



Model Estimating

Timberline® Office Model Estimating lets you nail your estimate down to the last nut and bolt.

The result is a remarkably precise conceptual estimate, because the assumptions you make about a project are backed up by details. Costs, quantities, crews, hours, waste factors—everything you need to support your estimate is there in black and white.

Model Estimating does the heavy lifting

Building an estimate model is easy. Take what you know about a project then answer a series of conceptual questions about the project, making the same assumptions you always do. Your model does the rest of the work by using construction methods, costs and production rates directly from your database. Overnight estimates? No problem. On-the-spot estimates? That can be done, too. You can even use Model Estimating for fast track projects. The model lets you complete estimate details in the design phase before finalizing the entire estimate. And you can make estimate changes in later phases without affecting earlier work.

Make changes at will

A lot of things can happen to a building design once you've handed over the first estimate. A brick exterior can change to stucco. Rooms can expand or contract. The building can move to a new site. The number of changes can be mind-boggling, and costly if you don't keep track of them. With Model Estimating, you can easily modify and monitor your estimate as changes are made to the design. So you know exactly how those changes impact your estimate, before they add up to a budget problem.

Intelligence that you build into the model makes sure no loose ends are left untied. Modify anything about the model and it will logically "think" through the change and take appropriate action. Change a building's exterior facing and the model selects a new foundation size and backup wall. Stretch the height of a concrete tilt-up wall and the model specifies a different type of rebar. It's all automatic. What's more, you don't have to scrap your conceptual estimate and start over to prepare a final estimate. As the design progresses, your conceptual estimate evolves from assumption to specification smoothly and accurately.

Analyze the estimate from every angle

Model Estimating is highly analytical, which makes it great for value engineering and other applications that require sophisticated parametric estimating. Timberline Office lets you see multiple views of the estimate model up close and in detail. So you can quickly consider a variety of cost options. You can play "what-if" games just about anywhere—in brainstorming sessions, at regular meetings with project designers or owners, or over the phone. With Model Estimating, you don't have to wait until the design has gone to bid to find out the building is too expensive to build. Model Estimating will tell you as the design develops whether a building option is feasible or not.

Deliver the details

Timberline Office Model Estimating does away with ballpark, pie-in-the-sky conceptual

estimates. Instead, you get lots of details to help you respond, in dollars and cents, to ongoing design ideas and changes. In the end, you'll be amazed at how little dollar difference there is between your initial quote and your final estimate. Timberline Office Model Estimating lets you nail down the details. Every step of the way.

Features and efficiencies

- Link multiple assemblies and items together to produce detailed estimates.
- Create specialized models to fit your specific business processes.
- Develop model interviews with text, numbers or file lookup, accessing related files such as engineering drawings.
- Answers to conceptual questions feed hundreds of variables in different items and assemblies.
- Add notes to interview questions for additional information.
- Update estimates without affecting previous work.
- Merge models from one database into another. There's no need to start from scratch.
- Perform what-if scenarios.
- Analyze multiple views of the estimate.

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

Create Interview

Hotel Core/Shell - 3,4, & 5 Hotels

The Hotel Core/Shell and Common Area Finish Allowances model accommodates a variety of hotel types, not just in the level of amenities, service, or quality of finishes, but also in foundations, substructure, and superstructure. Many hotels are constructed over a below-grade or even an above-grade parking structure; some are constructed atop a 1 or 2 level Retail component, or athletic club, or both.

One of the first questions the variable window asks (after hotel gross area, number of keys, and star rating) is what kind of substructure we're dealing with. You have several choices; the assembly is flexible enough to handle a hotel atop below-grade parking or podium deck (use this option if the hotel is above a mixed use podium such as retail, restaurants, athletic club, etc.).

Hotel type Enter 3,4, or 5 star hotel

Enter the number of hotel guestrooms

Enter the gross area of the entire hotel

Does the hotel have an atrium?

Assembly 0100- - General Conditions - I

Detail Grid

Location	<input type="text"/>
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Assembly Notes

Variables

# Months Temp Elec.	0.000	# Months Temp Heat	0.000
# Months Temp Water	0.000	# of Months Duration	0.000

OK Cancel Help

By answering a few simple questions in the model interview, you can create an entire pre-construction budget for your project.