

Alachua County Courthouse

Gainesville, Florida

Owner: Alachua County Board of Commissioners

Architect: DLR Group

CMI Services: Cost Estimating



Project Description:

The project scope consists of a new 4-story, eleven-courtroom, 120,876 square feet courthouse facility; related sitework; with LEED Silver Certification.

CMI commenced the cost control on this project at the conceptual stage, working from the Designer's sketches and narratives. The Design Development estimate was separated into fourteen (14) Bid Items (parts). The major reason for so many Bid Items was to assist the Architect and Owner with identifying twelve alternates, from a cost perspective, to maximize LEED points within the fixed budget. This breakdown provided the Owner the information they needed to make better decisions in choosing which aspects of the building they most needed and also identifying major cost centers. CMI's independent estimate was utilized by the Owner and Design Team as a tool to check against the Construction Manager's estimate. The variance between CMI's estimate (excluding mark-ups which were being separately negotiated by the Owner) and the CM's estimate was within 3%.

