

ACCENT ESTIMATING



WELCOME

Accent Estimating is a cost consultancy firm servicing the property, development and construction industry. We provide cost management, tendering and estimating services to meet the needs of builders, sub-contractors, architects, interior designers, shop fitters, home renovator and leasing agents for commercial, residential and industrial building projects.

We provide a niche service helping our clients with tendering and cost management solutions in all facets of construction and fitout projects, for those who do not have the requirement for a full time estimator.

Accent Estimating has the networking capabilities to take on board clients Australia wide, including inner city areas of Sydney, Brisbane, Melbourne, Adelaide, Canberra, Perth and Darwin.

Accent Estimating prides itself on creating accurate workable documents in a clear and timely manner. We are focused on meeting our clients' needs with the view of forming long-term client relationships based on complete client satisfaction and understanding of each project from site commencement to completion.





**WHY DO I NEED
AN ESTIMATOR?**

LESS GUESSWORK. LESS HEADACHES. MORE WINS.

Whether you're a residential, commercial or industrial builder you understand that winning tenders require accurate quantities and accurate pricing. With over a decade of experience in estimating and tendering we utilise our expertise and thorough understanding of construction costs to assist you. As cost consultants, our goal is to be accurate, knowledgeable and reliable, with a history of success in securing tenders for various construction businesses. Many contractors on the job site experience a shortage of time to respond to weekly request for tenders and thoroughly prepare a detailed tender estimate, missing potential jobs and potential clients. We can manage the tendering

process with the aim of winning projects, giving you time to manage the construction side of the business.

For almost the last decade, Accent Estimating has been dedicated to providing estimating support to builders and contractors in the property, development and building sectors. The biggest priority for our construction estimating consultants is to secure your next successful tender. Whether it's because you lack the time to estimate yourself while on the tools, or unsure if you are tendering at a loss, we can help with computer driven quantities and current market rates of construction.



RISK MANAGE YOUR TENDERS WITH RELIABLE ESTIMATIONS

Every construction project requires an estimation that budgets for labour and materials. On one hand, without budgeting correctly, losing a job to a competitor. On the other more undesirable hand, running your project at a loss, causing stress on client relations and setting you back financially.

Avoid these outcomes with Accent Estimating. Our skillset in commercial and residential construction estimating services is positioned to award you projects that run at a profit.

The building cost consultants on our team can assist you with:

- Estimating accurate labour and material measurements for your project including a bill of quantities (BOQ)
- Research and source up to date market costs including schedule of rates (SOR) that will give you the same resources as tier 2 and 1 builders with a full time in house estimator
- Undertaking Section 94 estimates, progress claims / variation assessments, schedules of rates, bills of quantities, and more.





WHY ACCENT ESTIMATING?

TIMELY, ACCURATE & PROFESSIONAL

At Accent Estimating, our goal is to deliver timely, accurate and professional cost estimating services to maximise the return on investment for clients and investors.

We have an in-depth understanding of building processes and construction costs, and it's this expert knowledge that underpins the tenders we win for our clients. Our work has constantly been refined over the years using a mixture of industry standard rates, contractor rates and personal experience.

Director, Moises Lopez, brings 10 years' industry experience delivering complex, multi-faceted estimation services to clients. He holds a Bachelor of Commerce (Accounting), as well as a Bachelor of Building and Construction Management

Accent Estimating is also recognised by the Australian Institute of Quantity Surveyors (AIQS) for our accuracy and timely delivery against tight timeframes.



PASSIONATE, FLEXIBLE & EXPERIENCED

We are passionate about delivering accurate estimating solutions that help our clients meet their project objectives and win tenders. Our building estimators work across all major capital cities including Sydney, Melbourne, Perth and Brisbane.

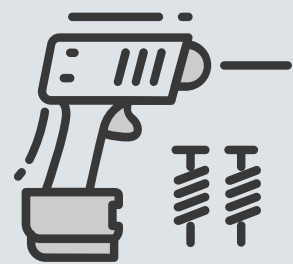
Launched in 2015, Accent Estimating has delivered over 700 projects across Australia to more than 300 clients. From small refurbishments to large commercial projects, Accent Estimating combines

big picture thinking with attention to detail. As a result, we have grown a strong stable of repeat clients across Australia from builders and contractors who turn over \$400,000 to \$20,000,000, with project exposure ranging from \$60,000 to \$14,000,000.

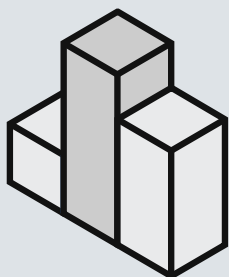
We use the latest software (such as Buildsoft and Microsoft Project) to ensure your tender is as accurate and professional as possible.

