

Thank you for partnering with UNT Facilities, we are grateful to be a part of your project. Attached you will find your opinion of cost estimate.

### What is an Opinion of Cost Estimate?

An opinion of cost estimate is an estimate provided for upcoming projects that are still in the planning or conceptual stages. It is a high level overview of a complicated project that provides initial pricing opinions that are likely to change as the project develops.

### How do I use the information?

This estimate is a useful tool that can help you:

- Understand what an upcoming project could cost and determine financial feasibility
- Create a budget to request funding

This estimate is not:

- A quote
- A guaranteed price of final project costs
- Based on a fully detailed set of plans and product requirements for construction

### How do I read my opinion of cost estimate?

This estimate is broken down into five major categories that are color coded to the corresponding explanation below.

1. **Summary of Project Requirements:** This area holds a brief description of the work requested. A big picture idea of what is to be estimated.
2. **Opinion of Cost Estimate:** This section is a pricing breakdown that details the cost for twelve categories of specific types of work. These categories are based on industry standards and we include them in all of our estimates, even if the item's cost is zero.
  - 1) **Mobilization:** Mobilization includes necessary contractor construction costs that do not belong to a specific task. Mobilization costs include: dust protection, floor protection, surveys, inspections, furniture removal and replacement, and contractor logistics.
  - 2) **Demolition:** Demolition costs include the take down and removal of existing structures and materials.
  - 3) **Interior Construction:** Interior construction will include the costs for creating new walls, ceilings, and unfinished floors.
  - 4) **Interior Finishes:** The interior finishes section includes floor coverings like carpet or LVT, ceiling tile and grid, paint, cove base, and some specialty items like acoustic wall panels.
  - 5) **FF&E:** Furniture, fixtures, and equipment; all items that can be moved in and out of the space without demolition or construction.
  - 6) **Mechanical Systems:** The mechanical systems section will include all of the costs related to heating, cooling and moisture control of the space.
  - 7) **Electrical Systems:** Electrical systems will include all costs related to bringing the necessary electrical power to the project.

- 8) **Plumbing Systems:** Plumbing systems includes the cost of bringing liquids to and draining them from the desired project area
  - 9) **Telecomm & IT Systems:** The telecomm and IT systems section includes all of the necessary costs related to bringing telephone and data to your project.
  - 10) **Fire and Life Safety:** This section will include items related to fire suppression and life safety. Items in this category include fire sprinklers, smoke detectors, fire extinguishers, warning strobes, and carbon monoxide detectors.
  - 11) **Access Control:** The access control section includes all things security and door related.
  - 12) **Specialty Item:** Specialty items are those items that do not fit in any of the above categories. They are typically specialized items or equipment.
3. **Itemized Work:** This section contains pricing of items not directly related to construction.
- a. **Asbestos Abatement:** This will show the cost to remove asbestos containing materials from the project area.
  - b. **GC O&P:** General contractor overhead and profit are those costs associated with hiring a general contractor for a project. When multiple trades are required a general contractor will likely be hired to oversee the project as a whole.
  - c. **A&E services:** Architectural and Engineering Services. These are professional services procured outside the university when necessary for large scale or complex projects.
  - d. **Project Management Fees:** This is a project management fee mandated by the UNT policy # 11.009.
4. **Detailed Description of Required Work:** This section will go into specifics of what work is actually being estimated. Here you can ensure that all of the work you need completed is included in the estimate's final number.
5. **Total Opinion of Cost:** This is the final total of all of the estimated expenses for your project.

### **I'm OK with the estimate, now how do I proceed to getting the work done?**

Once you are ready to proceed with this project, begin by submitting a signed Project Initiation Worksheet (PIW). Please visit <https://facilities.unt.edu/services/Projects> and follow the steps under initiating a Project. This form allows us to get started on your project and ultimately get you in touch with one of our talented Project Managers.

### **I still have questions about my estimate before I submit a PIW. Who should I talk to?**

Contact your assigned estimator. He or she will be happy to answer any questions that you have. We want you to be confident in your decision to move forward with your project so just let us know how we can help.

Thank you for the opportunity to serve you and be a partner in your success. We look forward to working with you!