

Cost Estimating Services



Rodriguez and Associates, Inc. integrates and coordinates technical architectural and engineering disciplines with skilled construction experience to develop quantitative cost estimates as a critical component of our program and project management services. Our approach is to ensure that our project managers and estimators have the knowledge and complete project experience to uniformly assemble consistent project costs, comprehensive and inclusive of all approved design programming. The process incorporates a complete understanding of the project's parameters, which entails review of design programming narratives and drawings, market conditions, labor rates, union influences, project delivery method, project schedule and governmental variables. RAI prepares all cost estimates in the industry standard classification CIS MasterFormat system, which align with the design team's project specifications and technical sections of the contract documents.

RAI continues to provide accurate and thoroughly researched cost and budget information for our clients and consultants for both private and publicly funded projects. It is our intent to present highly informative cost breakdowns, summaries and potential cost escalations for materials to formulate our cost information and executive summaries to our valued clients.

RAI provides cost estimating services for property managers, public agencies, architects, real estate developers, corporate companies and facility managers. Our portfolio of project work includes building types such as senior apartment high rise, elementary schools, field houses, public housing residence, corporate offices, fire stations, maintenance buildings, college classrooms, administration buildings and police stations. Our past and current clients include the Chicago Housing Authority, Chicago Public Schools, Public Building Commission, Housing Authority of Cook County, Verizon Wireless Corporation, URS Corporation, Architrave, Ltd., and Pappageorge Partners and Holabird & Root.

RAI also provides cost control, change management and cost estimating services during the construction administration phase of a project. We typically review general contractor cost proposals for indicated scope changes and provide comparative analysis for construction cost and schedule implications to the general contractor's General Conditions.

Rodriguez and Associates, Inc. provides the following services related to Cost Estimating processes and project management:

Levels and Type of Cost Estimating Service and Deliverables

- Feasibility Studies (Coordinated with Building/Property Assessments)
- Order of Magnitude (To facilitate budgetary and feasibility factors/ recommendations)
- Conceptual Cost or Probable Cost of Construction (Programming cost)
- Schematic Design Cost Estimate (Finalize and confirm/approve design)
- Design Development Cost Estimate (In Progress Design Documents)
- Construction Document Cost Estimate (@50%, 75% and 90% milestone reviews)
- Issue for Bid Cost Estimate (Final Reconciled costs)
- Provide Value Engineering Evaluations and Cost saving recommendations
- Bid Evaluation/Cost Scope Review – Cost Estimate evaluations

Elements of RAI Cost Estimates:

- Defined and Approved Design Program and Scope
- Assessment review and time allocated for construction phase
- Project Schedules and Durations (Milestones)
- Union environment and Market conditions (including trades/sub-contractors)
- Typical Contingency Values and Percentages (Determined by Owner)
- Determine type of Project Delivery (CM @ Risk, Lump Sum Bid, Design Build, Turn Key)
- Types of Insurances and Taxes (if applicable) for the project financing

Additional Cost Estimate Types:

- Review Production Function Cost Estimates (Relationship between work output to production function)
- Allocation of Joint Cost Estimates