Introduction to RS Means

Week 3
Construction Estimation, Planning and Control

Numbering
• Level 1: CSI MasterFormat division no.
• Level 2,3: CSI
• Level 4: Means number
• Level 5: Means 12 digit line number

XXXXX-XXX-XXXX

Structure
• Description
• Reference Number → Reference Section
  • Procedure, Alternate Pricing, Tech. Information
• Crew codes
  • Cost per labor hour (labor and associated equipment operation)
• Productivity
  • X Daily Output and Y labor-hours for unit work
• Unit
• Bare Costs
• Total Costs

Productivity
• X Daily output/ 1 crew-day
• # of crew days = (quantity in Units) / X
• Y labor-hours for installing 1 Unit of work
• # of labor-hours = (quantity in Units) * Y
• 1 crew-day = X * Y labor-hours

Costs
• Bare labor hour costs: (crew specific) * Y
  • Cost / Unit installation
• Bare equipment costs: (crew specific) * Y
  • Cost / Unit installation
• Total bare costs: Sum(Mat. + Lab. + Equip.)
• Total costs Inc. O&P: add 10%

Other Sections
• Assemblies
• References
• Crews
• Cost Indexes
• Location factors