

Differences in the Data

Cost data is crucial to all phases of the building lifecycle, but the same dataset isn't appropriate at every step. The cost data used to prepare an estimate is not the same cost data that should be used as the basis for a contract price. At Gordian, we develop our cost data products—the Construction Task Catalog® (CTC) and RSMeans data from Gordian—with specific uses in mind.

Construction Task Catalog®

Cost data is researched and developed specifically for use in Job Order Contracting programs.

Pricing Specificity

Unit Prices are calculated using local labor, material and equipment costs resulting in accurate, location-specific pricing.

Task Description Detail

Detailed task descriptions which can be customized for client-specific products and materials.

Quantity Discounts

Quantity discounts are included in all appropriate tasks.

Demolition Costs

Demolition costs are included in all appropriate tasks.

RSMeans data from Gordian

Cost data is researched and developed for creating project estimates.

Pricing Specificity

Costs are calculated using national averages of labor, material and equipment that can be adjusted to 970 locations using Area Cost Indexes.

Task Description Detail

Generalized task descriptions that are not customized for a particular client.

Quantity Discounts

Quantity discounts are not included in most tasks.

Demolition Costs

Demolition costs are separate tasks and must be added.

See the Difference

Perhaps the best way to understand the differences between the CTC and RSMeans data is to see them for yourself. Here are entries for the same material from both cost data products.

CTC

| | | | |
|------------------|---|-------|------|
| 09 22 16 | Non-Structural Metal Framing <small>(09 22)</small> | | |
| | Note: Includes all necessary framing studs, bridging, fasteners necessary to attach to floors, walls, ceilings and a metal stiffener at half height. Per SF of wall area measures one side. Do not deduct for openings of less than 25 SF when calculating total wall square footage. | | |
| 09 22 16 00-0004 | SF 3-5/8" Width, 25 Gauge, Non Load Bearing, Non Structural Metal Framing Stud With Tracks And Runners, 16" On Center..... | 1.67 | 0.34 |
| | For Walls > 10' High, Add | 0.33 | |
| | For Soffit, Columns Or Beams Up To 10' High, Add | 0.86 | |
| | For Soffit, Columns Or Beams > 10' High, Add | 1.11 | |
| | For Horizontal Installation Up To 10' High, Add | 0.30 | |
| | For Horizontal Installation > 10' High, Add | 0.38 | |
| | For Curved Wall, Add | 0.26 | |
| | For 12" On Center, Add | 0.29 | |
| | For 24" On Center, Deduct | -0.29 | |
| | For Up To 200, Add | 0.51 | |
| | For > 200 To 500, Add | 0.25 | |

RSMeans data from Gordian

| 09 22 16 – Non-Structural Metal Framing | | | | | | | | | | | | |
|---|---|--|--|--------|--------------|-------------|------|----------|-----------------------|-----------|-------|----------------|
| 09 22 16.13 Non-Structural Metal Stud Framing | | | | Crew | Daily Output | Labor-Hours | Unit | Material | 2018 Bare Costs Labor | Equipment | Total | Total Incl O&P |
| 0010 | NON-STRUCTURAL METAL STUD FRAMING | | | | | | | | | | | |
| 1600 | Non-load bearing, galv., 8' high, <u>25 ga.</u> 1-5/8" wide, 16" OC | | | 1 Carp | 619 | .013 | S.F. | .27 | .66 | | .93 | 1.30 |
| 1610 | 24" OC | | | | 950 | .008 | | .20 | .43 | | .63 | .87 |
| 1620 | 2-1/2" wide, 16" OC | | | | 613 | .013 | | .36 | .66 | | 1.02 | 1.40 |
| 1630 | 24" OC | | | | 938 | .009 | | .27 | .43 | | .70 | .95 |
| 1640 | <u>3-5/8" wide, 16" OC</u> | | | | 600 | .013 | | .40 | .68 | | 1.08 | 1.47 |
| 1650 | 24" OC | | | | 925 | .009 | | .30 | .44 | | .74 | 1 |
| 1660 | 4" wide, 16" OC | | | | 594 | .013 | | .45 | .68 | | 1.13 | 1.53 |

About Gordian

Gordian is the world's leading provider of facility and construction cost data, software and services for all phases of the building lifecycle. A pioneer of Job Order Contracting (JOC), Gordian's solutions also include our proprietary RSMeans data and Sightlines Facility Intelligence solutions. From planning to design, procurement, construction and operations, Gordian's solutions help clients maximize efficiency, optimize cost savings and increase building quality.