SAMPLE ESTIMATE LESS THAN 100% DESIGNED

The following estimate sample (180 pages) is indicative to the amount of detail contained in a Tempest Company estimate, when the design is less than 100% complete. These estimates are prepared for,

A Detailed Feasibility Estimate (typically less than 1% design completion), or
A Schematic Design Estimate (typically less than 5% design completion), or
A Design Development Estimate (approximately 35 to 60% design completion)
And/or
A Design Build Bid Estimate.

When a detailed estimate is prepared with plans and specifications that are less than 100% complete, Tempest Company's estimators develop comprehensive scope information based upon their experience. Often times this level of detail is far higher than indicated on the plans and in specifications.

The estimate for this sample was based upon Schematic Design documents with design less than 5% complete for the project. The estimate was prepared for a Program Manager in order to confirm the budget for the project. The information consisted of a site plan of the existing grade, floor plans, elevations, and outline specifications. In virtually every instance for this estimate, the plans did not contain any substantial amount of design information. This required the estimators to determine the scope.

For Sitework, this ranged from having to include site earthwork from the existing grade and making a determination of what the new grade would be with the building to the probable routing and sizing of the site mechanical and electrical utilities.

For Concrete it involved determining footing sizes, slab thickness and reinforcing quantities based on design criteria for similar projects.

Masonry involved studying the elevations and floor plans to determine the quantities for CMU and brick materials on the interior and exterior of the building.

This process is continued on the balance of the project for the Metals through Conveying Systems divisions of work. As illustrated in the sample, this process enabled a high degree of detail.

The Mechanical scope involved determining locations of fixtures and equipment. From these locations pipe was sized and routed to the termination points. Each system was separately identified within the estimate. A similar process was followed for the ductwork and its' equipment. The fire protection and temperature controls were priced from historical cost information.

The Electrical scope involved determining locations and number of light fixtures, wiring devices and the distribution system requirements. Coordination was done with the mechanical equipment locations. From these parameters the items, conduit, wiring and associated material quantities were developed for the project. This same process was used for the different electrical systems, such as life safety and communications, contained in the estimate.

Integral with determining the direct scope of work in each estimate is the inclusion or exclusion of the overheads and profit for subcontractors and the prime contractor. In this estimate sample, they have been included on a percentage basis. They can also be included on a detailed basis.

Estimates prepared for projects that are not 100% complete need to consider the inclusion of contingency and escalation. Our use of contingency is used to cover design issues (scope) that have not been addressed in the estimate, yet will appear as the design progresses to 100% completion. This involves a percentage line item that is readily identifiable, not an amount “buried” in each line item of the estimate. Our use of escalation is based upon the date the estimate is prepared and the anticipated contract award date for firm price contracts. Like contingency, this is an identifiable line item in the estimate. As a project develops from little or no information to 100% plans and specifications, the contingency and escalation are adjusted to reflect the current conditions of the design documents.