



**PROJECT MANAGEMENT  
CONSTRUCTION MANAGEMENT  
COST ESTIMATING CONSULTANTS**

## **PROJECT ESTIMATING MANUAL**

**2002**

**AUSTIN  
1921 CEDAR BEND DRIVE  
SUITE 200  
AUSTIN, TX 78758  
PHONE (512) 836-3329  
FAX (512) 836-3802**

**DALLAS  
1225 CICLE VIEW COURT  
GRAPEVINE, TEXAS 76051  
PHONE 1-800-803-9057  
FAX (512) 836-3802**

**HOUSTON  
2626 S. LOOP WEST  
SUITE 650J  
HOUSTON, TX 77054  
PHONE 1-800-803-9057  
FAX (512) 836-3802**

[ASDCNSLT@AOL.COM](mailto:ASDCNSLT@AOL.COM)  
[WWW.ASDCONSULTANTSINC.COM](http://WWW.ASDCONSULTANTSINC.COM)  
P. O. BOX 180052 AUSTIN, TEXAS 78718-0052



Cost Estimating..... 2  
ASD Consultants Mission Statement..... 2  
Introduction To Cost Estimating..... 3  
Estimating Tecnologies..... 3  
Estimating Profiles..... 4  
Resumes ..... 6  
Curtis Brown, AIA ..... 7  
Alan Dumas ..... 9  
Prior Estimating Experience ..... 10  
Prior Estimating Experience (Continued)..... 11  
List Of References ..... 12



## Cost Estimating

---

### ASD CONSULTANTS MISSION STATEMENT

To provide Project Management, Construction Management, and Detailed Cost Control Services to our clients. To provide services that are comprehensive, systematic and affordable to our clients. To utilize the state of the art technologies to manage our clients projects, regardless of the projects size.

To manage our client's projects to insure the projects are designed within their budget, constructed within their budgets, designed on time and constructed on time. To minimize and/or eliminate our client's financial exposure to litigation, claims and judgments on their construction projects.

ASD Consultants, Inc.

Copyright 1996 - 2002 by ASD Consultants, Inc. All rights reserved.  
Printed in the United States of America. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of ASD Consultants, Inc.

ASD Consultants, Inc. is a Texas corporation.



## Introduction to Cost Estimating

What is Cost Control/Estimating?

Cost Control/Estimating is viewed as a program to address methods for improving the details and accuracy of costing out a project. ASD's estimating program will be communicated the meetings, review and analysis of drawings, sketches and programming information. The estimating program has the flexibility to be tailored to the needs and interests of the individual clients and the projects type.

Cost Control/Estimating is a program developed to improve the way projects are estimated. Our estimates are communicated through detailed estimates, in various formats, estimates by phases and cost analyses of specific items. In addition, meeting is held to walk our clients through the estimates to insure we have not missed any information. The key to ASD's program is the use of state-of-the-art estimating techniques, which allow total flexibility in estimating.

ASD believes that estimating is the corner stone and one of the major tools that insures a successful project. More and more clients are turning toward estimates for more accurate and detailed cost. Our industry is expanding as roles of the estimates are more defined. This is experienced by the advent and growth of the industry. Our "Client First" approach is evident by the amount of time ASD typically spends with its clients.

- **ASD Utilizes State of the Art comparison estimating technology**
- **We work closely with our clients to formulate the estimate in any format desired**

## ESTIMATING TECNOLOGIES



ASD Consultants utilizes the latest computing estimating technologies to program its estimates. This technology allows ASD to provide detailed estimates in any format requested by the client.

## ESTIMATING PROFILES

- ASD is based in Austin, Texas and Baton Rouge, Louisiana
- ASD offers specialized expertise, interest and demonstrated ability in providing cost estimating and cost control services for environmental, architectural and engineering projects.
- ASD works effectively as a team player with architectural and engineering consultants and facility staff to assure a successful project.

- ASD. Has successfully completed projects with aggressive schedules and conservative budgets.
- ASD has the reputation for personalized service.
- ASD values its client and is striving to establish its presence in the marketplace.
- ASD utilizes the "Timberline Estimating System" which is the state of the art in estimating and scheduling software.

