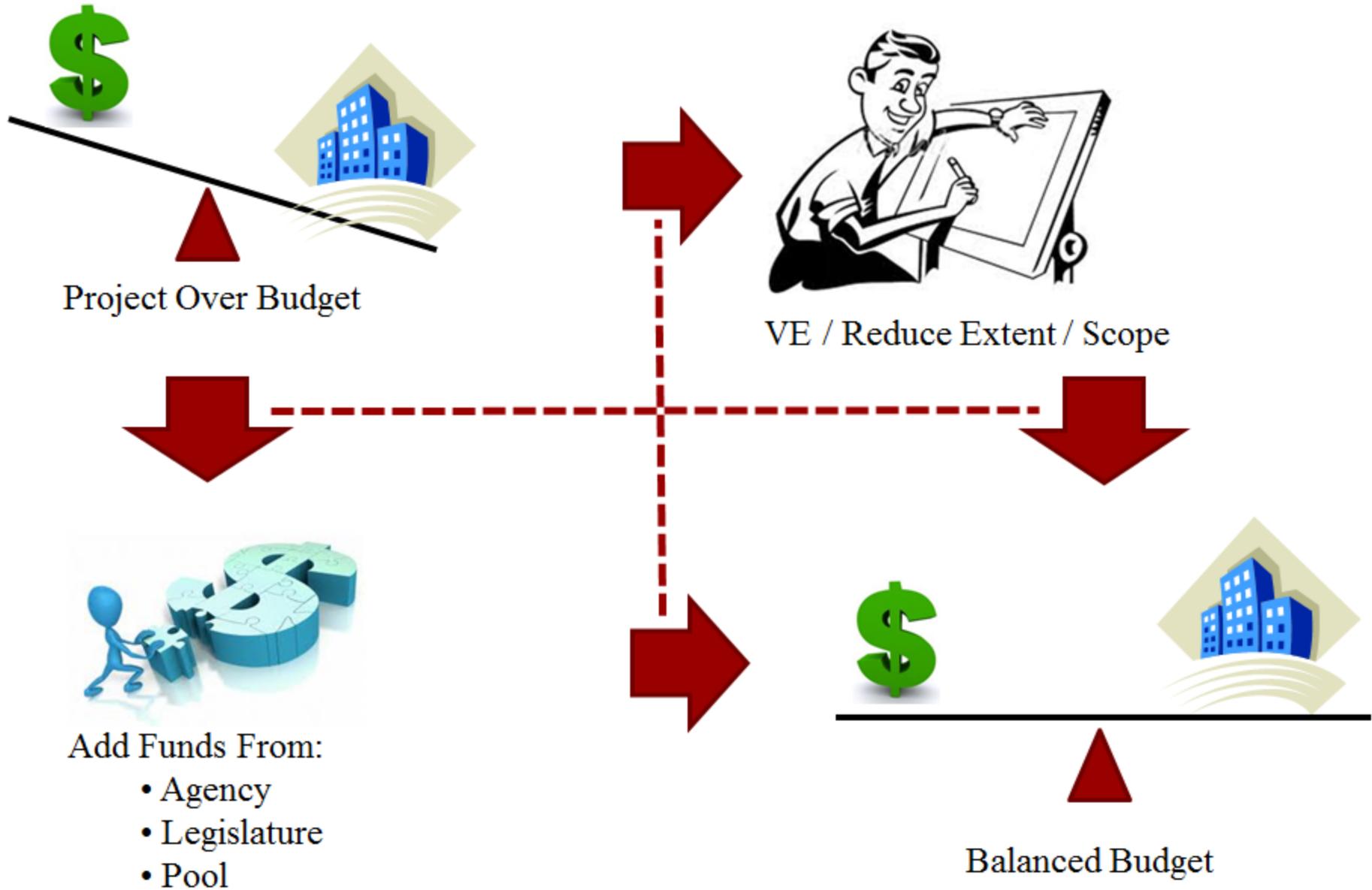


= C.)

\$282 Justified Request
Over Average



Pool Project Cost-Overrun Process



Appeal Process

