



Pre-Construction Database

Today's overheated market is full of opportunities. But to capitalize on them you've got to work fast.

With the Timberline® Office Pre-Construction Database, you can satisfy owners and developers with quick, accurate conceptual estimates in no time.

Built to take advantage of the Smart Assemblies™ takeoff capability in Timberline Office estimating, the Pre-Construction Database puts the labor, material and equipment information you need to create conceptual estimates at your fingertips. Assembly rate tables store a variety of numbers to cover the work you perform in different geographic areas. And assemblies give you the flexibility to easily handle scope changes, additions and value engineering alterations that come your way at any stage of the project.

Designed to put Timberline Office estimating to the test

The Pre-Construction Database was built with many of estimating's advanced capabilities in mind. For instance, you can easily track alterations, like A/E design changes, using the software's variance reporting. Or use Timberline Office Scheduling Integrator to jump-start project schedules with estimate information, like crew items, durations, costs and resources.

Friendly enough for the junior estimator

You can even use the Pre-Construction Database to train less experienced estimators in conceptual estimating. With instant access to a hearty, well-documented HTML help system

containing assembly explanations, graphic files and library of other information, junior estimators will be able to answer most estimate questions on their own—freeing up advanced estimators to spend more time grooming and fine-tuning your company's estimates.

The freedom to pick and choose

The Pre-Construction Database contains cost assemblies for all sorts of work—many of which you may not perform just yet. That's why Timberline lets you purchase the entire database at once or only those assemblies you'll use. Of course, you can always add on to your database as new work comes your way.