**“OUR BUILDING
ESTIMATORS WORK
ACROSS ALL MAJOR
CAPITAL CITIES INCLUDING
SYDNEY, MELBOURNE,
PERTH AND BRISBANE.”**

OUR SERVICES



Extension, Renovation
& New Build Costing
(Residential)



New Build & Development
Costing (Commercial)



Feasibility Studies



Fitout Costing



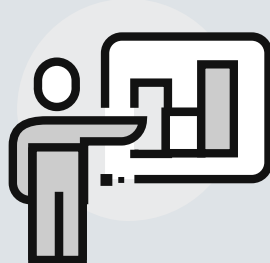
Remedial Work Costing



Council Cost Reports
(SECTION 94 Estimates)



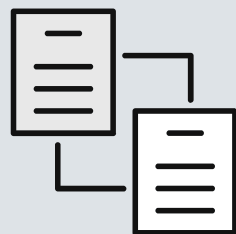
Bank Finance Reports



Government Tender
Costing



Progress Claims



Tax Depreciation
Schedules

DIRECTOR: MOISES LOPEZ

Coming from a finance background, Moises Lopez has 10+ years experience working in senior and intermediate estimating positions for Sydney based building, construction and fit out companies, which has helped him develop a deep understanding in construction sequencing and the value of its components. His project experience has been broad, ranging in different complexities from large commercial fitouts, new builds, lobby upgrades, residential developments to small refurbishments.

The project exposure in dollar values ranges from \$60,000 to \$12 million for projects based in New South Wales, Victoria, Queensland and Western Australia. Moises has completed a Bachelor of Commerce (accounting) and Bachelor of Building and Construction Management at the University of Canberra, and is currently gaining accreditation from the Australian Institute of Quantity Surveyors.

TOOLS/SOFTWARE USED

- Cubit (buildsoft)
- Mudshark (civil and earthworks)
- Pryda Build 4 (structural timber and framing)
- Bentley Rebar (reinforcement, concrete and formwork)
- Microsoft Project (programming and scheduling)





OUR EXPERIENCE

CASE STUDY: RESIDENTIAL PENTHOUSE APARTMENT RENOVATION



LOCATION

Darlinghurst
NSW



VALUE

\$3,200,000

SCOPE

We were engaged to complete an estimate for an apartment renovation. Site access was not straight forward due to passenger lift access, all materials required crane hire. Council requirements included gantry hoardings and full time traffic management team directing traffic.

The site consisted of a full floor penthouse apartment with internal floor space of 560m². The project consisted of complete stripout, new outdoor area, new roof to outdoor area, gantry hoardings externally, extensive joinery package, new

windows, glazed bifold doors, DALI dimming connected to CBUS system, skylights and timber decking. We measured and quoted on concrete, masonry, structural steel, carpentry, joinery, windows, plastering, insulation, painting, roofing, tiling, paving, balustrades, hydraulics, electrical and mechanical services.

RESULT

We delivered the estimate within a week as required by the client to get his submission in time.



