



White Paper

Construction Cost Data Vendors — Comprehensive Comparison: Supplement C

(Source: - <https://chatgpt.com/c/6927b5b9-2ad8-8326-9def-fb568eaac375>)

Grouped into **(A) Locally-researched databases**, **(B) National-average / location-factor / aggregated databases**, and **(C) Estimating platforms or mixed-source products** (these depend on third-party data, customer history, or can use either local or national sources).

Where a vendor’s public documentation was ambiguous, it is noted that explicitly.

Public pages and authoritative product pages as are used as sources — the most important factual claims (data approach, line-item/local research claims, and update/pricing statements) are cited inline.

Construction Cost Data Vendors — Comprehensive Comparison Table

Key: **LR** = Locally-Researched; **NA** = National Average / Location Factors; **MIX** = Mixed / Depends / Platform (uses various databases or buyer-supplied data)

| Vendor | Category (LR / NA / MIX) | What the vendor says about their data (short source) | CSI / Granularity | Pricing / Access (public) | Quick pros | Quick cons / caveats |
|---------------------------|--------------------------|---|---|---|---|--|
| 4BT (Four BT, LLC) | LR | “Exclusive source of local market cost data — 90,000+ line items... updated quarterly.” 4bt.us+1 | Expanded CSI MasterFormat; large unit-line-item library (~90k+ tasks). 4bt.us | Annual SaaS subscription (cloud) per vendor site. 4bt.us | <ul style="list-style-type: none"> • True local market research; high granularity; quarterly updates; transparent unit items. 4bt.us | <ul style="list-style-type: none"> • Smaller/less familiar brand vs. legacy publishers (may require explanation to stakeholders). |



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| Gordian — Construction Task Catalog (CTC) / JOC | LR (vendor claims) | Gordian builds a custom CTC / Unit Price Book of locally verified labor/material/equipment prices for each JOC location; however, some Gordian products also integrate RSMean data. (Claimed local CTC; conversion/use of RSMean also noted). Gordian+1 | Custom CTC (expanded tasks, bespoke to program) Gordian advertises many tasks per CTC. Gordian | Access via JOC program; Gordian programs often include fees tied to program/usage (contract-based JOC models). Gordian+1 | <ul style="list-style-type: none"> Purpose-built for JOC; CTCs are locally tailored and can be highly granular. Gordian | <ul style="list-style-type: none"> Caveat: Gordian sometimes leverages RSMean or hybrid approaches; public docs show both claims — verification is recommended for any specific CTC. Also, Gordian JOC access/pricing is program/contract dependent. Gordian+1 |
| RSMean (Gordian) | NA | RSMean provides national average unit prices with location factors / indices to adjust regionally — widely used industry resource. Autodesk | CSI MasterFormat organization; tens of thousands of unit prices, assemblies, and building templates. Autodesk Construction Cloud | Subscription / book / dataset tiers. Autodesk Construction Cloud | <ul style="list-style-type: none"> Broad coverage; industry-standard for conceptual estimates and benchmarking. Autodesk Construction Cloud | <ul style="list-style-type: none"> Not systematically locally-researched for every market; accuracy depends on location factors — can introduce substantial error for |



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| | | Construction Cloud+1 | | | | local, granular cost control. Gordian |
| BNi / BNi Costbooks (Design Cost Data publisher) | NA / aggregated | BNi costbooks are published as regional/national cost guides (sold via Design Cost Data). They are helpful reference guides but are less granular than fully local research. DCD+1 | Book/database format; variable granularity (often assemblies). DCD | Print / eBook / downloadable Excel (product dependent). DCD | <ul style="list-style-type: none"> Affordable; useful for concept or small jobs. DCD | <ul style="list-style-type: none"> Less granularity and not a true, verifiable local market research dataset. DCD |
| Craftsman Book Company (National Construction Estimator) | NA | Craftsman's National Construction Estimator and related guides compile national averages/historical prices and multipliers; for contractors and remodelers. Homewyse+1 | Book/database; coarser unit/assembly level (consumer & small contractor focus). Homewyse | Books, online calculators, occasional subscriptions. Homewyse | <ul style="list-style-type: none"> Familiar, low cost, quick reference for smaller jobs/home remodeling. Homewyse | <ul style="list-style-type: none"> Not designed as a locally-researched institutional cost database; limited granularity for institutional JOC/IPD needs. Homewyse |