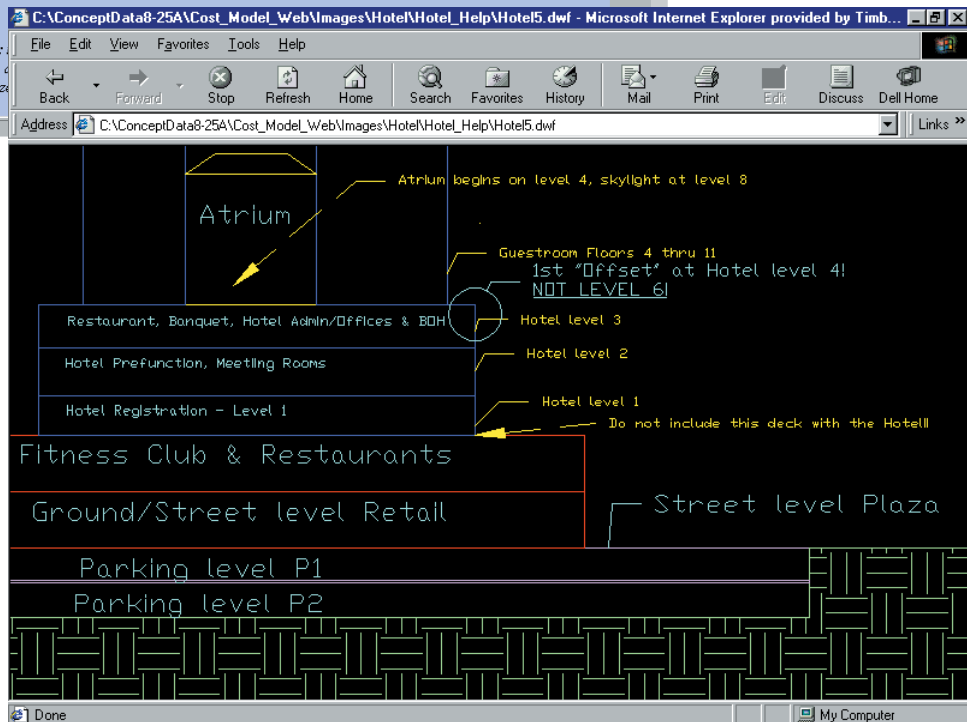
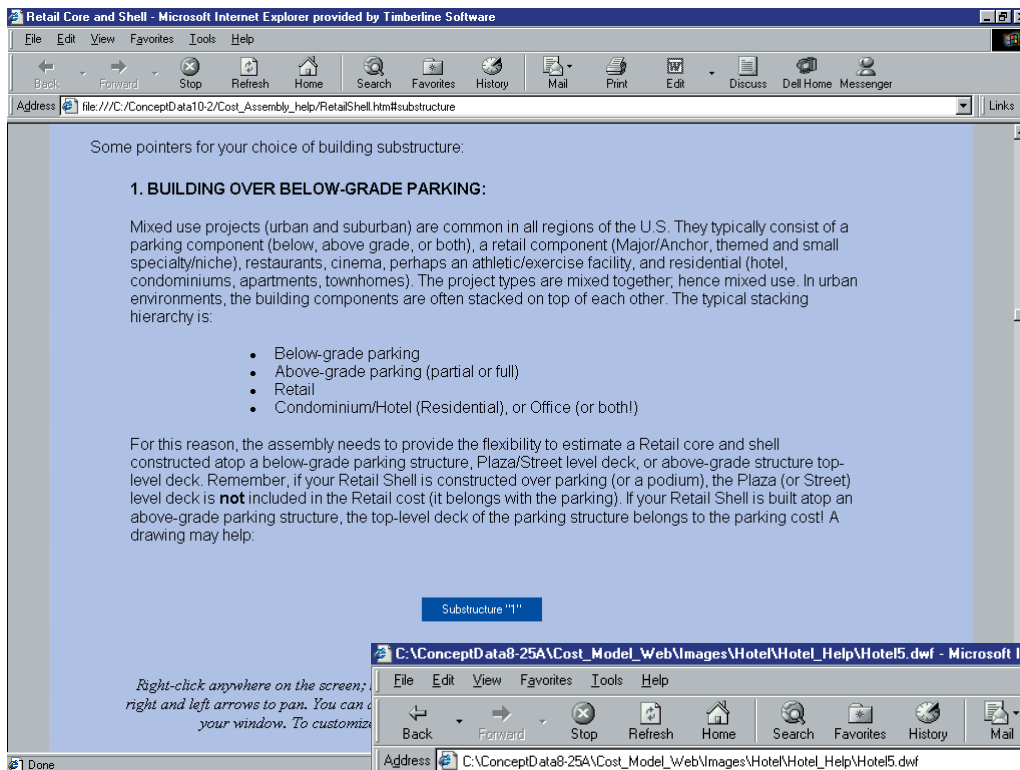
The following cost assemblies are available:

- General conditions—CM
- Onsite development
- Below grade parking
- Above grade parking
- Low-rise core and shell
- Mid/High-rise core and shell
- Mid/High-rise fitout
- Hotel (core and shell with common area allowances)
- Hotel suite
- Hotel suite refurbishment
- Type III and V multi-unit residential shells
- Type III and V residential units
- Retail shell (anchor/major retail, mall, warehouse and outlet shells)

Database specifics

- Each assembly contains mini-assemblies covering 11 major building components/elements, including foundations, substructure, superstructure, exterior closure, roofing and waterproofing, interior construction, vertical transportation, mechanical, electrical, equipment and site work.
- Extensive help files store a variety of documentation, including drawings from major A/Es for reference of typical building configurations, systems, superstructures and finishes.
- Indices in help files contain rate table information and material costs for 21 major US cities. Addons include quick adjustment factors for region to region, and city to city, based upon the labor rate information in the indices.
- Access to NTIS (National Technical Information Services) Davis-Bacon database for all building labor classification base wages and fringe packages, for all counties and states.
- Extensive equipment resources provided. Database equipment pricing is based upon a national average plus 15%.
- Crew and productivity rates are based upon crew hours rather than unit man hours.

Pre-Construction Database is a part of Timberline Office, fully integrated software created to streamline work and connect the people you depend on to build your business.



Extensively documented, the Timberline Office Pre-Construction Database provides estimators all they need to quickly produce accurate conceptual estimates.

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