



## Commercial Knowledgebase

Timberline® Office Commercial Knowledgebase contains pre-built models and comprehensive Smart Assemblies™ backed by industry-leading RSMMeans cost data.

Developed for use exclusively with Timberline Office estimating, nothing compares to the way it allows owners and contractors to prepare capital budgets, conceptual estimates, and even detailed estimates immediately upon loading the software. Only minimal database building or fine-tuning is required.

Eliminating the often tedious and time-consuming process of individual item takeoff, the built-in intelligence prompts you for only the data needed to calculate quantities and costs for a given assembly, such as a wall, or a model for an entire building. You simply respond to a list of questions and all the construction details and/or unit costs are immediately available for your review, giving you the ability to quickly perform what-if calculations or provide an instant sanity-check.

### First of its kind

With content built on RSMMeans cost data, the Commercial Knowledgebase sets new standards for simplicity and speed in producing accurate estimates and budgets. The software contains a comprehensive list of intelligent assemblies and a number of full-blown pre-built models, including above- and below-grade parking structures, office core and shell, mixed-use residential, educational institutions, interior fit-out, and additional building elements.

### The logic to prepare estimates or budgets in minutes

The Commercial Knowledgebase builds on the current capabilities of Timberline Office estimating. The process required to generate estimates or budgets is as easy as "filling in the blanks." Thanks to Timberline Office estimating's built-in intelligence, the information you are required to enter is modified as you step through the process based on previous entries. That is, as you provide input about your project, the software logic updates the information it is requesting on-the-fly in response to previous answers given. The time-savings are substantial. Conceptual and detailed estimates or budgets can be generated in a matter of minutes.

### Takeoff like never before

Take off individual construction systems, such as a footing, wall, or an entire building core and shell. Every estimate or budget you generate is backed by extensive pricing detail allowing you to work through a number of complete what-if scenarios faster and more accurately than ever before.

### Sophistication

No other solution available can compare to Timberline Office in regard to the amount of detail and the ease with which project data can be pulled together and manipulated. Timberline Office provides proven construction methodologies and accurate cost data you can count on.


### Features

- Commercial Knowledgebase comes preloaded with RSMMeans pricing for more than 700 cities.
- Commercial Knowledgebase offers a variety of pricing options such as hourly, crew, and unit price.

**Commercial Knowledgebase** is a part of Timberline Office, fully integrated software created to streamline work and connect the people you depend on to build your business.

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Equip Amount	Total Amount
01500.00		TEMPORARY FACILITS&CONTROLS				10,346	10,346
02700.00		BASES,BALLS,PVMNT&APPRTNC		12,179	31,250		43,429
03100.00		CONCRETE FORMS&ACCESSORSS		26,296	13,087	2,239	41,621
03200.00		CONCRETE REINFORCEMENT		29,031	18,852	839	48,722
03300.00		CAST-IN-PLACE CONCRETE					
03400.00		PRECAST CONCRETE					
03500.00		CEMENTS DECKS&UNDRL					
04000.00		MASONRY					
	04070.420	Grouting					
		Grout, C476, for CMU cells/cores, bond b					
		Grout, for interior CMU cells/cores, bond l					
	04080.200	Reinforcing					
		Reinforcing, steel bars A615, placed hori:					
		Reinforcing, steel bars A615, placed verti:					
		Reinforcing, steel bars A615, average #4					
		Joint reinforcing, regular truss, to 12" wid					
		Allow - shoring and bracing at CMU walls					
	04090.170	Control joint					
		Control joint, PVC, 12" wall					
		Control joint, average cost, interior or cor					
04200.00		MASONRY UNITS					
04400.00		STONE					
04800.00		MASONRY ASSEMBLIES					
05000.00		METALS					

### Complete Mid/Highrise Office Building



**Assumptions:**  
This model generates costs for a complete Class A Mid/Highrise Office building. It includes the General Conditions, Sitework, Below Grade Parking, Building Core & Shell and the Building Fitout.

What is the site area in SF?	140000
How many levels of below grade parking?	3
What is the total building area in SF that you need?	160000
How many floors would you like to have in this office building?	5
What is the building footprint in SF?	32000
What is the building perimeter in LF?	1100
What is the estimated duration of the project in MONTHS?	6

Responding to straightforward questions about your project generates extensive back-up pricing detail.