



SBPAC

Staff Activities Report

May 9, 2014

Issue #	WBS #	Issue/action
001	8.1.1	Implement UNIFORMAT reporting for projects over \$2 million

The SBPAC Final Report of February 7, 2014 included a finding that *“data collection for school construction projects costs is inadequate.”*

Recommendations specific to this finding suggest that standardized reporting on construction cost estimates and actual construction costs could be implemented administratively. This recommendation included a specific reference to the “UniFormat II”, Level 3 format for providing project costs in standard categories or packages. UniFormat II is an industry standard widely used across Connecticut, recognizable to A/E Firms and Contractors alike and required for State construction projects managed by DCS.

On December 16, 2013 Craig Russell, Director of State and School Construction Support Services, sent a memorandum to all School Districts (Superintendents and Business Managers) in the State Funded System, requiring the submission of cost estimates in UniFormat II, Level 3. This requirement would apply to all applications (exceeding an estimated cost of \$2 million) beginning on January 1, 2014.

The following is the new policy:

Memorandum

TO: Superintendents of Schools
 Business Managers of Schools

FROM: Craig Russell
 Director, State & School Construction Support Services

DATE: December 16, 2013

SUBJECT: New Policy - School Construction Cost Estimate

Section 10-287c-21 (a) of the Regulations of the State Board of Education Concerning School Construction Grants states that “the applicant shall file with the department in such manner as the Commissioner may prescribe final plans including: ... (2) A professional cost estimate of such project or phase and of any site acquisition... in such manner as the Commissioner may prescribe.”

This is to inform you that all districts submitting a grant application for a school construction project, on or after January 1, 2014, with total project costs exceeding an estimated \$2 million, will be required to submit project cost estimates in accordance with Level 3 of the American Society for Testing and Materials (ASTM) Standard #E1557, Classification of Building Elements and Related Sitework—UNIFORMAT II. Cost estimates shall be completed by a licensed architect or certified construction cost estimator.

A uniform cost estimate will allow for a detailed analysis of school construction cost estimates and construction cost management, as well as allow school construction grant data to be collected and analyzed in accord with construction cost estimates and construction cost management.



The initial school construction professional cost estimate shall be submitted to the Office of School Facilities (OSF) Plan Review Unit at sixty five percent (65%) completion of design development documents with Form EDO42 – Request for Review of Final Plans. Subsequent cost estimates shall be submitted to the OSF Plan Review Unit at ninety percent (90%) completion of construction development documents; upon completion of final bid package; and at project completion or the issuance of a certificate of occupancy. Cost estimate data shall be submitted to the OSF Plan Review Unit in electronic Excel spreadsheet format. Each cost estimate submission will be submitted as a new worksheet within the cost estimate workbook originally established for the school construction project.

Project costs shall include all soft and hard costs of school construction. Line item detail shall be added to the UNIFORMAT II, Level 3 standard to include costs related to site acquisition (site and/or facility), remediation, temporary facilities, swing space costs, off-site costs, professional design fees, testing and inspection fees, consultant fees, project management fees, construction management fees, overhead and profit, construction interest and escalation, contingencies and allowances, and any other costs and fees determined by the Office of School Construction as requiring justification for purposes of cost estimation. In addition, the cost estimate shall include columns listing all eligible and ineligible school construction costs.

Please contact Craig Russell at (860) 713-6467 should you have any questions.

cc: Pasquale Salemi
 Paige Farnham
 Craig Smith
 Rich Snedeker
 Kermit Thompson

The policy will have an increasingly positive effect by building a database of reliable (and readily comparable) information as more projects proceed through the process. Since January 1, 2014, a total of sixteen grant applications have been submitted. Of these sixteen districts, three of the applications were for a total project cost in excess of \$2 million, and one of these completed a final plan review meeting. This project’s cost estimate was completed in Unifomat as per policy.

The following table is a summary of the projects submitting since the implementation of the policy:

Project Number	Application Submission Date	Application Acceptance Date	Facility	Project Type	District	Estimated Project Cost	Unifomat Required	Unifomat Submitted
219-0019	1/27/2014	3/6/2014	E. O. Smith High School	OAF	Regional School District 19	\$ 250,000	No	N/A
TMP-037-DVKV	1/16/2014	N/A	Bradley School	RR	Derby	\$ 1,333,091	No	N/A
TMP-037-VDVN	1/16/2014	N/A	Irving School	RR	Derby	\$ 887,768	No	N/A
TMP-037-NLCM	1/16/2014	N/A	New (Derby) High School	RR	Derby	\$ 2,925,441	Yes	TBD
TMP-058-XFPK	1/21/2014	N/A	Griswold High School	RR	Griswold	\$ 2,999,560	Yes	Yes
TMP-160-GMZG	1/22/2014	N/A	Center School	RR	Willington	\$ 110,000	No	N/A
TMP-108-LPJ	2/19/2014	N/A	Quaker Farms School	RR	Oxford	\$ 679,938	No	N/A
TMP-209-JXFX	3/18/2014	N/A	Joel Barlow HS	RR	Region 9	\$ 926,738	No	N/A
TMP-132-BHFT	3/31/2014	N/A	South Windsor HS	RR	South Windsor	\$ 785,400	No	N/A
TMP-064-RJXF	4/7/2014	N/A	Simpson Waverly School	CV	Hartford	\$ 1,000,000	No	N/A
TMP-064-PJCD	4/7/2014	N/A	Clark School	CV	Hartford	\$ 1,000,000	No	N/A
TMP-138-VVST	4/8/2014	N/A	Wilcoxson School	CV	Stratford	\$ 762,000	No	N/A



TMP-138-TRZN	4/8/2014	N/A	Chapel School	RR	Stratford	\$ 221,000	No	N/A
TMP-029-TKXP	4/10/2014	N/A	Colebrook School	CV	Colebrook	\$ 45,000	No	N/A
TMP-107-VTQC	4/16/2014	N/A	Peck Place School	CV	Orange	\$ 674,838	No	N/A
TMP-144-CVSV	3/6/2014	N/A	Middlebrook School	EC	Trumbull	\$ 1,534,000	No	N/A
TMP-163-JZLJ	3/19/2014	N/A	W.B. Sweeney School		Windham	\$ 100,000	No	N/A
TMP-542-VFVR	4/17/2014	N/A	Goodwin College EC Mag			\$ 19,935,061	Yes	TBD

Going forward, this new reporting requirement will allow for greater ability to track project costs and analyze for problems and improved practices, both at the project level and in terms of statewide policy.

Recording Project Costs in a standard format allows for comparisons to be made across projects, school districts and other jurisdictional and/or geographic areas allowing for the development of average cost(s) per square foot on a regional or statewide basis.

Issue #	WBS #	Issue/action
002		Roof pitch rule change

Before 2013, General Statutes Sec. 10-291(b)(2) had required that new and renovated roofs on school building projects have a ½ inch per foot pitch. This was put into place under the assumption that ponding water on rooftops could create the possibility for leaks into the structure, causing mold from moisture entering the buildings. With evidence showing that other, more cost effective solutions accomplish the same goals, the SBPAC proposed and gained approval in the legislature for PA13-256, which changed roof pitch standards to roof designs that comply with the State Building Code. There is favorable evidence that this has lead to significant reductions in roof replacement costs in school building projects, with no compromise with respect to indoor air quality.

Statistics on savings will be reported in a future activities report.