ASD Consultants Inc. continues to be one of only a few firms providing estimating that is managed by Architects. We are accustomed to providing estimating services to Architects and Engineers on the fast-track process and working within limited budgets. Our architectural and construction background and technologies allows us to coordinate better and work effectively with these consultants, to deliver the project on-schedule and within budget.

ASD specializes in providing estimating services for architectural design and construction project. Our cost control efforts insure budgets are not exceeded.

ASD is known for being a client-focused firm, and provides a high quality of service.

A continuing commitment to estimating and cost control for architectural, and construction related projects have led to a wide variety of unique and exciting projects for us. They have included healthcare facilities, power plants, art centers, fire stations, theaters, churches, office buildings and airports.

Our firm has extensive experience in cost estimating and cost control. ASD estimates are detailed and are done in-house utilizing the Timberline Estimating System. Our estimators have over 30 years of combined experience.

ASD Consultants, Inc. is a certified Minority Business Enterprise (MBE) and Historically Under Utilized Business (HUB) with the City, State, Federal Government, County, Parish and School District.

Our firm provides the following Cost Estimating Services that are structured to meet the complex needs of our clients:

- Budget Development
- Architectural Cost Estimating - Preliminary and all Design Phases
- Construction Cost Estimating
- Change Order analysis
- Cost Benefit Analysis
- Environmental Cost Estimating



## ESTIMATING PROFILES (con't)



- ASD Consultants is currently providing estimating and consulting for several churches, the City of Austin, the State of Texas, and Austin Independent School District.
- ASD has an in-house Estimating Department and utilizes the "Timberline" estimating system.



ASD is experienced in providing professional and precise, cost estimates for projects of all types: new and existing properties, residential, commercial, industrial and health care projects. ASD routinely provides preliminary cost estimates to assist clients in determining cost alternatives for the feasibility of a project and the magnitude for the planned work.

ASD has an in-house estimating department. Our staff has over 30 years combined experience in estimating on a variety of projects. We utilize the "Timberline Estimating System", which is the state-of-the-art computer-aided estimating software program. In addition, we have an extensive database of local costs, which we use when providing all estimates.

### ASD CONSULTANTS, INC. estimating staff:

- Offers specialized expertise and demonstrated ability in providing project-estimating services to owners, architects, engineers and contractors.
- Has an extensive amount of experience and is accustomed to working on tight schedules and working effectively with owners, architects and engineers.
- Is familiar with several estimating and scheduling software programs including:
  - Timberline
  - Spreadsheet
  - Microsoft Project Scheduling
- Uses the square foot, unit and rate form of estimating, prepared in the CSI format. This allows us to prepare detailed and thorough estimates utilizing actual rates when available.
- Are certified as Timberline trained estimators
- Has provided estimates on a variety of projects, such as:
  - Austin-Bergstrom International Airport
  - Travis County Correctional Facility
  - Austin Community College
  - Aircraft Maintenance & Training Complex
  - Kelly AFB Engineering Facility
  - AT & SF Railway Intermodal Facility
  - Santa Fe Transportation Center
  - and numerous other private and governmental (city, state and federal) projects throughout the country.

## RESUMES

**ASD Consultants, Inc.**

Curtis Brown

Alan Dumas



**CURTIS BROWN, AIA**  
**PRINCIPAL**

**EDUCATION** Bachelor of Architecture, Southern University, Baton Rouge, LA, 1980

**REGISTRATIONS** Registered Architect, State of Texas  
Registered Architect, State of Louisiana  
Registered Interior Designer, State of Texas  
National Council of Architectural Registration Boards  
Licensed Asbestos Consultant, State of Texas  
AHERA Certified Management Planner  
AHERA Certified Inspector  
AHERA Certified Contractor/Supervisor  
AHERA Certified Project Designer  
AHERA Certified Air Monitoring Technician

**PROFESSIONAL HISTORY** 4 years with ASD Consultants, Inc.  
14 years with the City of Austin

**ORGANIZATIONS/EXPERIENCE** Eighteen years of experience working on a wide range of construction projects and specializing in Project Management and Construction Management

Member, American Institute of Architects (AIA), Construction Specifications Institute (CSI), The National Organization of Black Architects NOMA, The Hospital Facility Management Organization, Austin Roofing Association, and American Society of Hospital Engineers.

