



Logan Webster

Project Manager, Estimating

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SUMMARY

Construction estimating and preconstruction professional with six years of commercial building experience across senior, estimator, and assistant estimator roles. Develops detailed **cost plans** from drawings, specifications, and project documentation, covering materials, labor, equipment, subcontractor pricing, quantities, assumptions, risks, and opportunities. Coordinates **project managers**, engineers, clients, suppliers, and trade partners through scope review, constructability checks, bid leveling, **proposal preparation**, negotiation, and client presentation. Uses Bluebeam, Sage Estimating, **On Screen Takeoff**, iSqFt, AutoCAD, CSI, MasterFormat, and BOD terminology across complex commercial pursuits. Clear proposal communication supports informed decisions, competitive bids, and profitable project outcomes. Ready to contribute practical estimating judgment, disciplined documentation, and collaborative preconstruction leadership within demanding bid environments.

EXPERIENCE

Senior Estimator

Granite Peak Construction 📅 July 2024 - Present 📍 Raleigh, NC

Leads commercial estimating for tenant improvements and multi story facilities, guiding scope development, digital takeoffs, pricing, risk review, trade coverage, proposal preparation, and client discussions. Coordinates estimating inputs with project managers, engineers, suppliers, subcontractors, and clients while protecting cost clarity and profitability.

- Led commercial estimates through scope packages, takeoffs, **labor** pricing, **equipment** needs, and trade coverage.
- Reviewed architectural, structural, civil, and MEP documents in Bluebeam and **On Screen Takeoff**.
- Built **Sage Estimating** assemblies using CSI and **MasterFormat** divisions for traceable cost reviews.
- Evaluated escalation, logistics, procurement, schedule, and trade coverage risks before final bid submission.
- Negotiated supplier and subcontractor **pricing** through iSqFt, comparing exclusions and qualified coverage.
- Presented estimate narratives, alternates, BOD assumptions, and clarifications during client pricing discussions.

Estimator

Harborline Commercial Builders 📅 June 2022 - June 2024 📍 Durham, NC

Produced estimates for occupied renovations and ground up commercial projects, translating design documents into measurable scopes and defensible pricing. Supported preconstruction decisions through digital takeoffs, estimate maintenance, constructability reviews, bid leveling, negotiations, and clear client proposal materials.

- Produced commercial estimates from **drawings** and **specifications** for renovations and ground up projects.
- Performed Bluebeam and **On Screen Takeoff** quantity reviews, reconciling proposals against documented scopes.
- Maintained Sage Estimating models with current labor, material, equipment, and trade pricing.
- Tested constructability assumptions with project managers and **engineers** during preconstruction reviews.
- Created bid leveling comparisons, qualifications, and **scope** notes for trade negotiations.
- Prepared proposal exhibits and cost summaries explaining alternates, allowances, and **estimate assumptions**.

Assistant Estimator

Oakstone General Contracting 📅 June 2020 - May 2022 📍 Cary, NC

STRENGTHS



Cost planning

Turns drawings, quantities, labor, equipment, and trade pricing into clear cost plans. Earlier scope reviews helped teams act with confidence.



Scope review

Finds gaps across architectural, structural, civil, and MEP documents. A careful comparison often prevents confusion before pricing reaches clients.



Bid coordination

Keeps project managers, engineers, suppliers, and subcontractors aligned through active bids. Colleagues relied on clear follow up when coverage shifted.



Commercial judgment

Weights escalation, logistics, procurement, schedule, and trade risks before submission. Practical allowances gave reviewers a clearer path forward.



Client communication

Explains alternates, allowances, BOD assumptions, and clarifications in plain commercial language. Pricing conversations became easier for stakeholders to resolve.

SKILLS

Construction Estimating

Preconstruction Cost Estimating

Quantity Takeoffs

Bid Management Risk Analysis

Subcontractor Negotiation

Supplier Pricing

Client Presentations Bluebeam

Sage Estimating

On Screen Takeoff iSqFt

AutoCAD MasterFormat

LANGUAGES

English Native

Spanish Beginner

MY CAREER



● Senior Estimator at Granite Peak Construction (2.2 Years)

● Estimator at Harborline Commercial Builders (2 Years)

● Assistant Estimator at Oakstone General Contracting (1.9 Years)

Supported commercial **estimating** teams with bid document control, **quantity takeoffs**, pricing requests, scope comparisons, cost entry, addenda tracking, and review documentation. Built early career depth across concrete, finishes, general requirements, and trade partner coordination while supporting accurate bid submissions.

- Assembled bid documents and organized material, labor, equipment, and subcontractor inputs.
- Verified dimensions with **AutoCAD** and **Bluebeam** for concrete, finishes, and general requirements takeoffs.
- Solicited trade pricing, tracked coverage, and flagged missing work against scope sheets.
- Maintained Sage Estimating cost information using **CSI** and MasterFormat organization.
- Prepared scope notes, clarifications, and supporting records for senior estimator reviews.
- Processed addenda updates and refreshed **quantities** and vendor requests during active bids.

PROJECTS

Commercial Bid Cost Plan 📅 2024

Created a complete commercial estimate workflow linking Bluebeam takeoffs, Sage Estimating assemblies, subcontractor coverage, risk assumptions, and proposal review for competitive bid decisions.

Preconstruction Scope Reconciliation 📅 2023

Reconciled drawings, specifications, trade proposals, and constructability questions across renovation work, giving project stakeholders clearer scope, pricing, and bid assumptions.

LEADERSHIP & AWARDS

- Senior estimator recognition for dependable commercial bid leadership and clear pricing communication.
- Construction team recognition for accurate scope reconciliation and practical preconstruction support.

EDUCATION

Bachelor's Degree in Construction Management

East Carolina University 🎓 GPA: 3.5 📅 2020 📍 Greenville, NC

Coursework: *Construction Estimating, Construction Documents, Project Scheduling, Construction Safety, Cost Management*

CERTIFICATIONS

- OSHA 30 Hour Construction Safety 📅 2021
- AutoCAD Certified User 📅 2022

TECHNICAL SKILLS

- **Estimating Software:** Sage Estimating, On Screen Takeoff, iSqFt
- **Document Review:** Bluebeam, AutoCAD, Construction drawings
- **Cost Planning:** Material pricing, Labor pricing, Equipment pricing
- **Bid Management:** Bid leveling, Proposal preparation, Bid submission
- **Scope Analysis:** Quantity takeoffs, Scope reconciliation, Scope assumptions
- **Construction Standards:** CSI, MasterFormat, BOD
- **Project Documentation:** Plans, Specifications, Addenda
- **Commercial Pricing:** Supplier pricing, Subcontractor pricing, Commercial terms
- **Risk Evaluation:** Escalation, Logistics, Procurement
- **Building Systems:** Architectural, Structural, Civil
- **Technical Coordination:** MEP, Constructability, Engineering review
- **Client Delivery:** Client presentations, Estimate narratives, Proposal clarifications

PROFESSIONAL AFFILIATIONS

- Construction Management Association participation focused on commercial building practices and preconstruction learning.

- Industry estimating network participation supporting supplier, subcontractor, and construction professional relationships.

ADDITIONAL INFORMATION

Work Status : Authorized to work in United States. No sponsorship required.

REFERENCES

AVAILABLE ON REQUEST