

**SUPPLEMENTAL
CONSTRUCTION & PLANNING OFFICE
PRAIRIE VIEW A&M UNIVERSITY**



ARTICLE X - DESIGN FOR PROJECTS \$3,000,000 AND ABOVE

- 10.4 Design review can identify design and coordination problems, errors and omissions and other factors that make the project difficult to bid and/or construct. These problems can ultimately cost money in contract awards and contract changes. The reviews should be attended by TAMUS/PVAMU Directors and/or Construction & Planning Manager, Design team and Construction Project Coordinators and Technical Staff.
- 10.4.3 Project whose cost estimate is within the approved budget at the completion of preliminary design are no longer presented to the F&A and the CEO.
- 10.4.3.1 The CEO, acting thru F&A will receive a presentation for approval action of the preliminary design and a copy of the Code C cost estimate by the Executive Director, FP&C.
- 10.4.4 Projects requiring scope adjustments or whose cost estimate at the preliminary design stage exceed the budget established in the POR and approved by the CEO must be re-submitted to PVAMU for the University CEO's approval of a scope adjustment and budget increase.
- 10.4.5 A progress review should be scheduled when the design has reached a nominal fifty percent (50%) status. This is probably the most difficult of the various stages to effectively determine and measure. The various components of design are usually at different stages of completeness, but a "general feeling" of satisfactory design progress should be the goal of this review. The purpose of this review is to ensure that the design is progressing to the satisfaction of the FP&C Office Staff and the User Coordinator.
- 10.4.7 The design review at 100% completion is the most intense and comprehensive of the series. Because of the in-depth study critique of the completed design documents, sufficient time of the review process prior to the meeting should be allowed. Design documents are submitted to the C&P for review by the Technical Staff, User Coordinator, and the Physical Plant Personnel. Approximately two weeks later, the review meeting is held to review all required correction, comments. Depending on the size and scope of the project, this review could require several days.

- 10.5 The A/E is responsible for preparing a cost estimate at the key stages of design. TAMUS FP&C has developed a system of coded cost estimates that track the progress of a project which PVAMU uses. The codes and project steps are:
- (a) Code A - the programmed amount appearing in the Capital Plan (by the User).
 - (b) Code B - based on the scope developed in the POR (by C&P).
 - (c) Code C - based on completed preliminary design (by the A/E).
 - (d) Code D - based on completed detailed design (by the A/E).
 - (e) Code E - based on updated bidding data, ten (10) days prior to bid opening (by the A/E).
- 10.6 On projects of significant cost, size, and complexity, C&P may contract for a separate cost estimate from an independent professional cost estimator to obtain an objective comparison to the A/E's cost estimate. This option is available for use on any project, when deemed necessary.