

Estimator – Townline

About Townline

The Townline Group is a real estate development company primarily focused in the Lower Mainland and Vancouver Island. Our development and construction portfolios are diverse and consist of mixed-used multi-family and commercial construction, as well as non-market and purpose-built rental housing. Townline is a well-rounded company with proven teams specialized in the areas of Development, Affordable Housing, Finance, Acquisitions, Construction, Sales, Marketing and Customer Care all housed under one roof. Townline has been building homes since 1980 and believes diversity is the cornerstone to our success and longevity.

This is an exciting opportunity for someone who would like to work with one of BC's most respected and proven residential and mixed-use developers. We offer ample opportunities for growth and development, a competitive compensation package, a comprehensive health benefits program and an on-site gym/wellness centre. As well, our office is conveniently located right on the Canada Line at Marine Gateway.

Reporting directly to the Senior Pre-Construction Manager, the Estimator will work closely with inhouse and external construction personnel in determining full-cost estimates, quantity take-offs and costs analyses on all TL projects in the pre-construction phase.

The Duties of the Estimator may include but are not limited to:

- Attend pre-tender site visits and meetings to verify existing conditions and fully understand the scope of the project
- Assist with preparing detailed quantity take-offs and cost estimates or general tender work
- Assist with preparing material, labour, equipment, and subcontractor estimates according to project specifications
- Work with Estimating team in developing budgets and cash flows
- Utilize estimating, bidding, and project management software to support quantity take-offs, bid coordination, document management, and overall estimating workflows.
- Review specifications and drawings to understand the scope of work and required content of estimate
- Work closely with the Project team throughout the construction process
- Review bid packages from sub-contractors and suppliers and prepare Bid Recommendations
- Compile tender results and prepare summaries
- Review costs for maintenance and additional building needs
- Review quotations for proposed change orders
- Assist with identifying potential financial or construction risks
- Monitor changes and update project scope and budgets accordingly
- Maintain an accurate and current database of project progress, materials, order, cost codes and inventory
- Routinely communicate changes and concerns to the Estimating team or Project Team
- Interface with client representatives, consultants, subcontractors, etc.
- Ensure all company, client, and project policies, procedures, standards, etc., are adhered.

Skills and Requirements:

- Minimum 2-4 years experience in construction. Estimating experience preferred. Experience with General Contractors or Developer-Builders preferred.
- Post-secondary school degree or diploma in a construction related area of study preferred
- Proficiency with construction estimating and pre-construction software, including PlanSwift, Building Connected, Procore, and SharePoint, with the ability to effectively leverage digital tools to support estimating processes, tender management, document control, and workflow efficiency.
- Ability to read blueprints, schematics, field drawings and plans
- Strong communication, integration, problem-solving and interpersonal skills
- Ability to effectively communicate both verbally and in writing
- Results-oriented with the ability to interpret and effectively manage multiple and competing priorities and timelines
- Demonstrated ability to exercise necessary cost control measures
- Possessing a valid driver's license is preferred but not essential

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