

TECHNICAL ASSISTANCE

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Equipping Businesses for Success





Estimating Practices

LABOR

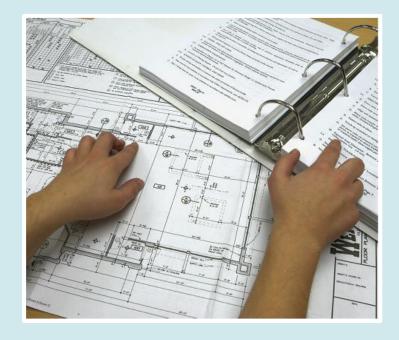
A detail takeoff estimate is an estimate in which each individual construction component is accounted for, or taken off.



Portland Cement Association

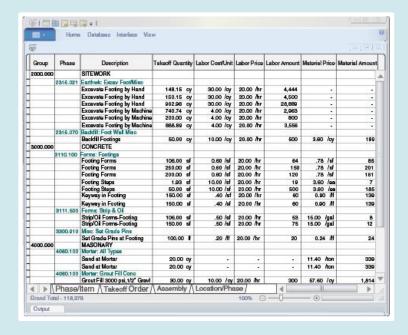


The estimating process begins with a review of all construction contract documents, including detail drawings, and specification books, including the general specifications, addenda, and agreement forms.





Items are entered into columns of the master bid sheet or an estimating software as the estimate progresses.





A scope-of-work letter provides complete information to subcontractors bidding on portions of the work.

SCOPE OF WORK

INVITATION TO BID

Notice is hereby given that the Metropolitan St.Louis Sewer District, the Owner, will receive sealed Bids for Lemay Service Area Overflow Regulation System Lemay North Gate Modifications (L-09) under Contract Letting No. e6055, at its office at 2000 Hampton, St. Louis, Missouri 63138, until 2:00 p.m., local time, on the 24th day of September. All bids are to be deposited in the bid box (cated in the District's Engineering Department prior to the 2:00 p.m. deadline. Bids may, however, be withdrawn prior to the opening of the first bid. Bids will be publicly opened and read at 2:15 p.m. local time on the 24th day of September, at 2000 \(\frac{1}{2}\) Hampton Avenue at a place to be designated.

The Work to be performed under these Contract Documents consists of:

The construction of 3 new interceptor/outfall structures, 1 new outfall gate structure, 1 new interceptor gate structure, and modifications to 1 backflow prevention marrhole within four drainage subsystems of the Lemay Service Area along the Mississippi River. The work also includes interceptor and combined sewer construction and miscellaneous instrumentation and electrical work. The Owner will procure and provide the following equipment for installation under this contract:

Slide Gates and Actuators

All prospective bidders must prequalify and be certified prior to receiving the Bidding Documents. Prequalification forms for obtaining said certification may be obtained from the Owner at the above mentioned address. All bidders must obtain drawings and specifications in the name of the entity submitting the bid.

Bidding Documents may be obtained at 2000 Hampton Avenue, St. Louis, Missouri 63199 by prequalified Bidders, Subcontractors, and Suppliers at a charge of one hundred (\$100.00) dollars per each set of drawings and specifications. Separate additional copies of either the drawings or specifications are available at a charge of fifty (\$50.00) dollars per copy. There will be no refund of these charges. Plans and specifications may be reviewed at the Owners office listed above and at the office of Owner's Engineer (Black & Veatch) at 1415 Elbridge Payne Road, Suite 200, Chesterfield, Missouri 63017.

The Metropolitan St. Louis Sewer District has established a total combined goal of 25% Disadvantaged Business Enterprise (DBE) utilization for all construction contracts in the amount of \$50,000 or more. The District's DBE goal is at least 25% of the total Contract Price. Requirements are explained in the specifications.

A prebid conference will be held at the District offices at 2000 Hampton Avenue on September 10, at 2:00 p.m. local time.



Estimators commonly markup drawings and specifications to ensure that all necessary items are counted and that no items are counted twice.





Variables Affecting the Estimate

- Project location may impact an estimate.
- Value engineering.
- Project scheduling affects an estimate.
- Labor is one of the highest risk variables in preparing an estimate.



Estimators must consider climatic requirements that may affect work scheduling and material placement.

