

DeltaSys Estimator

Classed estimates from takeoff to basis of estimate, priced with your own rates and quotes, handed to the Planner as a resource-loaded baseline.

An estimate that says what class it is, what it rests on, and what the schedule should look like, then becomes that schedule.

Project Estimator
New
Open...
Save
Sample
Undo
Excel
Import sheet...
Dark

Project
Client
Location
Work type
Class
Cost basis date
Currency
h/day
days/wk

Sample - heat exchanger replacement (illustrative rate)
Sample
Site
Capital (EPC)
Class 3
2026-10-01
CAD
10
5

Class 3 - Budget authorization or control - definition 10-40% - Semi-detailed unit costs with assembly-level line items
direct \$2,010,197 - base \$2,192,431 - contingency \$115,776 - risk allowance \$2,586 Total **\$2,310,793** expected range \$1,848,634 - \$3,004,030 (narrow \$2,079,713 - \$2,541,872)

Takeoff
Estimate
Libraries
Totals
Risk log
Schedule
Cash flow
Benchmarks
Revisions
Summary
Basis
Report

Work breakdown
1 Engineering — 3 lines
+ Line

WBS	Description	Method	Qty	UoM	Labour h	Labour	Material	Equipment	Subcontract	Expenses	Other	Total
1	Engineering											
2	Procurement											
3	Construction											
3.1	Demolition	Assembly	85	dwg	1,020	\$107,749						\$107,749
3.2	Mechanical	Assembly	8	sheet	176	\$19,781						\$19,781
3.3	Piping	Quote	1	lot	0				\$24,000			\$24,000
3.4	Testing and NDE											
4	Commissioning											
5	Project Management											
6	Owner's Costs											\$0

BUILDING THE ESTIMATE

- Class 5 to Class 1 after the AACE International practice, with the definition range, end use, methodology and accuracy range stated on the estimate.
- Takeoff quantities by commodity feeding the lines that reference them.
- Lines by assembly (quantity times a norm with a productivity factor), by quote or as an allowance; bill-of-material import; spreadsheet import with column mapping.
- Libraries: crafts at levels with base wages, rate sets (payroll burden, benefits, small tools, overhead, profit), crews, equipment, materials with suppliers, quotes, price dates and lead times, assemblies; a catalogue generator from reference data.

TOTALS AND BASIS

- Build-up from direct cost by type through markups and escalation (by phase or on the cash flow, by year, type or material category) to base, contingency, risk allowance and total, with foreign-currency exposure.
- Basis of estimate: your scope, inclusions, exclusions, assumptions, deliverables, contracting, execution and risks, plus the generated methodology, sources and allowances.

RISK AND CONTINGENCY

- Risk log with probability and three-point cost and schedule impacts before and after the response, actions and owners, scored on your matrix.
- Contingency as a percentage or from a Monte Carlo over the lines' uncertainty and the risk events at the confidence level you choose.

SCHEDULE AND CASH FLOW

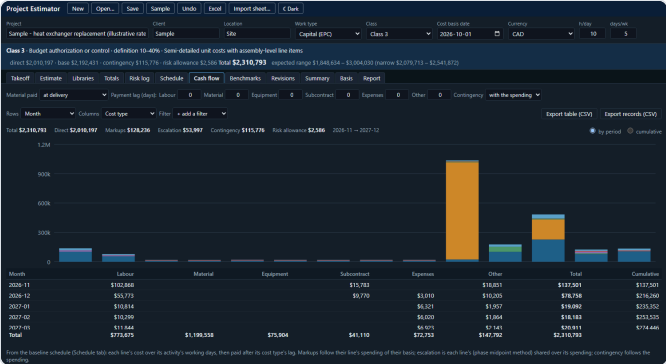
- A baseline schedule from the estimate: WBS to work breakdown, lines to activities with durations from crew hours, in phase order with your logic.
- Hand-off to the Planner with resources and rate sets, quantities, the risk log and the class, so the schedule starts aligned to the estimate.
- Cash flow by period, cost type and WBS, with escalation month by month when chosen.

BENCHMARKS AND REVISIONS

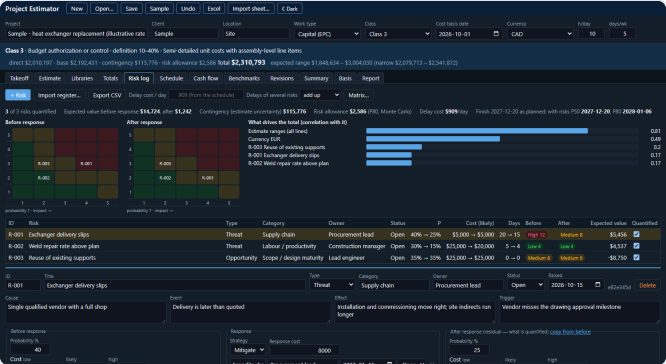
- A benchmark database of past projects' actuals, normalised by location, to check rates and ratios against.
- Revisions kept with totals and notes; any two compared line by line.

SPECIFICATIONS

AREA	DETAIL
Runs in	Chrome, Edge, Firefox, Safari on desktop or laptop. No installation. The estimate is kept in the browser between visits.
Estimate file	.estimate.json: WBS, lines, libraries, markups, escalation, contingency, basis, risks, revisions, schedule settings. Benchmarks kept apart and exported separately.
Excel	Workbook with summary, estimate detail, by WBS, labour rates, materials, cash flow and the risk register. Spreadsheet and BOM import with mapping.
Methods	Assembly, quote, allowance; productivity factors; crew person-hours split by headcount at the blended rate.
Costs	Labour, material, equipment, subcontract, expenses, other; currencies with exposure; waste on materials; equipment by day, week or month.
Classes	5, 4, 3, 2, 1 with maturity, end use, methodology and accuracy ranges, narrow and wide.
Contingency	Percent, or risk analysis with iterations, seed, correlation and confidence level.
Hand-off	Opens the Planner with the baseline schedule, resources, rate sets, quantities, risk log and the estimate's class and reference.
Assistant	Answers about the open estimate: drivers, completeness for the class, contingency against the risks; drafts basis text. Reads only.
Hosting	Local by default; cloud workspace optional. Toronto, Canada. No telemetry or tracking.



Cash flow by period from the estimate spread over its baseline schedule.



The risk log with assessments before and after the response, scored on the matrix.

Open it with the sample estimate.

A complete illustrative estimate loads on first visit so every tab has something in it. Replace the libraries with your own and start estimating.

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