

Finally! A Source for RELIABLE Construction Cost Data

Construction costs change rapidly due to inflation, supply chain issues, material shortages, labor demand, the availability of equipment, and multiple other factors. Your construction cost data can now keep pace!

Four BT, LLC (4BT) is the *only source for reliable, objective, and current granular construction task data*, complete with separate demolition information, line-item modifiers, and preventive maintenance costs for multiple frequencies with associated checklists for each. All construction task information is **LOCALLY RESEARCHED** and **UPDATED QUARTERLY**, without the use of location factoring or economic indexing.

(Note: Location factoring has been demonstrated to introduce significant error.)

If you are familiar with CSI Masterformat, there is virtually no learning curve, as repair, renovation, and construction line items are organized using expanded Masterformat. This also significantly improves information sharing, lowers the cost of updating, expanding, and reuse, and enables knowledge building. Similarly preventive maintenance tasks are organized using expanded UNIFORMAT II.

Construction Cost Estimating FACTS

1 FACT 1 Current, detailed, line-item cost data is mandatory.

2 FACT 2 30%-40% of project costs involve line-item modifiers.

3 FACT 3 National average cost data, location factors, area cost factors, etc. do not provide adequate cost visibility.

4 FACT 4 Clear, reusable cost data must leverage expanded CSI MasterFormat.

5 FACT 5 Line-item notes are important.

6 FACT 6 Owners should create independent estimates to enable cost management.

7 FACT 7 Estimates must be defensible and verifiable.

Four BT, LLC – WWW.4BT.US
Innovative, robust, and best value providers of technology, cost data, and services for Project Management, Estimating, Job Order Contracting and Facility Maintenance.

Continuously Improve

4BT™ OpenBuild

Category	Value
1	2.5
2	2.5
3	4.0
4	5.0

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4BT OpenCOST™ databases can be used within 4BT collaborative cloud platforms or provided in

a common format for your organizations technology platform of choice. In either case, having objective, current, verifiable granular construction task data is a real game changer.

Transparently build and share technical and cost information for any size project

Benefits of using 4BT OpenCOST™ construction cost data.

- Local market cost data, updated quarterly
- Granular line-item costs ensure an improved Scope of Work
- Ability to cost effectively retain and share critical knowledge
- Validate lump sum contractor/subcontractor quotes
- Create and maintain custom cost lines
- Create and maintain estimate templates
- Create and maintain *assemblies that link to line items*
- Improved cost visibility
- Improved cost management
- Faster proposal development
- Faster proposal reviews
- Develop and easily maintain a common data environment (CDE)
- Decrease reliance on costly consultants
- Fully auditable and compliant in support of fiduciary responsibilities
- Virtually eliminate change orders due to errors/omissions or misunderstandings

All OpenCOST™ information uses common industry standard terms, definitions, and units of measure. Descriptions and line items are presented using plain English without excessive use of acronyms or abbreviations.