3.7 Concrete Protection and Curing

- General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with the recommendations of ACI 306R for cold weather protection and ACI 306R for hot weather protection during curing.
- B. Evaporation Control: In hot, dry, and windy weather, protect concrete from rapid moisture loss before and during finishing operations with an evaporation-control material. Apply according to manufacture's instructions after screeding and bull floating, but before floating.
- Begin curing after finishing concrete but not after free water has disappeared from concrete surface.
- Curing Methods: Cure concrete by moisture curing, moistureretaining-cover curing, curing compound, or a combination of these as follows:
 - Moisture Curing: Keep surfaces continuously moist for not less than 7 days with the following materials:
 - a. Water.
 - b. Continuous water-fog spray.
 - Absorptive cover, water saturated, and kept continuously wet. Cover concrete surfaces and edges with a 12-inch lap over adjacent absorptive covers.
 - Moisture-Retaining-Cover Curing: Cover concrete surfaces
 with moisture-retaining cover for curing concrete, placed in
 widest practicable width, with sides and ends lapped at least
 12 inches, and seeled by waterproof tape or adhesive.
 Immediately repair any holes or tears during curing period
 using cover material and waterproof tape.
 - Curing compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's directions. Recoat areas subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.

-CLIMATIC REQUIREMENTS

WEATHER-RELATED TREATMENT



Types of Costs In a Construction Estimate

Direct Costs

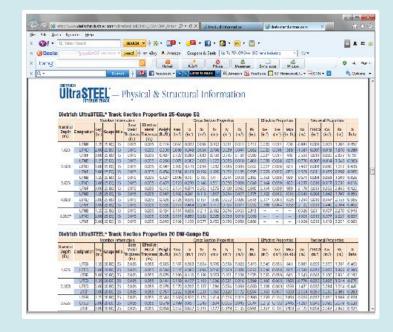
- Materials (Including Sales Tax)
- Labor
- Equipment
- Subcontracts
- Project Overhead

Indirect Costs

- Taxes and Insurance
- Office Overhead
- Profit



Websites of material and equipment suppliers provide information about the latest developments in construction materials.





Highly trained labor can reduce construction costs and time and improve the quality of the work.





Printed references contain charts that provide information covering material, equipment, and labor costs.

Printed References

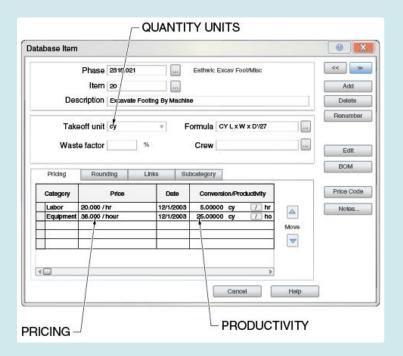
	S	WITCH AND RECE	PTACLE PLATE	S	
Material	Craft @ Hr	Unit	Material	Labor	Total
	Combin	ation Decorator and Th	ree Standard Swit	ch Plates	
4 gang brown	L1 @ 0.20	Ea	5.62	6.77	12.39
4 gang ivory	L1 @ 0.20	Ea	5.62	6.77	12.39
4 gang white	L1 @ 0.20	Ea	5.62	6.77	12.39
		Semi-Jumbo S	witch Plates		
1 gang brown	L1 @ 0.05	Ea	1.15	1.69	2.84
1 gang ivory	L1 @ 0.05	Ea	1.03	1.69	2.72
1 gang white	L1 @ 0.05	Ea	1.15	1.69	2.84
1 gang gray	L1 @ 0.05	Ea	1.15	1.69	2.84
2 gang brown	L1 @ 0.10	Ea	2.55	3.39	5.94
2 gang iyony	_ 11@010	- Fa	200	200	504

	PRE-EN	GINEERED	STEEL BUIL	DINGS*		
	Craft @ Hr	Unit	Material	Labor	Equipment	Total
40' × 100' (4000 SF)						
14' eave height	H5 @ 0.074	SF	3.83	3.42	1.02	8.27
16' eave height	H5 @ 0.081	SF	4.31	3.74	1.11	9.16
20' eave height	H5 @ 0.093	SF	4.87	4.29	1.28	10.44
60' × 100' (6000 SF)						
14' eave height	H5 @ 0.069	SF	3.72	3.19	0.95	7.86
16' eave height	H5 @ 0.071	SF	3.79	3.28	0.98	8.05
		\simeq	\leq 2	\leq :		
14' eave height	H5 @ 0.065	SF	3.10	3.00	0.89	6.99
16' eave height	H5 @ 0.069	SF	3.28	3.19	0.95	7.42
20' eave height	H5 @ 0.074	SF	3.65	3.42	1.02	8.09
100' × 200' (20,000 SF)						
14' eave height	H5 @ 0.063	SF	3.02	2.19	0.87	6.80
16' eave height	H5 @ 0.066	SF	3.16	3.05	0.91	7.12
20' eave height	H5 @ 0.071	SF	3.40	3.28	0.98	7.66