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| Xactware (Xactimate / insurance/restoration) | NA / aggregated (market submissions) | Xactware’s pricing is built from submitted data, insurance/claims feeds, supplier inputs and transactional market info — good for restoration/insurance contexts but method differs from systematic local market cost research. Autodesk Construction Cloud+1 | High granularity for repair/restoration items; methodology oriented to insurance/restoration workflows. Autodesk Construction Cloud | Subscription/software (Xactimate, etc.). Autodesk Construction Cloud | <ul style="list-style-type: none"> Strong for insurance/restoration; market-driven price points that reflect transactional data in some segments. Autodesk Construction Cloud | <ul style="list-style-type: none"> Not the same as a defensible, locally-researched construction line-item database for facility owners / JOC/IPD workflows; methodology and transparency differ. Homewyse |
| Dodge Data & Analytics / Dodge Construction Network | MIX (project data / market intelligence) | Dodge provides project intelligence, forecasts, and market analytics (project leads and activity data). Not primarily a line-item cost database — more market activity and | Not a CSI unit price book — product focuses on project data, market analytics, BIM content and leads. Dodge Construction Network | Subscription / platform (Dodge Construction Central / DCC). Dodge Construction Network | <ul style="list-style-type: none"> Excellent for market forecasting, project leads, and understanding pipelines; broad research staff. Dodge Construction Network | <ul style="list-style-type: none"> Not a drop-in replacement for a locally-researched unit price database for precise cost estimating. Dodge Construction Network |



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| | | project intelligence. Dodge Construction Network+1 | | | | |
| ConstructConnect (incl. QuickBid / iSqFt lineage) | MIX (project data + estimating tools) | ConstructConnect provides project leads, market pricing tools, and estimating/takeoff products (QuickBid, etc.). Their market pricing is project/intelligence driven rather than a verified local line-item research database. ConstructConnect+1 | Estimating & takeoff integration; market pricing features. ConstructConnect | Subscription tiers; market pricing starts at monthly rates (public pricing examples). ConstructConnect | <ul style="list-style-type: none"> Strong project data, estimating integrations and bid workflows. ConstructConnect | <ul style="list-style-type: none"> Not primarily a verified local unit price research database — accuracy depends on the data sources and the user's local inputs. ConstructConnect |
| ProEst (Autodesk / estimating platform) | MIX (platform; depends on data feed) | ProEst is estimating software (now listed among Autodesk construction products) — provides takeoff + | Platform supports itemized databases; granularity depends on dataset used or client's database. | Subscription (software / SaaS). Autodesk Construction Cloud | <ul style="list-style-type: none"> Modern cloud workflows, integration with Autodesk ecosystem. | <ul style="list-style-type: none"> Data source depends — ProEst may use RSMeans or other feeds or client historical data; not |



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| | | estimating; cost data sources vary (user databases or third-party feeds). Autodesk Construction Cloud+1 | Autodesk Construction Cloud | | Autodesk Construction Cloud | inherently a single, verified local research database. Software Advice |
| WinEst (Trimble) | MIX (software + user/third-party DBs) | WinEst is an estimating platform that manages item databases (price books). It supports use of proprietary or third-party price books; data completeness/quality depends on the chosen database. Trimble+1 | Item database / Price Book model — granularity depends on the database used (user or vendor supplied). support.winest.com | Typically licensed (Trimble product); enterprise pricing. Trimble | <ul style="list-style-type: none"> Powerful estimating workflows and database control (turns historical/project data into ongoing unit prices). Trimble | <ul style="list-style-type: none"> Data quality varies — WinEst is a tool for managing data; it does not guarantee local market research unless the user or data partner supplies it. support.winest.com |
| Design Cost Data (DCD) | NA / aggregated (historical cost database) | DCD publishes the <i>DCD Guide to Construction Costs</i> and related cost indices — describes itself as a large database of historical | Historical cost database, cost indexes and guides; useful for conceptual/early phase estimates. DCD | Membership / purchase for guide content and indices. DCD | <ul style="list-style-type: none"> Helpful for conceptual modeling and historical trend analysis. DCD | <ul style="list-style-type: none"> Not presented as a verifiably locally-researched unit price book for JOC-style procurement (regional |