CASE STUDY: CONCRETE / FORMWORK / REO



LOCATION
Camden NSW



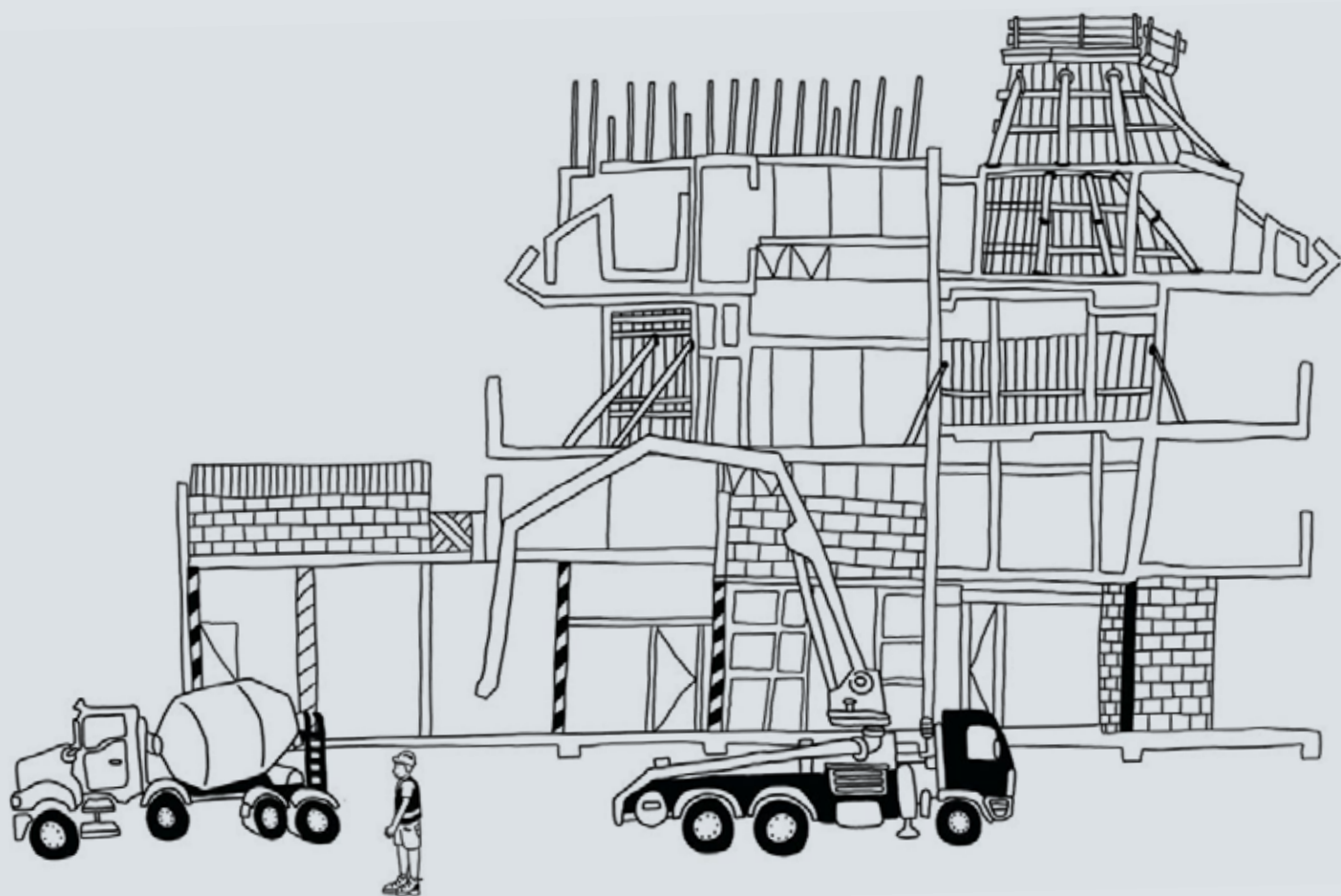
VALUE
\$2,800,000

SCOPE

We were engaged to prepare a complete concrete package consisting of Concrete, Formwork and Reinforcement trades. The estimations were for two x 3 storey buildings with a floor plate around 550m² operating as Aged Care facilities located in Camden NSW. The project consisted slightly over 1,600m² of suspended slabs, 260 tonnes of reinforcing steel and 1,900m³ of concrete. We measured and quoted all facets of concrete including columns, stairs, footings, hobs, ground slab, walls and suspended slabs.

RESULT

We delivered the estimate through a tight deadline allowing our client to review and submit the tender based on an accurate and thorough document.



