

Estimating Tips General

- The items and systems in this division are usually estimated, purchased, supplied, and installed as a unit by one or more subcontractors. The estimator must ensure that all parties are operating from the same set of specifications and assumptions, and that all necessary items are estimated and will be provided. Many times the complex items and systems are covered, but the more common ones, such as excavation or a crane, are overlooked for the very reason that everyone assumes nobody could miss them. The estimator should be the central focus and be able to ensure that all systems are complete.
- It is important to consider factors such as site conditions, weather, shape and size of building, as well as labor availability as they may impact the overall cost of erecting special structures and systems included in this division.
- Another area where problems can develop in this division is at the interface between systems.

The estimator must ensure, for instance, that anchor bolts, nuts, and washers are estimated and included for the air-supported structures and pre-engineered buildings to be bolted to their foundations. Utility supply is a common area where essential items or pieces of equipment can be missed or overlooked because each subcontractor may feel it is another's responsibility. The estimator should also be aware of certain items which may be supplied as part of a package but installed by others, and ensure that the installing contractor's estimate includes the cost of installation. Conversely, the estimator must also ensure that items are not costed by two different subcontractors, resulting in an inflated overall estimate.

13 30 00 Special Structures

- The foundations and floor slab, as well as rough mechanical and electrical, should be estimated, as this work is required for the assembly and erection of the structure. Generally, as noted in the data set, the pre-engineered building comes

as a shell. Pricing is based on the size and structural design parameters stated in the reference section. Additional features, such as windows and doors with their related structural framing, must also be included by the estimator. Here again, the estimator must have a clear understanding of the scope of each portion of the work and all the necessary interfaces.

Reference Numbers

Reference numbers are shown at the beginning of some major classifications. These numbers refer to related items in the Reference Section. The reference information may be an estimating procedure, an alternate pricing method, or technical information.

Note: Not all subdivisions listed here necessarily appear. ■

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