

Level 5 Estimating

5 Levels - 10 Steps

		Level 1	Level 2	Level 3	Level 4	Level 5
Line	Steps	Order of Magnitude	Conceptual	Preliminary	Detailed	Bid / Construction / Trial
1	Format	Summary Sheet Only	Add capital letters (or numbers if L1 are letters) with 2 to 15 items under each of the main categories	Conform with the WBS rules: Main Category, then capital letters or numbers, then alternate with each new level.	See PFCS Samples for deeper and deeper levels. Conform to rules of WBS.	Final Pass for clarity and ease of making references and following all of the component parts.
2	Scope	A Level 1 Work Breakdown Structure (WBS): 1 paragraph to 1 page. There are only basic quantities (no real QTO) in approximate figures	Add details with 2-10 categories each with letters and CSI codes. Basic QTO on main items (SF, FA, LF, etc.) Usually not calculated units like Cubic Yards (CY)	Level 3 WBS with letters, numbers, and CSI codes. More detailed QTO.	Complete, detailed QTO.	Final Pass. Check QTO on key items.
3	Time/Labor	Little or no breakdown of labor / time in this step	Rough Estimate, Typical crews, Round numbers, slightly over estimating. No calls	Productivity rates, Use Walker's book on big #'s	Use Walker's Labor Rates	Final Pass
4	Material	A guesstimate. Little QTO, Quantities only - not cost of materials. Assembly level estimates at the most	QTO, Rough Estimate, Slightly over estimating. Books only for big #'s, NO calls unless faster than book	Calls, Books, Maybe Alternatives	Calls, Bids, Alternatives refined	Final Pass
5	Equipment	WAG. Often none	Rough Estimate. No Calls	Calls, Books	Calls, Books, Bids	Final Pass
6	Subs	Unit prices, WAG, Use books only on BIG #'s	Books, NO calls	Some Calls	Lots of Calls, Maybe send info, Maybe Bids	Final Pass
7	GC's	% of Direct Cost	Reconsider % or Amount	Reconsider % or Amount	Broken Down	Same as L4
8	OH	% of Direct Cost	Reconsider % or Amount	Reconsider % or Amount	Possibly Broken Down	Same as L4
9	Profit	% of Direct Cost	Reconsider % or Amount	Reconsider % or Amount	Reconsider % or Amount	Reconsider % or Amount
10	Non-Construction	WAG	SWAG	More Support	More Support	Calls/Bids
11	Time:	1-4 Hours	2-24 Hours	16-100 Hours	50-200 Hours	100+ Hours