CASE STUDY: PAINTING ESTIMATE



LOCATION

Kangaroo Point
QLD



VALUE

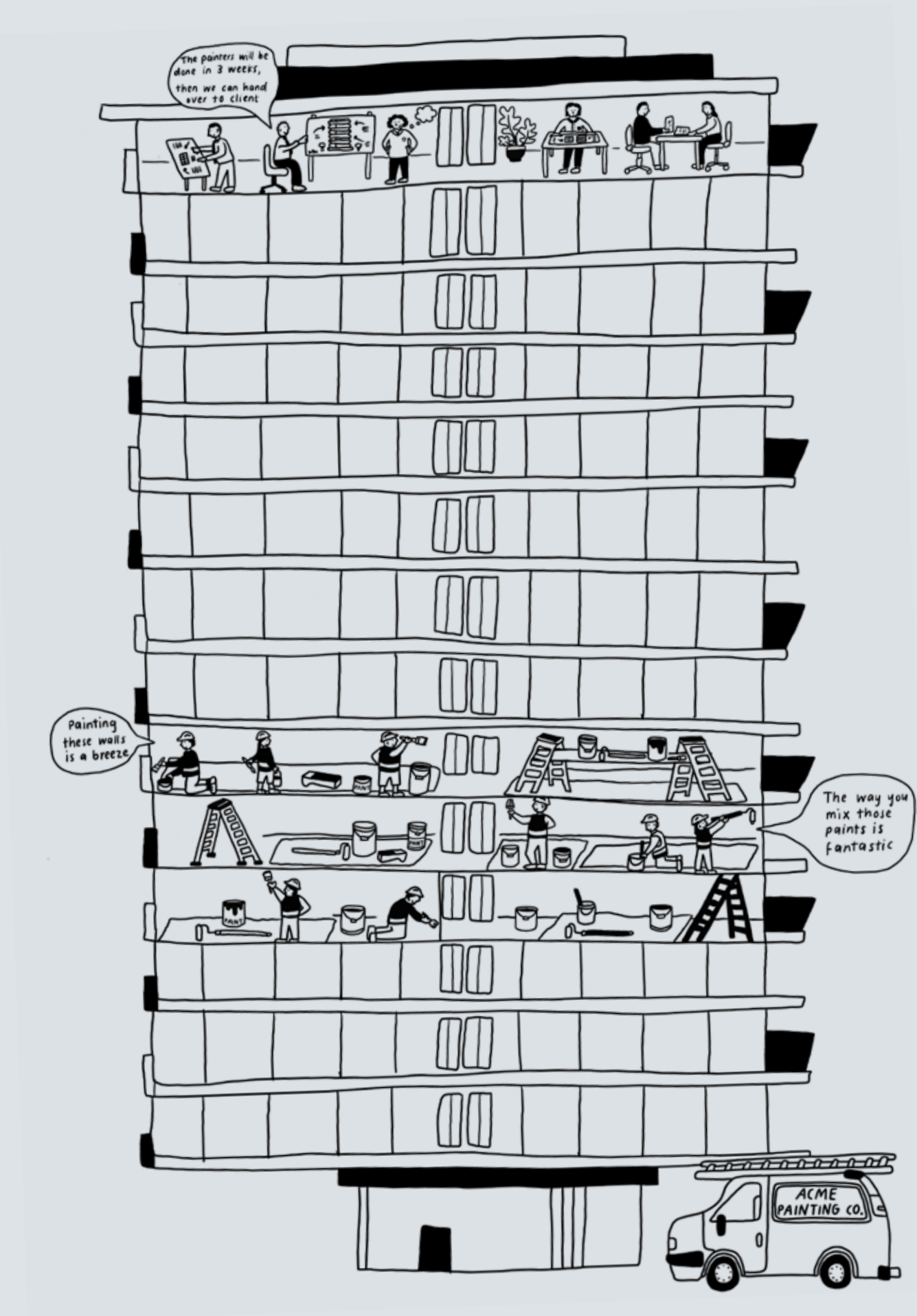
\$300,000

SCOPE

One of our long term painting clients engaged us to prepare costing for a 15 storey high end apartment block of 15 x full floor apartments with 3 x basements. We costed the works internally to paint the ceilings, walls, doors and externally to paint the floor sealer, linemarking, walls, soffits and eaves.

RESULT

Our client was awarded the contract and this project provided 3 months work, we were all extremely happy with the result.



CASE STUDY: BANK FINANCE REPORT



LOCATION
Ashwood VIC



VALUE
\$700,000

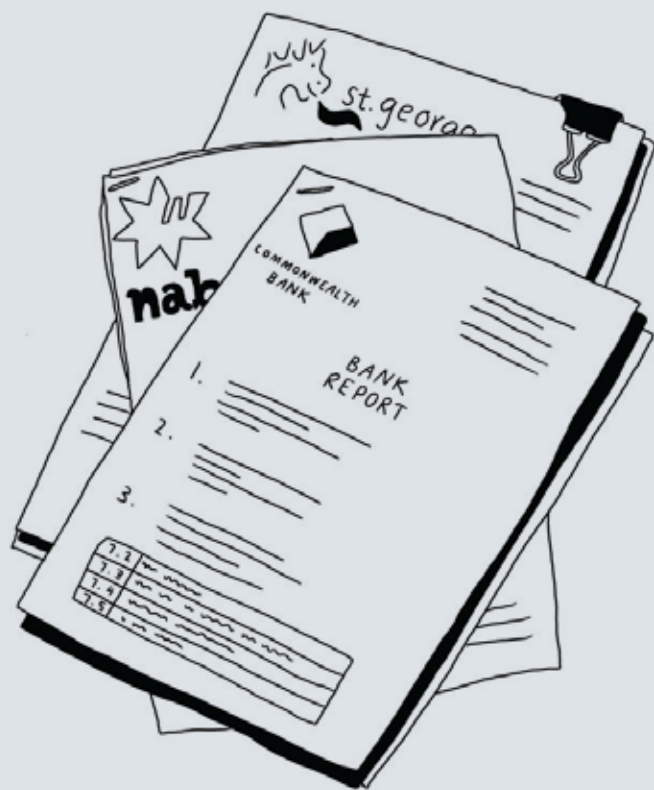
SCOPE

Our client approached us requesting a bank finance report. This is a new document required for every construction project requiring finance, one of the many recommendations from the Banking Royal Commission. Typically, Bank Finance Reports are an independent assessment of the builder to ensure they have not been bankrupt, it also ensures the project cost is a fair and accurate cost using market rates.

The project is a 4 x bedroom new house in Ashwood VIC which is 14km from Melbourne CBD.

RESULT

We prepared the report within 3 days preventing further delays in the construction process resulting in a happy client who was able to commence the build.



