

Division 13 Special Construction

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.
- 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 due to the fact that each subcontractor may feel it is the others' 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.

131 Pre-Engineered Structures, Aquatic Facilities & Ice Rinks

- 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 book, the pre-engineered building comes as a shell and additional features must 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.

132 Tanks, Tank Covers, Filtration Equipment

- The prices in this subdivision for above and below ground storage tanks do not include foundations or hold-down slabs. The estimator should refer to Divisions 2 and 3 for foundation system pricing. In addition to the foundations, required tank accessories such as tank gauges, leak detection devices, and additional manholes and piping must be added to the tank prices.

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.