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