Managed the design and construction of the Parking Structure, Communications Building and the Operations and Maintenance Complex for the Austin-Bergstrom International Airport, which included consultant selection, contract negotiation, budget control, and design review and construction and project management.

Established the City of Austin ADA Program.

Established the City of Austin Roofing Standards.

Construction Management/Quality Control for multiple projects for the University of Texas, State of Texas and several churches.

Established the Asbestos and ADA Program for Brackenridge Hospital, Austin, Texas

Consultant/Project Manager for monitoring multiple projects and asbestos abatement projects at Austin State School, Camp Mabry and private owners.





**SELECTED DESIGN**

Interior Design award for interior design of Pedi-Oncology Unit at Brackenridge Children's' Hospital

**AWARDS/EXHIBITS**

Award of Excellence for the renovation of the Dougherty Arts Center

Several City of Austin Basics Awards for Architectural Project Management

City of Austin award for the design and construction of the General Services Building

1994 ASID - IBD Design Excellence Award for Healthcare - Brackenridge Hospital - Curtis Brown, Project Manager

1994 Brackenridge Hospital Certificate of Appreciation for his role in the creation of The Woman's Place at Brackenridge - Curtis Brown, Project Manager

1992 City of Austin Public Works and Transportation Department Certificate of Recognition to Curtis Brown for nine years of outstanding service and commitment to the Architectural Management Division

1991 City of Austin Public Works and Transportation Department Certificate of Recognition to Curtis Brown, Project Manager for his dedicated efforts and contributions in the reopening of the Dougherty Arts Center.

Coach of Pflugerville Little League Basketball and Baseball



**ALAN DUMAS**  
**ESTIMATOR**

**EDUCATION** Bachelor of Architecture, Southern University, Baton Rouge, LA 1981

**REGISTRATIONS** International School of Construction Estimating, Mesa Arizona  
Timberline Cost Estimating

**FIELDS OF EXPERTISE** Estimating Manager  
Cost Estimating Supervisor  
Construction Supervisor  
Architectural Drafting

**PROFESSIONAL HISTORY** 2 years with ASD Consultants, Inc.  
16 years with various construction companies throughout the U.S.

**PROFESSIONAL SUMMARY** Mr. Dumas is the Estimating Manager of ASD Consultants, Inc. Mr. Dumas has extensive experience and background in the construction estimating and architectural fields. Mr. Dumas has served as the Estimator for projects in excess of \$24 million. Mr. Dumas has also provided estimating services to General Contractors for 10 years.

Mr. Dumas has served as Construction Supervisor and has supervised \$1.5 million dollar projects. He was also responsible for writing purchase orders, for materials needed to complete projects and for handling all contract arrangements between subcontractors and general contractors.

His projects involved working with many subcontractors and various material suppliers. As an Architectural Draftsman, his responsibilities and accomplishments included Research and Drawings on Energy Study for Southern University.

**EXPERIENCE** Lead Estimator on several large projects throughout the United States  
Estimator on the Texas State Capitol Restoration Project  
Extensive knowledge and training of Timberline Estimating Software  
Experience in providing detailed estimates using the CSI format.

**SELECTED PROJECTS** Columbia High School, South Carolina  
Trident Tech College, South Carolina  
Mount Zion Elementary School, South Carolina  
White Knoll Middle School, South Carolina  
Dutch Fork High School, South Carolina  
Lugoff High School, South Carolina  
Camdon High School, South Carolina



## PRIOR ESTIMATING EXPERIENCE



### ESTIMATING PROJECTS

Travis County Correctional Facility  
Austin, TX  
Construction Cost \$16,000,000

East Side Church of Christ  
Austin, TX  
Construction Cost \$6,000,000

Travis High School Modifications  
Austin, TX  
Construction Cost \$2,000,000

Martin Jr. High School Modifications  
Austin, TX  
Construction Cost \$1,400,000

ACC Highland Mall Campus  
Austin, TX  
Construction Cost \$890,000

Compusystems Office Building  
South Carolina  
Construction Cost \$5,000,000

Orangeburg County Admin. Building  
South Carolina  
Construction Cost \$6,000,000

