Preconstruction Estimator

Who We Are

Lauth is a vertically integrated real estate solutions and investment company rooted in our core values. By having construction, facility services, property management, and development all in-house, it allows us to deliver end-to-end solutions that reduce risk, increase efficiency, and create long-term value for our partners and communities. Our portfolio includes industrial, advanced manufacturing and logistics, office, multifamily, and health and wellness facilities. Our teams live out our core values daily: get stuff done, always evolving to meet the needs of tomorrow's built environment, simply smart, together, and have fun winning.

Summary

The Preconstruction Estimator develops complete, accurate, and defensible project pricing from early concept through detailed bid or GMP. The Estimator performs quantity takeoffs, builds estimates, solicits and levels trade pricing, documents assumptions, evaluates market conditions, and supports value engineering. The role works closely with the Manager and Director of Preconstruction, design partners, subcontractors, and Construction Operations to ensure the price matches the current scope and schedule.

Essential Duties and Responsibilities

Estimate Development

- Create and maintain estimates for each assigned opportunity using the current project number, drawing set, specifications, scope narrative, and estimate template.
- Perform and document quantity takeoffs for sitework, concrete, structural systems, building envelope, interiors, specialties, and other assigned scopes.
- Build conceptual budgets from normalized historical costs and transition pricing to subcontractor-supported estimates as design matures.
- Include applicable design fees, surveys, testing, permits, utility and impact fees, insurance, bonds, general requirements, general conditions, escalation, contingency, and allowances.

Subcontractor and Supplier Procurement

- Develop trade coverage plans and bidder lists appropriate to project location, size, schedule, delivery method, and specialized scope.
- Prepare and issue bid invitations, drawings, specifications, summary scopes, bid forms, addenda, and clarifications through approved platforms.
- Track bidder participation, follow up on major scopes, and identify coverage risk before bid day.
- Prepare bid tabs, normalize proposals, identify exclusions and qualifications, and perform written scope reviews with apparent low bidders.

Analysis and Coordination

- Compare estimates with historical benchmarks and explain material unit-cost, quantity, productivity, logistics, escalation, or scope variances.
- Coordinate with the Manager of Preconstruction on civil quantities, soils strategy, utilities, design-build systems, schedule duration, winter conditions, and long-lead procurement.
- Confirm estimate alignment with the scope narrative, drawings, schedule, alternates, allowances, and clarifications before review.
- Develop value engineering and value-added options with clear cost, scope, schedule, and performance impacts.

DatahTechnologyhand Turnover

- Maintain organized estimate backup, takeoff files, quotes, bid tabs, correspondence, and pricing assumptions in the designated system.
- Update the historical cost database using awarded and actual project information and record lessons learned.
- Use approved estimating, takeoff, bid-management, document-control, and AI-assisted tools while independently validating inputs and outputs.
- Support estimate review meetings and project handoff by explaining quantities, pricing basis, bid coverage, allowances, exclusions, and open risks.

Expectations

- Deliver complete work on schedule and identify missing information or pricing risk early.
- Maintain disciplined version control and never price from superseded documents without written direction.
- Document the basis of estimate so another team member can audit and understand it.
- Treat subcontractor information fairly and confidentially and maintain credible market relationships.
- Visit project sites and engage Construction Operations to improve productivity assumptions and constructability knowledge.

Success Metrics

- At least 95% of estimates completed by the internal review deadline.
- 100% of estimates include a written basis, assumptions, allowances, exclusions, and identified pricing date.
- Developed-estimate turnover variance targeted at +/-5%, with material differences documented.
- Scope-confirmed pricing from at least three qualified bidders on major trades when schedule and market participation reasonably allow.
- Historical cost and bid-result updates completed after award and at established quarterly review intervals.

Qualifications

- Bachelor's or associate degree in construction management, engineering, architecture, estimating, or a related field preferred; equivalent estimating experience may be considered.
- Minimum 3 years of commercial construction estimating, preconstruction, project engineering, or field experience; industrial or large commercial experience preferred.
- Competence in reading civil, architectural, structural, MEP, and fire protection plans and specifications.
- Working knowledge of CSI divisions, quantity takeoff, unit pricing, subcontractor scope leveling, general conditions, and conceptual estimating.
- Proficiency with Excel, Bluebeam Revu, On-Screen Takeoff, BuildingConnected, and Procore
- Strong numerical aptitude, attention to detail, written communication, time management, and ability to manage concurrent deadlines.

Core Value Expectation

- **Get Stuff Done:** You anticipate, execute, and close the loop.
- **Always Evolving:** You learn, adapt, and seek better ways to deliver.
- **Simply Smart:** You streamline chaos into clarity.
- **Together:** You're a connector and collaborator.
- **Fun:** You bring positive energy and make work enjoyable.

Why Lauth

At Lauth, we're serious about results and about enjoying the ride along the way. You'll work in an EOS-driven environment where clarity and accountability are how we win. You'll collaborate with smart, hardworking people who get things done, stay adaptable, and celebrate success. Expect a culture that values authenticity, creativity, and growth, where every day brings a new chance to build something meaningful.