

How Project Costs Evolve



Budget Type	Estimating Methodology	% of Total Drawings	Cost Reliability	Recommended Contingency
Concept Budget	Based on historical square foot costs	0%	1	10%
Schematic Budget	Historical component systems costs	5%	2	10%
Target Price	Internally generated unit costs, no subcontractor input	15%	3	5%
Guaranteed Max. Price (GMP)	Detailed estimating, subcontractor input, no hard bids	35%	4	3%
Final Cost	Detailed estimating, subcontractor hard bids	100%	5	3%