CASE STUDY: GOVERNMENT TENDER



LOCATION

Woolgoolga
NSW



VALUE

\$700,000

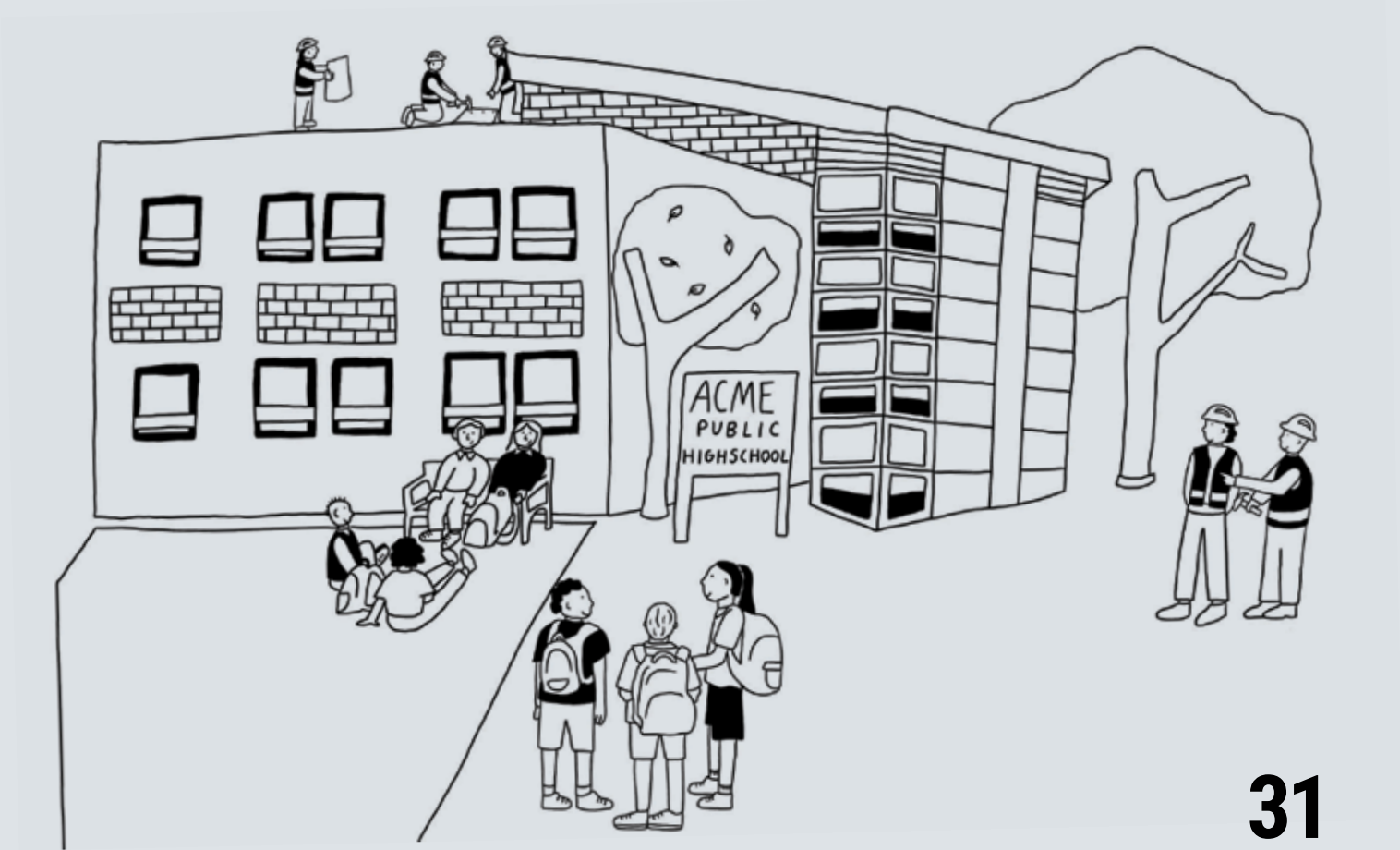
SCOPE

We were engaged by a contractor that specialises in remedial work and government tenders on commercial projects. We were requested to submit a complying government tender in line with their strict guidelines. It was mandatory that we visited site and submitted before the tender due date which is firm. The project itself was a mixture of structural, architectural elements with the purpose of expanding the covered area and allow greater foot traffic when ending classes. We prepared a detailed cost report itemising the structural and internal works.

The new works included new doors, a suspended concrete walkway, new roof structure, windows, steel balustrades and lighting.

RESULT

We submitted a competitive price that reflected the works being done. From our submission my client was awarded the contract to everyone's delight.



