

# Division 2 Site Work

## ***Estimating Tips***

### **020 Subsurface Investigation & Demolition**

In preparing estimates on structures involving earthwork or foundations, all information concerning soil characteristics should be obtained. Look particularly for hazardous waste, evidence of prior dumping of debris, and previous stream beds.

- The costs shown for selective demolition do not include rubbish handling or disposal. These items should be estimated separately using Means data or other sources.

### **021 Site Preparation & Excavation Support**

- If possible visit the site and take an inventory of the type, quantity and size of the trees. Certain trees may have a landscape resale value or firewood value. Stump disposal can be very expensive, particularly if they cannot be buried at the site. Consider using a bulldozer in lieu of hand cutting trees.
- Estimators should visit the site to determine the need for haul road, access, storage of materials, and security considerations. When estimating for access roads on unstable soil, consider using a geotextile stabilization fabric. It can greatly reduce the quantity of crushed stone or gravel. Sites of limited size and access can cause cost overruns due to lost productivity. Theft and damage is another consideration if the location is isolated. A temporary fence or security guards may be required. Investigate the site thoroughly.

### **022 Earthwork**

- Estimating the actual cost of performing earthwork requires careful consideration of the variables involved. This includes items such as type of soil, whether or not water will be encountered, dewatering, whether or not banks need bracing, disposal of excavated earth, length of haul to fill or spoil sites, etc. If the project has large quantities of cut or fill, consider raising or lowering the site to reduce costs while paying close attention to the effect on site drainage and utilities if doing this.
- If the project has large quantities of fill, creating a borrow pit on the site can significantly lower the costs. It is very important to consider what time of year the project is scheduled for completion. Bad weather can create large cost overruns from dewatering, site repair and lost productivity from cold weather.

### **025 Paving & Surfacing**

- When estimating paving, keep in mind the project schedule. If an asphaltic paving project is in a colder climate and runs through to the spring, consider placing the base course in the autumn, then topping it in the spring just prior to completion. This could save considerable costs in spring repair. Keep in mind that prices for asphalt and concrete are generally higher in the cold seasons.

### **026 Piped Utilities**

### **027 Sewerage & Drainage**

- Never assume that the water, sewer and drainage lines will go in at the early stages of the project. Consider the site access needs before dividing the site in half with open trenches, loose pipe, and machinery obstructions. Always inspect the site to establish that the site drawings are complete. Check off all existing utilities on your drawing as you locate them. If you find any discrepancies, mark up the site plan for further research. Differing site conditions can be very costly if discovered later in the project.

### **029 Landscaping**

- The timing of planting and guarantee specifications often dictate the costs for establishing tree and shrub growth and a stand of grass or ground cover. Establish the work performance schedule to coincide with the local planting season. Maintenance and growth guarantees can add from 20% to 100% to the total landscaping cost. The cost to replace trees and shrubs can be as high as 5% of the total cost depending on the planting zone, soil conditions and time of year.

### **Reference Numbers**

Reference numbers are shown in bold squares 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 in this publication.*