



Estimating Extended

For estimators who demand more from estimating systems, Timberline® Office Estimating Extended offers our most comprehensive package of cutting-edge estimating tools.

The software combines key estimating capabilities with the latest Microsoft® Windows® technology to deliver a solution packed with innovations to increase efficiency.

Slash takeoff time

Timberline Office offers estimators several ways to take off estimates in less time. With quick takeoff, you simply drag individual or groups of items from the cost database directly into the spreadsheet on the screen. Enter dimensions, and the software calculates all quantities for you. Or, if you prefer, you can use item takeoff to work with items prior to pulling them into the spreadsheet.

For ultimate time-savings, Smart Assemblies® or model takeoff is your tool, letting you take off all items in a wall, door, concrete slab or an entire building core and shell all at once.

A takeoff audit trail is also included in Estimating Extended, so you can double-check your work at any time.

Manage complex estimating with variable pricing

Choose the materials pricing and labor production rates that make the most sense for the job whether that means the default settings or your own custom prices and rates. You're able to store up to 20 different prices for a single item and 10 different labor production rates.

Keep bids and quotes within reach

The software's subcontractor bid grid offers a simple way to store, analyze and select subcontractor bids and quotes by item. Log each subcontractor's name, bid quantity, unit price, total bid amount and any notes in the pop-up grid. Then just click on the bid you'd like to use, and the estimate instantly calculates the item based on your decision. What if you change your mind? Simply check a replacement bid, and the substitution is made instantly.

See it all from a new angle

With Work Breakdown Structure (WBS) codes, you can organize estimates a variety of ways. By project phase. Drawing detail. Or location, like Floor 1 or 2. Just define and assign your own WBS codes to any estimate item, either in the database or during takeoff. With the ability to attach up to 12 WBS codes to each item, your analysis and reporting possibilities are endless.

Not only can you work with an estimate in any order you choose, you can change the order instantly using the sequencing tabs at the bottom of the spreadsheet.

Easily make adjustments

Whether it's during analysis or at the last minute, making adjustments to an estimate is a snap in Estimating Extended. The software's adjust columns feature lets you revise all, or a portion of, the quantities, amounts and prices contained within a column at once.

By a percentage; by multiplying or dividing an amount; by replacing an amount; or by spreading an amount proportionally over the selection.

On bid day, when time is everything, adjustments can be easily made through Estimating Extended's totals page. Log in last-minute cuts & adds and the software automatically generates the change throughout all the affected areas of the estimate. Or use the adjust job totals feature to match a pre-defined job total or cost per unit, or to play with the final numbers.

Go global

Estimating Extended makes it easy for you to take off an estimate in one system of measurement and deliver it in another. Estimates can automatically be converted from Imperial units to metric units or vice versa.

Present your work with flair

With so much riding on it, it's critical that the work you produce for clients and upper management be professional-looking and easy to understand. Estimating Extended reports are just that, with the ability to include different type fonts and sizes, bolding, italics and colors. You can create custom headers and footers, including graphics, and use WYSIWYG (what you see is what you get) reporting to quickly strip, add to and tweak an estimate just the way you want.

Estimating Extended also delivers a number of advanced reports to help in estimate analysis. Print the cost variance report to quickly see where costs and quantities have varied between two similar projects. Or view the cost comparison report to zero in on where unit costs have changed between conceptual, interim and final estimates on a project.

Estimating Extended is a part of Timberline Office, fully integrated financial and operations software for construction and real estate professionals.

The screenshot shows the Timberline Office software interface. The main window displays a list of items with columns for Group, Phase, Description, Takeoff Quantity, Sub Amount, Sub Name, Labor Price, Labor Amount, Material Price, and Material Amount. A pop-up window titled "Bid Grid: Multiple Items" is open, showing a table of subcontractor bids for "Excavation - Phase I".

Sub Name	Bid Quantity	Unit Cost	Amount
self-perform	1.00 ls	90,480.00 /ls	90,480
J & S Excavating	1.00 ls	90,850.00 /ls	90,850
Kaufmann Excavation	1.00 ls	89,500.00 /ls	89,500

The main window also shows a list of items with columns for Group, Phase, Description, Takeoff Quantity, Sub Amount, Sub Name, Labor Price, Labor Amount, Material Price, and Material Amount. The items are grouped by phase and description, such as "SITWORK", "CONCRETE", and "EARTHWORK".

With Estimating Extended, analysis and reporting possibilities are endless. For instance, use WBS codes to produce an estimate sorted by Unifformat.

A subcontractor bid grid in Estimating Extended makes it simple to store, analyze and select subcontractor bids by item.