CASE STUDY: RESIDENTIAL APARTMENT RENOVATION



LOCATION

Ascot Vale VIC



VALUE

\$1,200,000

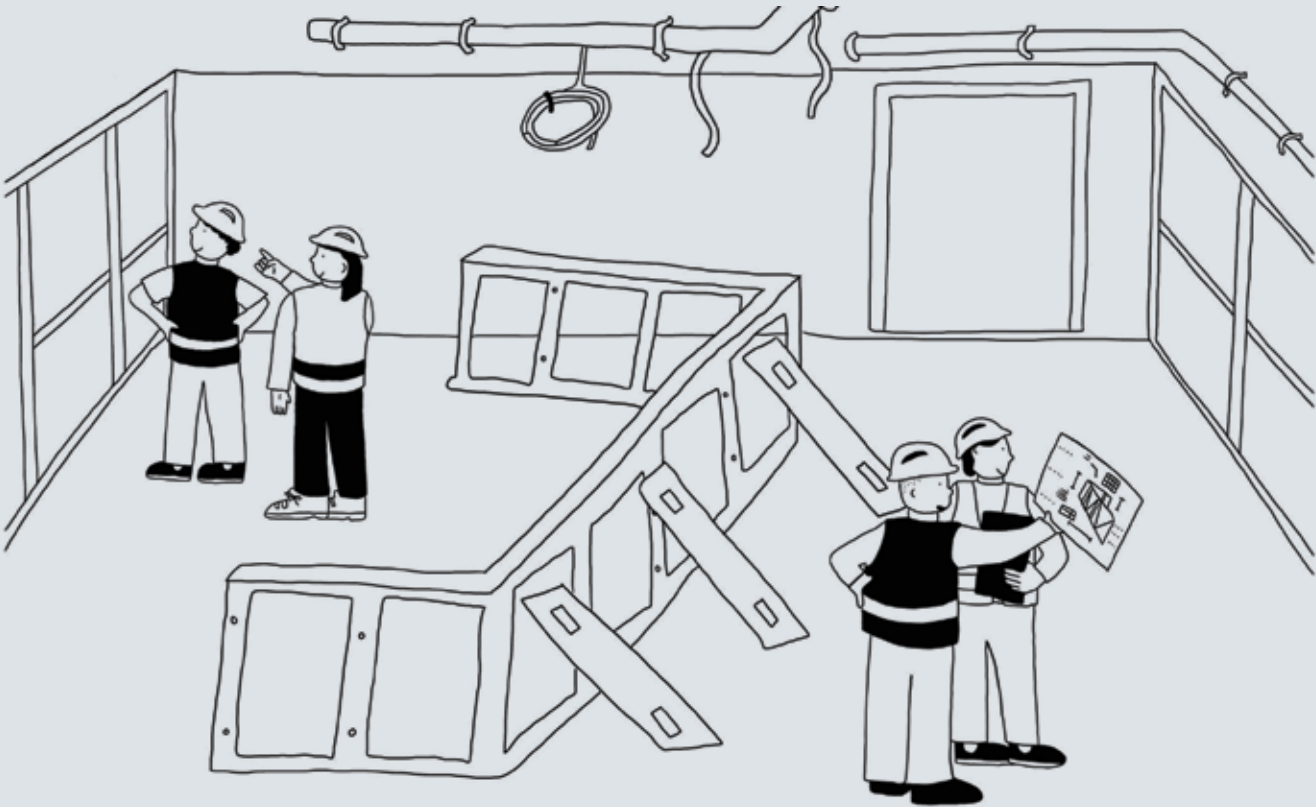
SCOPE

The fit-out contractor – who we have previously worked with on many other projects – sent a hospitality build for a very high-profile restaurant. They required a detailed cost assessment so they can submit their tender.

The project involved building a high-end restaurant within an art deco heritage building. The new works included a new cool room, major joinery package, roof structure, concrete subfloor, tiling and timber finishes, a high-end kitchen, booth seating and major electrical, plumbing and mechanical works.

RESULT

Although the budget was higher than the initial brief, the expert building estimators at Accent Estimating have worked with the client to discuss solutions for lower costs. This includes professional suggestions – such as alternate finishes – that will allow the operator to trade without compromising on quality.



CASE STUDY: CONSTRUCTION PROGRAM



LOCATION
Newcastle NSW



VALUE
\$1,500,000

SCOPE

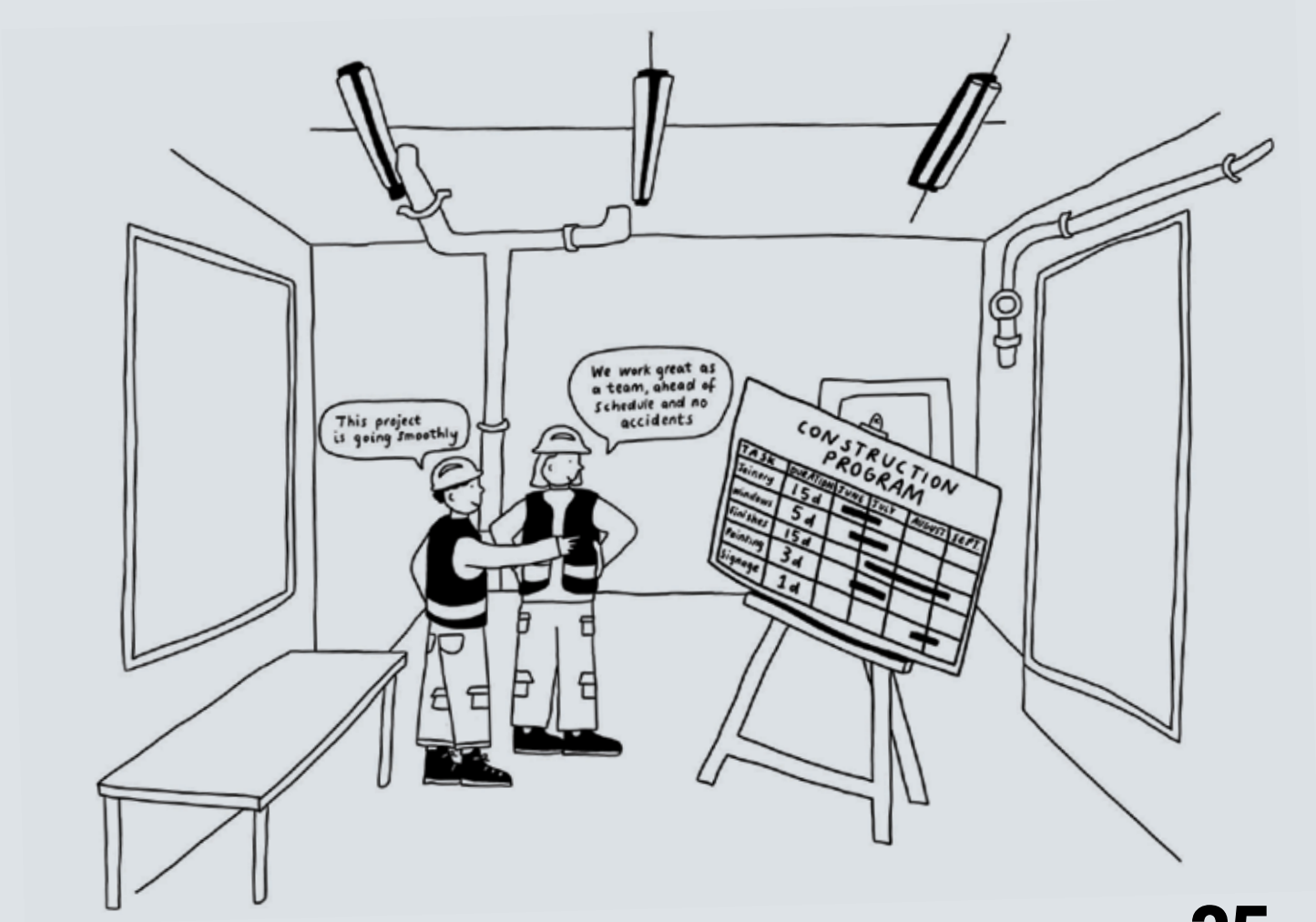
The builder reached out to Accent Estimating while they were preparing a tender. They required a construction program to include in their government tender submission. We prepared a construction program and included both a summary and detailed layout for ease of use.