Par	Code	Modifiers	Description	UOM	Labor cost	Material cost	Equipment cost	Other costs	Unit cost	Hours	Drew
	09 05 05 00 00 00		Selective Demolition Of Finishes							0.000000	
	09 05 05 12 00 00		Demolition Of Plaster And Gypsum Board Assemblies							0.000000	
	09 05 05 12 00 00 0100		Demo Ceiling Board, Expanded Flange	SP	0.34	0.00	0.00	0.00	0.34	0.024854	C70
	09 05 05 12 00 00 0102		Demo Expansion Joint, 3/4" Grouds, Limited Exposure	SP	0.34	0.00	0.00	0.00	0.34	0.024854	C70
	09 05 05 12 00 00 0104		Demo Metal Base	SP	0.38	0.00	0.00	0.00	0.38	0.028860	C70
	09 05 05 12 00 00 0106		Demo Beams And Columns, 7/8" Channel	SP	0.72	0.00	0.00	0.00	0.72	0.052010	C70
	09 05 05 12 00 00 0108		Demo Beams And Columns, 1 5/8" Channel	SP	0.82	0.00	0.00	0.00	0.82	0.059363	C70
	09 05 05 12 00 00 0110		Demo Ceiling 3/4" Channels, 25 Gauge, Galvanized	SP	0.31	0.00	0.00	0.00	0.31	0.023793	C70
	09 05 05 12 00 00 0112		Demo Ceiling 1 1/2" Channels, 25 Gauge, Galvanized	SP	0.23	0.00	0.00	0.00	0.23	0.018296	C70
	09 05 05 12 00 00 0114		Demo Walls, 3/4" Channels, 25 Gauge, Galvanized	SP	0.39	0.00	0.00	0.00	0.39	0.027624	C70
	09 05 05 12 00 00 0116		Demo Walls, 7/8" Channels, 25 Gauge, Galvanized	SP	0.72	0.00	0.00	0.00	0.72	0.052010	C70
	09 05 05 12 00 00 0118		Demo Walls, 1 1/2" Channels, 25 Gauge, Galvanized	SP	0.43	0.00	0.00	0.00	0.43	0.033647	C70
	09 05 05 12 00 00 0120		Demo Walls, 3 5/8" Channels, 25 Gauge, Galvanized	SP	0.34	0.00	0.00	0.00	0.34	0.024854	C70
	09 05 05 12 00 00 0122		Demo 1 1/2" Mesh Carrier, Ceiling Suspension System	SP	0.07	0.00	0.00	0.00	0.07	0.0059304	C70
	09 05 05 12 00 00 0124		Demo Gypsum Plaster, 2 Coats, On Walls	SP	0.87	0.00	0.00	0.00	0.87	0.066888	C96
	09 05 05 12 00 00 0126		Demo Gypsum Plaster, 2 Coats, On Walls	SP	0.81	0.00	0.00	0.00	0.81	0.062298	C96
	09 05 05 12 00 00 0128		Demo 25 Gauge Metal Studs Drywall Partition Non-Load Bearing	SP	0.47	0.00	0.00	0.00	0.47	0.035864	C25
	09 05 05 12 00 00 0130		Demo 16 Gauge Metal Studs Drywall Partition Non-Load Bearing	SP	0.38	0.00	0.00	0.00	0.38	0.029237	C25
	09 05 05 12 00 00 0132		Demo 18 Gauge Metal Studs Drywall Partition Non-Load Bearing	SP	0.42	0.00	0.00	0.00	0.42	0.032888	C25
	09 05 05 12 00 00 0134		Demo Gypsum Lath, Plain Or Perforated, Nailed, 3/8" Thick	SY	1.06	0.00	0.00	0.00	1.06	0.047980	C70
	09 05 05 12 00 00 0136		Demo 2 1/2 LB Diamond Mesh Lath	SY	1.06	0.00	0.00	0.00	1.06	0.047980	C70
	09 05 05 12 00 00 0138		Demo 3 4 LB Diamond Mesh Lath	SY	1.51	0.00	0.00	0.00	1.51	0.068888	C70

Organized with **MasterFormat®** the gold standard for organizing and communicating construction data.

Join hundreds of other organizations and individuals now leveraging the cost visibility and reliability of consistently organized locally researched costs data versus ad-hoc methods, or national average data and location factors.

Request an informational session at your convenience... info@4bt.us

CONSTRUCTION COST ESTIMATING PRIMER

Unit costs / Bill of quantities

Unit cost component level estimating provides the requisite level of cost visibility for proceeding to the procurement phase.

The level of detail in decomposing a "construction activity" into individual granular tasks and the validity of the core local market condition dataset jointly determine the level of credibility for the overall cost estimate total.

A unit cost is assigned to each of the facility components or construction tasks as represented by the bill of quantities. The total cost is the summation of the products of the quantities multiplied by the corresponding unit costs. The unit cost method is straightforward and can be greatly aided in terms of time savings and error mitigation using a locally researched granular construction cost database.

The initial step is to break down or disaggregate a demolition, repair, renovation, maintenance, or new construction project into discrete tasks required per the accepted detailed Scope of Work (SOW). Collectively, these tasks represent all requirements listed in the project's detailed SOW as mutually agreed upon by the real property owner and the design-builder.

Once these tasks are defined and quantities representing these tasks are selected, a unit cost is assigned to each and then the total cost is determined by summing the costs incurred in each task. Each unit cost task also must include individual labor, material, equipment, and crew/productivity data sets to ensure a high degree of confidence.