Columbia High School  
South Carolina  
Construction Cost \$4,500,000

Trident Tech College  
South Carolina  
Construction Cost \$8,000,000

Newberry Wastewater Treatment Plant  
South Carolina  
Construction Cost \$5,700,000

Mt. Zion Elementary School  
South Carolina  
Construction Cost \$4,996,000

City of Columbia Supreme Courtroom  
Renovation.  
South Carolina  
Construction Cost \$5,600,000

State Library Building  
Austin, TX  
Construction Cost \$5,000,000

Austin Police Forensics  
Austin, TX  
Construction Cost \$9,100,000

F-15 Wing Ready Facility  
Georgia  
Construction Cost \$18,000,000

Piedmont Health & Library Facility  
South Carolina  
Construction Cost \$7,000,000

Lugoff High School  
South Carolina  
Construction Cost \$4,766,500

Camdon High School  
South Carolina  
Construction Cost \$5,440,755

Orangeburg Co. Cancer Center  
South Carolina  
Construction Cost \$1,487,000

Loirs Nursing Home  
South Carolina  
Construction Cost \$1,000,000

North Charleston Coliseum  
South Carolina  
Construction Cost \$21,150,000

Richland County Library  
South Carolina  
Construction Cost \$13,155,000

Ethel Corporation Office Building  
South Carolina  
Construction Cost \$2,100,000

Pitt County Hospital  
South Carolina  
Construction Cost \$15,500,000

Lee County Prison  
South Carolina  
Construction Cost \$28,293,000

McClellanville Middle School Renovation  
South Carolina  
Construction Cost \$3,500,000



**PRIOR ESTIMATING EXPERIENCE (Continued)**



**ESTIMATING PROJECTS (Continued)**

Mount Sinai Baptist Church  
Austin, Texas  
Construction Cost \$15,000,000

Wheller Avenue Baptist Church  
Houston, Texas  
Construction Cost \$5,500,000

City of Austin Regional Emergency Center  
Austin, Texas  
Construction Cost \$14,000,000

Ransom Center  
Austin, Texas  
Construction Cost \$5,000,000

Building 129 Chilling Station University of  
Austin, Texas  
Construction Cost \$600,000

Texas Work Force Commission ADA  
Austin, Texas  
Construction Cost \$350,000

Condominium Project  
Austin Texas  
Construction Cost \$300,000

Ultima Visioin Boutique  
Austin, Texas  
Construction Cost \$3,300,000

Dutch Fork High School  
South Carolina  
Construction Cost \$7,500,000

Richland County Heath and Administration  
Building  
South Carolina  
Construction Cost \$18,200,000

**LIST OF  
REFERENCES**  
ASD Consultants, Inc.



**Gregory George, Project  
Manager**

City of Austin - Public  
Works Department  
505 Barton Springs Road  
Austin, Texas  
(512) 499-7142

**Carol Hadnot,  
President**

Business Resource  
Consultants, Inc.  
6448 Hwy. 290 East  
Austin, Texas 78723  
(512) 467-6894

**Mike Deen,  
Elder**

East Side Church of Christ  
3106 E. 14 ½ Street  
Austin, Texas  
(512) 477-1647

**Bill Schenck  
AIA**

Coffee, Crier, & Schenck  
509 Oakland Ave  
Suite 300  
Austin, TX 78704  
(512) 478-0741

**Robert Fouse, AIA, CSI**

DFD Architects, Inc.  
9801 Anderson Mill Rd  
Suite 220  
Austin, TX 78750  
(512) 335-2881

**Craig Fenandez,  
AIA**

DMJM Architects  
3250 Wilshire Blvd  
Los Angeles, CA  
(213) 381-3663 x 3373

**Betty Trent  
AIA**

Architecture Plus  
1907 North Lamar Blvd  
Suite 260  
Austin, Texas 78705  
(512) 478-0970

**Bill Aylor  
AIA**

Lake/Flato Architects  
311 Third Street  
Suite 200  
San Antonio, Texas 78205  
(210) 227-3335

**Ron Pope  
AIA**

The Austin Group  
Barton Oaks Plaza  
Building V  
Suite 110  
Austin, Texas 78746