Construction programs assist with tender submissions as they give the client an understanding on how and when the project will be built. A construction program also gives management the time to plan who the critical contractors are, and is

usually a starting point for a cash flow statement. We prepare this on a program called 'Smartsheet', which we recommend our clients use to streamline the process for any required changes they may need to make themselves.

RESULT

We delivered the construction program within three days of the request, helping them submit a full conforming tender before the deadline.



CASE STUDY: PRELIMINARY BUDGET



LOCATION
Concord NSW



VALUE
\$3,500,000

SCOPE

The builder contacted Accent Estimating after winning a project and being unsure on the costings. They requested the preparation of a preliminary budget so they could compare it with their costs and determine whether they are building for profit or loss.

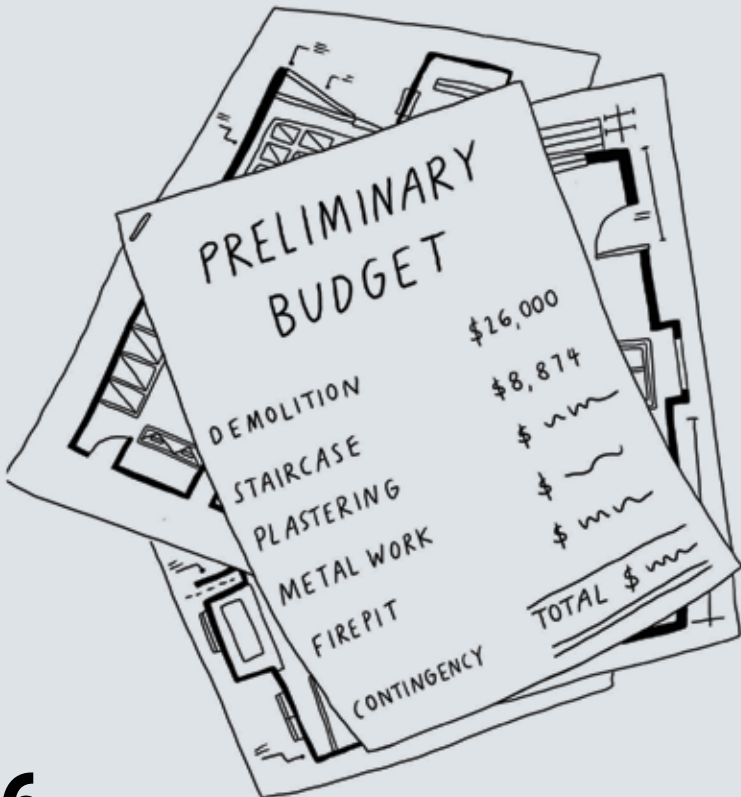
Preliminary budgets are for those who want an indication on price but aren't ready to invest in a detailed cost estimate. We prepare this for many clients on the proviso that they understand it is +/- 10%.

The project was due to commence in a week's time, so the deadline for this budget was around three days. We reviewed the plans and applied our rates on what is a standard cost, based on the design +/- 10%.

The project was an architecturally-designed two-level new build with a basement, car turntable and pool, solid brick walls and architectural joinery. The documentation came fully specified, including structural and hydraulics engineer documentation.

RESULT

We prepared a preliminary budget, which came in 10% higher than the builder's tender submission. However, we advised the builder that the budget was +/- 10% – so this result added some contingency for the preliminary estimates. The builder was satisfied and believed he could commence the project as it was deemed viable, based on this budget.



CASE STUDY: CASH FLOW REPORT



LOCATION
Breakfast Point
NSW



VALUE
\$1,600,000

SCOPE

The builder requested a cash flow statement to accompany the costings we delivered to successfully win the project.