^{* 26} gauge colored galvanized steel roof and siding with 4 in 12 (20 to live load) roof. Cost per square toot of floor area. Costs do no include foundation or floor stab. Add delivery cost to site. Equipment is a 15-ton truck crane and a 2-ton truck.



Reference tables and databases containing material, equipment, and labor costs can be purchased and integrated into various estimating software packages or spreadsheets.





In crew-based pricing, material and labor costs for items like concrete flatwork are calculated based on the square feet of work to be performed.



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Labor Cost

Must figure both wage rate and worker productivity

- Wage Rate
 - Terms of Union Agreements
 - Overtime/Wage Premiums
- Worker Productivity
 - Worker Skill
 - Site Weather and Work Conditions
- Job Schedule



Total Burden – Per Working Hour

1	BASE RATE (ANNUAL / HOURLY)	\$	85,000	S	40.87	l.
	PAYROLL TAXES (EMPLOYER PAID)	LIMIT	%	A	MOUNT	% BASE
12	SUBTOTAL			s	3.33	8.16%
	LABOR-DRIVEN INSURANCES	WC CODE	%			
	CURTOTAL			s	0.71	1.74%
15 MP	SUBTOTAL LOYER PAID BENEFITS (ANNUAL BENEFIT VALUE	E/REGULAR HOURS L	INE 8)	•	0.71	1.743
	LOYER PAID BENEFITS (ANNUAL BENEFIT VALUE SUBTOTAL	E/REGULAR HOURS L	INE 8)	s	14.09	34.48%
MP	LOYER PAID BENEFITS (ANNUAL BENEFIT VALUE	E/REGULAR HOURS L	INE 8)			2000
20	LOYER PAID BENEFITS (ANNUAL BENEFIT VALUE SUBTOTAL	E/REGULAR HOURS L	INE 8)			2000
MP	LOYER PAID BENEFITS (ANNUAL BENEFIT VALUE SUBTOTAL OTHER LABOR-DRIVEN BURDENS	E / REGULAR HOURS L	INE 8)	s	14.09	34.48%

- If there are regular annual bonuses or production bonuses paid those should be included in the calculation
- GOAL: Get to an ACCURATE cost per working hour

Productivity

· What is Productivity?

$$Productivity = \frac{Production\ Output}{Resource\ Input}$$

Example: Productivity =
$$\frac{1m^3 \text{ of } M25 \text{ concrete}}{labor-hour}$$



Productivity Index = Actual Productivity

Example: Productivity Index =
$$\frac{1m^3 \text{ of M25 concrete per 1}hr}{2m^3 \text{ of M25 concrete per 1}hr} = 0.5$$



Importance of Productivity (Continued...)

Hypothetical Project

Head	Cost Component	Cost Component (%)		
		40% 45%		
Materials	\$1,600,000	40%		
Indirect Costs	\$400,000	10%		
Overhead	\$200,000	5%		
Profit	\$200,000	5% ────────────────		
Total	\$4,000,000	100%		

Factors Affecting Productivity

Absenteeism of Workers	Dilution of Supervision
Acceleration of Work	Disruption in Workflow
Weather Conditions	Concurrent Operations
Availability of Skilled Labor	Site Conditions
Changes/ Rework	Access to Work
Crowding	Overstaffing
Defective Tools and Machinery	Coordination Amongst Workers
Morale of Workers	QA/QC

Difficulties in Measuring Lost Productivity

- Unavailability of sufficient and accurate input and output data
- Lack of proof for cause
- Different methodologies for productivity loss calculations
- Failure to understand methodologies



Tracking Your Productivity

- 1. Project Job Cost Accounting
- 2. Labor Daily Logs/ Time Sheets
- Task Codes
- Quantity Completed
- Quality

Objective: To determine how much time is required on average by YOUR people to complete the WORK assigned with minimal call backs.





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THANK YOU



