

# Sage Construction and Real Estate Solutions

## Advanced Assembly Composite Database For use with Estimating Standard and Extended

When it comes to running your business, you're only as effective as the information you have to make decisions. That's why it's so important for your estimating database to work the way you do, not the other way around. Even if you're running the best, most sophisticated and powerful Estimating solution available, if it's not backed by an equally powerful and flexible database, positioning your business for success is certain to be a great challenge.

So, how do you know which database is the right one to meet your specific needs? No single database in the world can meet the needs of every business right out-of-the-box. And, much like everyone has their own unique style for estimating, the selection of your database depends greatly upon how you will need to rely on it now, and in the future.

◀ *Unlike a standard, one-size-fits-all database, Advanced Assembly Databases provide you with a wealth of benefits designed to increase the productivity of your business.*

The screenshot displays the Sage Estimating software interface. The main window is titled 'Estimating - C:\DataFiles\WB UnderDevelopment - [Assembly Takeoff: Townhouse]'. The interface is divided into several sections:

- Left Panel:** A tree view showing the project structure, including '400 WALLS', '420 Wall - Wood Framed Exterior UP', and 'Pass 1 2/24/2009 4:42 PM'.
- Top Panel:** A menu bar with options like File, Edit, View, Database, Takeoff, Pricing, Reports, Interface, Window, and Help.
- Right Panel:** A detailed assembly takeoff for 'FRAMING' and 'EXTERIOR FINISH'. It lists various items with their quantities and units. For example, 'Length of Wall' is 666,000 feet, and 'Height of Wall' is 10,000 feet. Other items include 'Spacing of Studs', 'Size of Wood Studs', and 'Type Exterior Finish'.
- Bottom Panel:** A table showing the assembly takeoff results. The table has columns for Phase, Item, Description, Quantity, Unit, Location, and Building. The table lists 27 items, including 'FRAMING MATERIAL', 'PT 2x 6x16 #2 Plate', 'SPF 2x 6x16 #2 Plate', 'Sill Seal 1/2" x 50"', 'Bolts: 1/2" x 2"', 'Stud SPF 2x 6x16 5/8" (pre-cut)', 'Nails: Pneumatic 16d (50# Box)', 'Blocking 2x4', 'SPF 2x 4x16 #2 Blocking', 'Nails: Pneumatic 16d (50# Box)', 'Hex Bolts: 5/8 x 6', 'Go-Bolt rod', 'Sheathing wal', 'OSB: 1/2" 4x8', 'Nails: Pneumatic 8d (50# Box)', 'Nails: Common galv 8d (50# Box)', 'EXTERIOR FINISH', 'Stucco Quoins', 'Siding', and 'Hardie: 6 1/2"x12" (5" exposure)'. The table also shows a total quantity of 6,660.00 sqft and a cost of \$53,545.09 at a rate of \$8.04 / sqft.

The above example (Exterior Wood Framed Wall) assembly includes three sizes of framed walls (4", 6", & 8"), stud length to match wall height, fire blocking, plates, six types of exterior finishes, five kinds of insulation, four kinds of drywall, three kinds of drywall finish, five kinds of base, and over twenty options to meet most any specification.

Sage Construction and Real Estate (CRE) has created a diverse suite of Estimating Standard and Extended databases to meet a wide range of contractors' unique needs. Extremely powerful, these new Advanced Assembly Databases are developed to support the distinct requirements of various industry-specific contractors, so you can choose a database that truly works the way your business does, including:

- Advanced Assembly Composite (combined and includes each of the following databases)
- Advanced Assembly Commercial
- Advanced Assembly Residential
- Advanced Assembly Sitework
- Advanced Assembly Concrete/Masonry
- Advanced Assembly Starter

Additionally, the database provides you with a wealth of benefits, such as:

- Easy Implementation. It's intuitive, and requires minimal review and editing, so you're up and running more quickly.
- Comprehensive assemblies with detailed cost items
- Contains current manufacturers pricing.
- Most assemblies support both "man-hour" and "unit pricing", it's up to you.
- Estimates both self-performed and subcontract work
- Provides multiple methods of labor and material takeoff
- Produces detailed takeoff quantities and a Bill of Materials for soliciting vendor quotes and ordering materials
- Helps prepare and streamline processes such as: bid solicitation, buyout, project scheduling and AIA billing

In addition to the 103 assemblies, the Advanced Assembly Composite Database also includes:

- More than 51000 items (categorized by industry standards of Labor, Material, Subcontract, Equipment and Other).
- More than 7400 formulas.