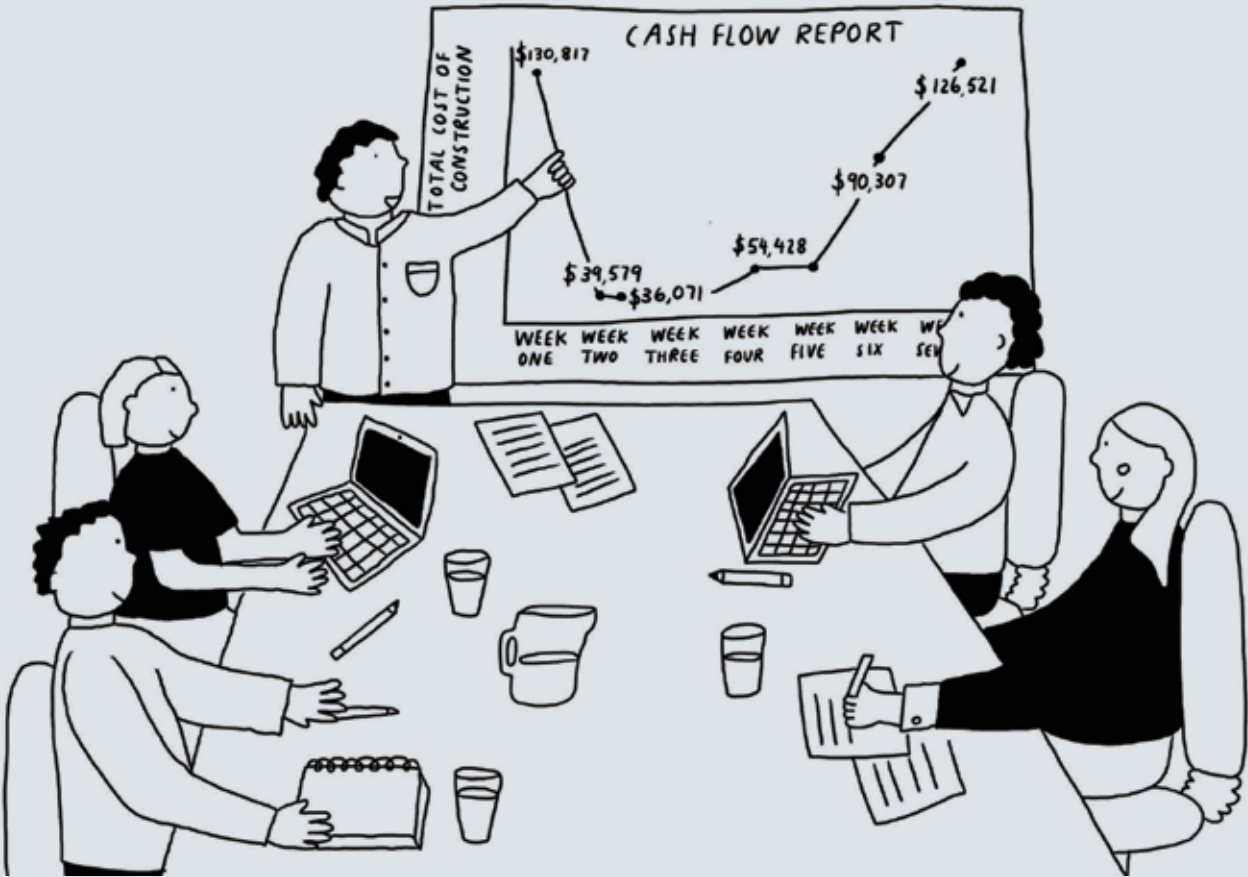
The cash flow statement gives a visual breakdown on where the money is spent month-to-month, assisting with managing cash flow on the project while keeping other financial responsibilities in order.

The project was a renovation of a very popular members-only club in North Shore. The goal was to make the most of the scenic ocean views with major works to the upstairs

external area, including new timber decking, a pergola, and balustrading. A new commercial kitchen and significant mechanical services upgrades were also part of the project's scope.

RESULT

The builder had to submit the cash flow statement along with the tender to the architect client. We inspected the site and prepared the tender in just two weeks, during which the builder was awarded the contract for the build.



CASE STUDY: COUNCIL COST REPORT (SECTION 94)



LOCATION
Sandringham
NSW



VALUE
\$1,000,000

SCOPE

The client – an architectural firm – requested a council cost report. This report is required by councils to calculate development contributions for the project to cover essential services such as parks, roads, cycleways, parking and waste for additional usage. As the project was over \$1,000,000, a report needed to be prepared by our registered Quantity Surveyors. The project itself was a new two-storey dwelling with suspended concrete slabs, stone external cladding, solid brick walls and an in-ground pool.

The architect had to present this report to the Council to prevent delays in the project. We delivered the council cost report in three days, much to the delight of the client.

RESULT

After Accent Estimating prepared the report, Nikita Designs were able to move ahead with their project, ultimately fulfilling council requirements and preventing further delays in the approval process.



CASE STUDY: RESIDENTIAL RENOVATION



LOCATION

Bilgola Beach
NSW



VALUE

\$1,000,000

SCOPE

The client requested an estimation for a complex extension of a high-end beach house on the Northern Beaches of Sydney. A large portion of the house was demolished to make room for separate freestanding living areas. Some existing areas were also renovated to match the standard of the new areas. This complex extension involved luxury fittings, large proportions and 4m high ceilings. The job consisted of a range of detailed architectural finishes and structural work, including concrete, structural steel and captivating detail.

The client was on a time constraint and requested a measure and price to be used for a tender to submit to their client.

RESULT

By engaging Accent Estimating, the client was able to save both time and money, leveraging on the intricate knowledge and experience of Accent Estimating. As a result, they won the tender for this residential renovation and build the project under cost.



Contact us today to discuss how we
can provide estimating solutions on
your project and win tenders.

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