

**Percentage Based Items**

Percentage items currently only exist in American unit price books. Percentage items are also called summary items in EuroJOC terms. American unit price books have component unit pricing for labor, material, and equipment in addition to the total unit price. Three examples are as follows; 1.) the user wants to add a 5% sales tax to the total cost of material, 2.) the user wants to add a 10% contingency to the total project cost based on incomplete drawings, 3.) the user wants to add 10% to the labor cost of the concrete items. All three examples can now be accomplished using EuroJOC.

Chapter Section	Item	Item Description	Unit Measure	Summary Level	Summary Calculation Specification
1-01250	200-0020	For Estimate at Conceptual Stage Max 20% for Project	Percent	1	0.01,20,LBMEOD,ALL
1-01250	200-0050	For Estimate at Schematic Stage Max 15% for Project	Percent	1	0.01,15,LBMEOD,ALL
1-01250	200-0100	For Estimate at Preliminary Working Drawing Stage (Design)	Percent	1	0.01,10,LBMEOD,ALL
1-01250	200-0150	For Estimate at Final Working Drawing Stage (Design Dev.)	Percent	1	0.01,3,LBMEOD,ALL

Above is shown a group of summary items as they appear in an American price book. The unit of measure 'Percent' is the determining factor in how the items operate within the software. It is a simple matter to drag and drop a percentage item into the estimate and apply the percentage value as decimal number (5.5=5.5%=0.055) in the quantity cell.

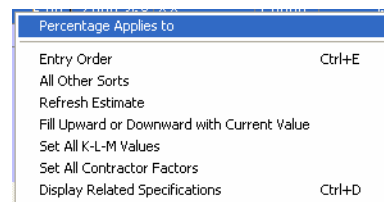
The minimum and maximum quantity is controlled by the percentage item. In the case of the example item above minimum value is; 0.01% and the maximum is 20%. The percentage is calculated on 'LBMEOD' (Labor, Burden, Material, Equipment, Overhead and Demolition) component unit prices. In other words, all of the available component prices. Other percentage based items may only specify one of the components. Percentage items appearing in the UPB data base reflect the publisher's intentions for how the item is to be used. It is not possible to change the LBMEOD setting for the item.

The example item's default level is 1. This indicates the calculation only includes items of lesser level value. Typical unit based items are all considered level zero. Grand total summary items might be level 9. Levels will be further explained in the next section. This example summary item is applied to the entire estimate ('All') unless the user specifies another range as explained in the next section.

**Setting Percentage Item's Range and Level**

It is possible for the user to set the range of items against which a summary/percentage item applies.

To set or change the range of a summary item in the estimate, first select the percentage row and have it highlighted. Using the mouse right click on the item. The pop-up menu shown will be displayed. Pick the first menu item and the form shown on the next page will be displayed.



The form's example shown here is slightly misleading, as only the input boxes relating to the user selected radio button are actually displayed when using the software. For example, if you select the 'A Single Book' radio button only the 'Select Book' drop down combo box is shown. The item number and description of the item you are modifying is shown at the top of the form. The list of applicable components (LBMEOD) and current level is shown at the end of the description. The radio button selected when the form opens reflects the current item settings.

It is possible to select; 1.) all estimate items, 2.) estimate items from one book (depends on data purchased) , 3.) estimate items from consecutive divisions, 4.) estimate items starting in a section and ending in another section number, and 5.) estimate items between a start item number and an ending item number. Using these combinations, it is possible to apply this percentage item to any items within the estimate.

To change the percent item's summary level press the F10 key and select the level from the drop down box in the lower left of the form. The cost from lower level percentage items are included in the calculation of higher level percentage items. In other words percentages can be calculated upon other percentage items. The American UPBs currently do not include any items above level 9.

When the form is closed, the percentage row's remarks cell contains the values set using this form with most current settings displayed first. The user entered remarks appear after the program's addition.