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| | | construction costs (used for preliminary estimates and cost modeling). DCD+1 | | | | modifiers/historical averages dominate). DCD |
| Marshall & Swift / CoreLogic (Commercial Estimator / SwiftEstimator) | NA / specialized (property valuation & replacement cost) | Marshall & Swift (CoreLogic) provides valuation and replacement-cost data widely used in property valuation and insurance; methodology is tested, but it's oriented to property valuation rather than JOC/local unit pricing workflows. Cotality+1 | Commercial Estimator / SwiftEstimator — structured datasets for replacement cost valuation. totalstore.alamode.com | Licensed software / data services (CoreLogic). Cotality | <ul style="list-style-type: none"> Highly respected for defensible replacement cost valuations; used in insurance and appraisal. Cotality | <ul style="list-style-type: none"> Not a substitute for a granular, locally researched construction line-item dataset designed for procurement and JOC/IPD cost control. Lincoln Institute of Land Policy |
| Homewyse | NA / consumer & contractor localizers | Homewyse provides unit-cost calculators and local adjustments for home improvement | Item/unit breakdowns for common remodeling/installati | Web access / free calculators; paid services for some features. | <ul style="list-style-type: none"> Free, quick local cost ranges for residential projects; easy to use. | <ul style="list-style-type: none"> Geared to residential/remodeling; not a verified, defensible |



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| | | and small contractor jobs — uses multiple sources normalized to provide zip-code price ranges. Homewyse+1 | on tasks (consumer & small contractor grade). Homewyse | Homewyse | Homewyse | institutional unit-price database for LEAN/JOC/IPD contracting. Homewyse |
| CostOS (Nomitech) | MIX (enterprise estimating platform; supports multiple DBs) | CostOS is an enterprise estimating platform that can use local historical data or integrate third-party datasets (RSMMeans, Richardson, etc.) — the platform supports many data sources. cost-os.com+1 | Supports large item libraries (including Richardson, etc.) — granularity depends on the data feed. nomitech.com | Enterprise license / demo (Nomitech). nomitech.com | <ul style="list-style-type: none"> • Strong enterprise features, multi-source data support and BIM/GIS takeoffs. cost-os.com | <ul style="list-style-type: none"> • Data quality depends on chosen feed or the client’s historical database; not inherently a verified, local research product unless configured with local research. cost-os.com |
| CostX (RIB / Exactal) | MIX (estimating + takeoff; data depends on user/feeds) | CostX is a 2D/3D/BIM estimating and takeoff solution — allows linking rates and databases but does not | Live-linked workbooks and item rate libraries; granularity depends on user or bundle. | Licensed software (RIB / CostX). RIB Software | <ul style="list-style-type: none"> • Excellent for BIM-linked estimating and reuse of project data. RIB Software | <ul style="list-style-type: none"> • Data depends on what the firm supplies or subscribes to — not a proprietary, verified |



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| | | publish one single “national/local” research database by itself. RIB Software+1 | RIB Software | | | local market unit-price database unless explicitly provided. Capterra |
| Richardson (industrial estimating database — available as feeds) | NA / historical / industrial focus | Richardson is a longstanding industrial estimating database (used in heavy/industrial estimating) and is offered as a feed for some estimating platforms. nomitech.com | Very large line-item libraries for process/industrial work; used in CostOS and other enterprise products. nomitech.com | Typically sold as part of enterprise data feeds (via CostOS etc.). nomitech.com | <ul style="list-style-type: none"> Strong for process/industrial cost estimating and benchmarking. nomitech.com | <ul style="list-style-type: none"> Industrial focus — not a drop-in solution for general institutional JOC unit price books without mapping. nomitech.com |

Short, actionable observations and recommendations

- **If you need defensible, verifiable local unit line-items for JOC / LEAN / IPD:** the publicly documented vendors that *explicitly* claim systematic local market research are **4BT** and **Gordian’s CTC** (Gordian claims local CTCs — verify specific program methodology for each contract). [4bt.us+1](#)



- **If you need national coverage and convenience for conceptual estimates:** RSMMeans, BNi, Craftsman, Design Cost Data offer broad coverage and are industry familiar — but they rely on national averages + indices/location factors (or historical averages) rather than fresh, local line-item research. Use them for early-phase budgeting, not for final price control. [Autodesk Construction Cloud+2DCD+2](#)
- **Estimating platforms (ProEst, WinEst, CostOS, CostX, CostOS, CostX, etc.)** are powerful tools — but **data quality depends on the data feed** you choose (RSMMeans, Richardson, proprietary, client historicals, etc.). If a company uses these platforms, ask which *database* drives the unit rates (and whether those rates are locally researched). [Autodesk Construction Cloud+2support.winest.com+2](#)

About Four BT, LLC

*We help to create environments where the best people come to do their best work. We all succeed together.
Join us as we pave the way toward a new future for public and private sector efficient project delivery.*

- Estimate project costs comprehensively - Ensure budgets reflect the actual current local market labor, material, and equipment costs for successful project delivery.
- Create detailed and realistic project timelines - Identify key milestones, task dependencies, and critical paths.
- Minimize risks associated with delays and budget overruns - Provide a clear project roadmap and cost control mechanisms.
- Enhance resource allocation and utilization - Align resources and scheduling with budget constraints.

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