

Project types – how long does it take?

PSU Facilities and Planning (FAP) has prepared this brief summary of project types to help you in understanding why some projects take as long as they do and cost as much as they do. Please contact Francis McBride (503) 725-8944 or Nancy Grech (503) 725-8952 at FAP if you have any questions or comments.

Very small in-house design & in-house build (\$5K to \$50K). This would include projects such as subdividing a large room into 2 smaller rooms or installing new flooring, paint and ceilings in a small office suite.

1. Initiate project	1 to 2 weeks
2. Construction & permit documents, asbestos survey, estimate	1 to 2 weeks
3. Permit period	1 to 2 weeks
4. Construction period	2 to 4 weeks
5. <u>Project close-out & Punch</u>	<u>1 to 2 weeks</u>
Total	6 to 12 weeks

Small to medium in-house design & in-house build (\$50K to \$100K). This would include projects such as subdividing a large room into 3 or 4 smaller rooms, remodeling a bathroom, or renovating a classroom.

1. Initiate project	1 to 2 weeks
2. Design, asbestos survey	1 to 4 weeks
3. Construction & permit documents, estimate	2 to 4 weeks
4. Permit	2 to 4 weeks
5. Construction period	4 to 16 weeks
6. <u>Project close-out & Punch</u>	<u>2 to 4 weeks</u>
Total	12 to 34 weeks

Medium contracted or in-house design & contracted or in-house build (\$100K to \$750K). This would include the major remodeling of a large office suite, minor seismic upgrades such as Montgomery Court Seismic, complicated renovation work such as the Viking Bowl & game room remodel and lab remodels in the Science and Engineering buildings.

1. Initiate project	2 to 4 weeks
2. Design, asbestos survey, preliminary estimate	4 to 8 weeks
3. Construction & permit documents	4 to 8 weeks
4. Bidding & permitting	2 to 6 weeks
5. Contract execution	2 to 4 weeks
6. Construction period	6 to 20 weeks
7. <u>Project close-out & Punch</u>	<u>2 to 4 weeks</u>
Total	22 to 54 weeks

Major Capital project - Remodel contracted design & contracted build Remodel (750K to 3M). This would include major remodels such as the SMSU Seismic Upgrade, Shattuck Renovation, and SMSU Ballroom renovation.

1. Initiate project	2 to 4 weeks
2. Design, asbestos survey, preliminary estimate	4 to 12 weeks
3. Construction & permit documents	8 to 24 weeks
4. Permit period & Design Review	4 to 12 weeks
5. Bid period (Overlap with permit period)	4 to 6 weeks
6. Contract execution	2 to 4 weeks
7. Construction period	16 to 36 weeks
8. <u>Project close-out & Punch</u>	<u>4 to 8 weeks</u>
Total	40 to 100 weeks

Major Capital project – New Construction This would include the design and construction of new buildings such as Epler Hall, Engineering Tower, and the new Recreation Center.

1. Initiate project	4 to 12 weeks
2. Design, preliminary estimate	12 to 24 weeks
3. Construction & permit documents	12 to 36 weeks
4. Bid and Permit period & Design Review	12 to 36 weeks
5. Bid period (Overlap with permit period)	6 to 8 weeks
6. Contract execution	2 to 4 weeks
7. Construction period	36 to 72 weeks
8. <u>Project close-out & Punch</u>	<u>4 to 8 weeks</u>
Total	82 to 192 weeks

Things that impact time and cost on projects

When planning a project please be aware of the following:

1. **Funding:** If the customer does not have their funding identified before the projects initiation it can delay the project.
2. **Design Review:** All projects that include new buildings, additions to existing buildings and modifications to the exterior of existing building must go through a design review process with the City of Portland. Depending on the scope of the project, this process can take anywhere from weeks to months. This can substantially lengthen the time it takes to complete a project and add substantial costs to the project in the form of added fees charged by the City, design fees charged by the design team, and added costs associated with the physical changes required by the City to comply with their requirements.
3. **Hazardous materials:** Many of PSU's buildings were built during the heyday of asbestos and lead use. Asbestos is commonly found in floor and ceiling tile and the adhesives used to hold these products in place, sprayed-on fireproofing over steel beams and columns, in pipe insulation, and many other places. Lead is commonly found in paint and occasionally in piping. Whenever a renovation project impacts any of these items PSU has an approved abatement contractor remove the material as needed. This is a costly but necessary expense. Depending on the scope of the project and the building, the costs to do this work can be up to 20% of the total project costs.
4. **Permit:** All projects with the exception of repainting and reflooring will probably require a permit. There are costs associated with preparing documents for the permit and most projects also require that City inspectors come to the site and inspect the work during the project. These costs can be anywhere from 5% to 15% of a project cost.
5. **Design:** In order to prepare a set of documents that show the builder precisely what to build, the designer must meet with the users to determine their requirements. This can take just one or many meetings depending on the complexity of the project. This information is translated by the designer into a set of working drawings and specifications to be used by the contractor for construction and the City for permitting purposes. Typically, the design team charges anywhere from 7% to 15% of the project budget depending on the complexity of the project.
6. **Seismic:** All new buildings must be designed to the current structural code requirements for seismic. Major remodels – especially those that change the use of building from one use to another – require that the existing building be brought up to current seismic codes. An example of this would be the conversion of a general classroom building into a lab building or a warehouse into housing. These costs can, in some cases, render such a project cost prohibitive.
7. **ADA:** All new buildings must be designed to meet current Americans with Disabilities Act (ADA) requirements. All remodeled areas must meet current ADA requirements. In addition, the City can require that up to 25% of the construction costs must go to upgrading other areas outside of or inside the building where the remodel is being done to meet ADA requirements. For example, if a \$100,000 remodel of an office suite is being done, the City may require that up to \$25,000 must be spent to make a non ADA compliant restroom compliant. Other upgrades such as removing wheelchair barriers and installing lever door handles may also be required.

8. **Changes:** Changes in the scope of a project after the project has started very often cost significantly more than if the scope was included in the initial base project. It is almost inevitable that there will be changes on larger project. These may be triggered by unforeseen conditions or requirements unforeseen at the time of design. Most projects have a contingency fund set up to cover these items. If a project runs smoothly and problems have been correctly anticipated, there may be funds remaining in the contingency at the end of the project. There is a natural tendency for the client to view the contingency as a pool of funds which can be tapped to add enhancements to the project – new furniture, higher quality carpet, etc. This is fine, but only after it has been determined that the contingency won't be needed for critical items.