

Kansas Department of

Social and Rehabilitation Services

Don Jordan, Secretary

Joint Committee on State Building Construction

October 25, 2007

State Process for Estimates and Bids for Building Renovations and Architectural Fees in State Contracts

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Chairman Humerickhouse and members of the committee, my name is Gary R. LaShell, SRS' Architect. I want to thank you for the opportunity to appear before you today to describe the process we use for estimating and bidding building renovation projects and architectural fees.

Our process varies on the size of projects. We breakdown our projects into two groups. Group one is for major projects with cost over \$ 750,000 which consist primarily of new construction, additions, and remodeling. Group two is for rehabilitation and repair projects under \$ 750,000 consisting of such things as roof replacements, air conditioning replacement, restroom remodeling, water line replacement, and other similar type projects.

For major projects we develop an architectural/engineering program that explains the need for the project, the scope of work, project cost, time lines and any other special items to be considered. The program development process can take up to six months, depending on the complexity of the project. A Program Development Committee made up of key facility staff is responsible for developing the project plan. An architect and/or engineer are used to facilitate the program development process. They guide the committee through the program development. The architect and engineer then use the program to prepare detail cost estimates. The cost estimates are done using building material unit prices and/or square foot cost based on space function, such as kitchen/dining area, laboratory area, or pharmacy area.

When we do rehabilitation and repair projects we work with physical plant staff and support services staff at each facility to identify the project's scope of work. After the scope of work is establish we bring in our on-call architect and/or engineer to review the scope of work and prepare a detail cost estimate on the project.

Upon approval of a major rehabilitation and repair project we use the procedures outlined in the Building and Construction Manual 2007, as prepared by the Department of Administration's Division of Facilities Management. The manual includes procedures for procurement of architectural and engineering services, and procedures for design, bidding and construction. On major projects updated cost estimates are required at the end of Schematic Design, Design Development and Construction Documents. On rehabilitation and repair projects updated cost estimates are required at 90% review of Construction Documents

Major rehabilitation and repair projects are sent out for bids through the Division of Facilities Management. The Division of Purchases receives the bids for public opening. In most cases we are required to take the lowest responsible bid. If the project bids exceed the construction estimate the bids can be rejected and revised and rebid to come within the budget.

For architectural fees, SRS follows the guide lines as called for in the Building Design and Construction Manual 2007 as prepared the Division of Facilities Management.

We have attached, for your review, some examples of projects that show the estimated construction cost, the bid amount and the estimated architectural/engineering fee and the contract amount.

I thank the committee for letting us explain our processes. This concludes my testimony and I would be glad to take any questions.

ATTACHMENT A

Adair Complex Renovation (FY 2004)

	Estimate	Bid 5-Oct-04
Construction	\$ 5,705,734.00	\$ 5,777,500.00
Contingency	\$ 250,000.00	
Total	\$ 5,955,734.00	\$ 5,777,500.00
	Estimate (9.5%)	Contract (9.6%)
Architect/Engineering Fee	\$ 543,713.00	\$ 553,286.00

Water Main Replacement (From Power Plant to Water Tower (FY2007)

	Estimate	Bid 8-May-07
Construction	\$ 246,400.00	\$ 198,000.00
Contingency	\$ 12,320.00	
Total	\$ 258,720.00	\$ 198,000.00
	Estimate (11%)	Contract (10.5%)
Architect/Engineering Fee	\$ 27,104.00	\$ 20,790.00

Emergency Standby Generator Installation (FY 2007)

	Estimate	Bid 12-Oct-06
Construction	\$ 145,120.00	\$ 148,700.00
Contingency	\$ 7,256.00	
Total	\$ 152,376.00	\$ 148,700.00
	Estimate (11%)	Contract (10.5%)
Architect/Engineering Fee	\$ 15,963.20	\$ 15,613.50

Replace Air Conditioning Condensers in Honeybee Lodge (FY 2007)

	Estimate	Bid 24-Aug-06
Construction	\$ 102,986.00	\$ 43,340.00
Contingency	\$ 5,149.30	
Total	\$ 108,135.30	\$ 43,340.00
	Estimate (11%)	Contract (10.5%)
Architect/Engineering Fee	\$ 11,328.46	\$ 4,550.70