

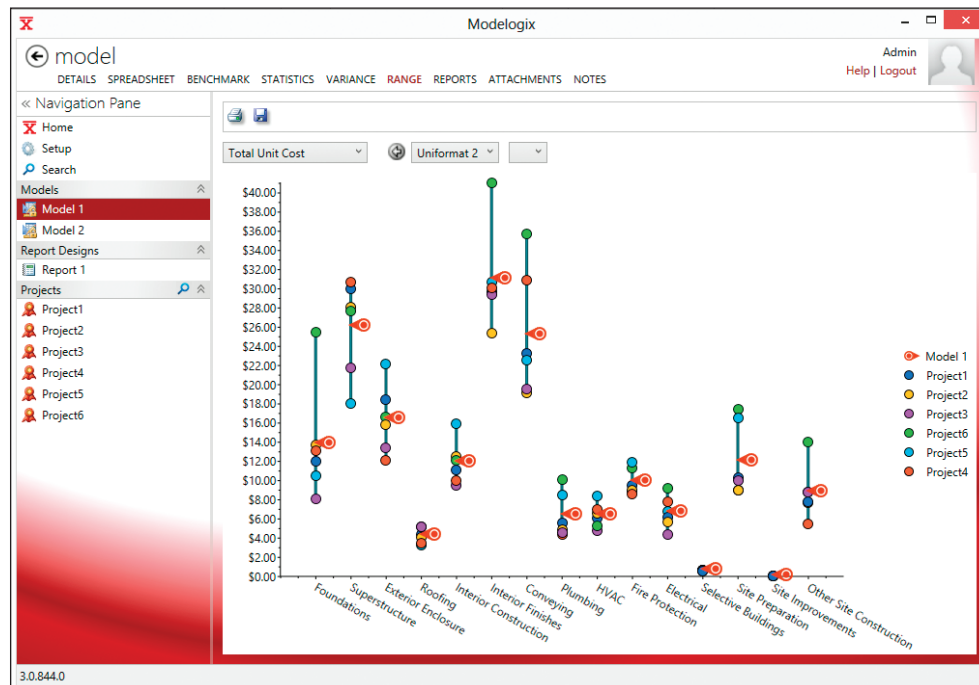


Conceptual Estimating

Leverage historical data to make better planning decisions.

Today, forward-thinking owners are improving their capital planning by leveraging historical data to produce conceptual estimates. Owners are able to reduce risk, make better decisions and improve their capital allocation by producing conceptual estimates that are reliable, accurate and transparent.

Modelogix is a web-based application that allows for historical project costs to be imported and analyzed to procure conceptual estimates quickly and easily.



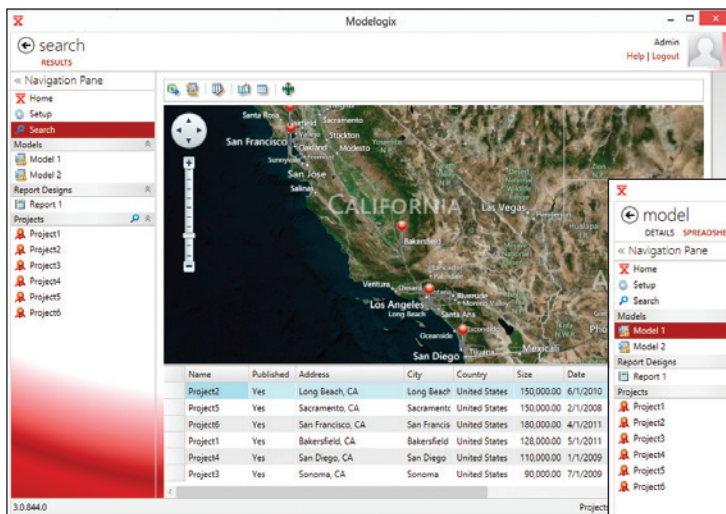
View each estimate element's range based on historical data

Key Features

- › Analyze cost models based on configurable work breakdown structures
- › Customizable metrics allowing for intelligent analysis of cost models
- › Inflation cost indexes allows data to be normalized regardless of date or location
- › Smart Categories allow flexible attributes to be placed on historical projects – making it easier to identify similar projects
- › Powerful slice and dice data modeling lets you combine any mix of cost codes
- › Built in proposal designer allows reports to be built using a drag-drop interface
- › Benchmark cost models for final estimates to identify any omissions or errors
- › Upload project files and other data for review during the estimating process

“Modelogix’s ability to pivot cost data using any combination of work breakdown structures at the touch of a button is amazing. The simplicity of the application and ease of use is remarkable for a tool with such a powerful engine behind it.”

- Chris Rasmussen, General Growth Properties



Search and find historical data quickly and easily

Tabular views provide all the estimate data on one screen

The screenshot shows the 'model' interface in Modelogix, displaying a detailed cost breakdown table. The table has columns for Model 1 (Chico, CA, 125,000 sqft), Project1 (Bakersfield, 128,000 sq), Project2 (Long Beach, 150,000 sq), and Project3 (Sonoma, 90,000 sq). The rows represent different cost categories:

Model 1	Project1	Project2	Project3
Chico, CA 125,000 sqft	Bakersfield, 128,000 sq	Long Beach 150,000 sq	Sonoma, 90,000
Total Unit Cost			
A - Substructure	\$13.82	\$12.05	\$13.69
B - Shell	\$46.71	\$52.85	\$47.90
C - Interiors	\$44.31	\$40.81	\$37.90
D - Services	\$54.43	\$50.61	\$45.26
E - Equipment & Furnishings	\$0.00	\$0.00	\$0.00
F - Special Construction & Demolition	\$0.62	\$0.56	\$0.60
G - Building Site Work	\$20.89	\$18.12	\$16.81
Total	\$180.78	\$175.00	\$162.16



1 (800) 850 2660 USA
 +971 50 451 79 43 UAE
 +966 535 29 37 66 Saudi Arabia
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