

City of Winnipeg

Cost Estimate Classification*

Class of Estimate	Project Definition	Project Definition/ Design % Complete	Accuracy of Cost Estimate
Class 5	Concept Screening, Rough Order of Magnitude Estimate	~1%	-50% to +100%
Class 4	Feasibility	~10%	-30% to +60%
Class 3	Preliminary Design (for Budget Authorization)	~30%	-20% to +30%
Class 2	Detailed Design in progress	~60%	-15% to +20%
Class 1	Detailed Design Documentation Complete, Pre-Tender Estimate	~99%	-10% to +15%

Class of Estimate Descriptions

- Class 5 Rough estimate prepared based on very limited information. Used to make an assessment of initial viability and for long range capital planning.
- Class 4 Estimates prepared based on limited information with some engineering work completed and preliminary scope determination.
- Class 3 Estimates based on completed preliminary design documentation. This Class 3 estimate will form the basis for budget authorization and set initial control estimate against which project deliverables will be measured (i.e. on budget).**
- Class 2 Estimates prepared in progressive detail from a Class 3 and are used to establish a contract value against which decisions can be made to revise the scope of the project and manage risk at a specific milestone in the design development.
- Class 1 Pre-tender estimates prepared based on completed detailed design documentation (i.e. drawings, plans, specifications, etc.) as well as complete project delivery plans.

* Determined using AACE International, Recommended Practices 17R-97, 18R-97, 56R-08, 97R-18 & 98R-18