And, although an optional view, CSI MasterFormat™ 2004, estimates can also be sorted by MasterFormat™ '95, Trade, Construction Schedule or Activities, Schedule of Value, Location, and much more.\*

\*Requires Estimating Extended

## Advanced Assembly Composite Database Assembly List

### Special Estimates

Conceptual Estimate  
Model Hone Estimate  
Unit Price Bid Estimate

### Bids, Quotes, and Allowances

Residential Lump-Sum Subcontractor Bids  
Commercial Lump-Sum Subcontractor Bids  
Material Quotes  
Allowances

### General Requirements

Mobilization (one-time, startup costs)  
Project Overhead (monthly operations)  
Close-out  
Equipment: General  
Equipment: Hoisting

### Demolition & Remodel

Repair Masonry Opening  
Demo Site (buildings, paving, fence, & utilities)  
Demo Structure (footing, slab, floors, & walls)  
Demo Interior (finishes, drywall, doors, & cabinets)  
Demo Exterior (roof, brick, siding, door, & windows)  
Refinishing & Remodeling Rooms

### Site Work

Site-Prep & Excavation  
Storm Drainage System  
Sanitary Sewer System  
Water System  
Fire Line System  
Curbs & Gutters  
Paving  
Sidewalks  
Handicap ramp  
Irrigation System  
Landscaping  
Site Improvements  
Pool  
Retaining Wall  
Site Block Wall

### Slab & Foundation Systems

Continuous or Strip Footings  
Pad Footing with Piers  
Pile Cap Footing with Piles  
Grade Beam with Piles  
Flat & Monolithic Slab On-Grade  
Basement slab

### Flat Deck Systems

Cast-in-Place Concrete Decks  
Pre-cast Hollow Core Decks  
Bar Joist & Metal Decks  
Wood Frame Floor & Decks  
Exterior Wood Frame Deck

### Sloped Roof Systems

Rafter Roof System  
Wood Truss Roof System  
Metal Truss Roof System  
Steel Beam and Purlin Roof System  
Wood Framed Dormer

### Doors, Windows & Glass Openings

Opening - Storefront & Fixed Glass  
Opening - Windows  
Opening - Doors  
Opening - Overhead Doors

### Wall Systems

Block Stem Wall  
Block Exterior Wall  
Block Interior Wall  
Wood Frame Exterior Wall  
Wood Frame Interior Wall  
Wood Frame Wall @ Bay Window  
Metal Frame Exterior Wall  
Metal Frame Interior Wall  
Concrete Cast-in-Place Wall  
Concrete Tilt-Wall Wall  
Curtain Wall

### Columns & Chases

Column - Wood, Plastic, Block, & Precast  
Column - Framed Chase  
Column - Cast-in-Place Round Concrete  
Column - Cast-in-Place Square Concrete

### Stairs & Railing

Stairs - Wood Frame  
Stairs - Metal Pan Filled  
Stairs - Cast-in-Place Concrete  
Stairs - Pre-cast Concrete

### Residential Room Finishes

Ceiling Finishes: Drops & Bulkheads  
Room Finishes: Living Area  
Room Finishes: Bath  
Room Finishes: Kitchen  
Room Finishes: Utility  
Room Finishes: Garage & Storage  
Room Finishes: Balcony & Deck  
Room Finishes: Outdoor Living  
Room Finishes: Summer Kitchen

### Commercial Room Finishes

Ceiling Finishes, Drops & Bulkheads  
Room Finishes: Office \_\_\_\_  
Room Finishes: Exit Corridor  
Room Finishes: Restroom  
Room Finishes: Gallery  
Room Finishes: Kitchens  
Room Finishes: Utility Room  
Room Finishes: Balcony & Deck

### Equipment

Residential Equipment  
Commercial Equipment  
Elevator & Lift

### HVAC, Electrical, & Plumbing Systems

Fire Alarm System  
Fire Sprinkler System  
Gas System  
HVAC System  
Plumbing System  
Electrical System

### Shell Buildings

Manufactured Metal Building  
Laminated Arch Shell  
Structural Steel Frame  
Cast-in-Place Concrete Shell