

MAN HOUR RATES

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00338A Tech Doc-Man Hour.pdf

- To budget a job properly for efficiency in crew size
- To budget a job properly to land job
- To be profitable

Man Hour Rates (MHR) have been around for decades. Most contractors document their production rates without realizing that time / square footage built will give them a man hour rate as you would find in most cost estimating programs such as RS Means. For most Insulated Concrete Form's (ICF's) this has become a common practice. Over 20 years of history have established accurate numbers to budget future jobs with.

	MHR	JOB TYPE	
1	.055 or less	Very efficient crew building a simple job with less than six corners, less than four openings and few or no embeds.	NOTES: Size of job is not as big a factor as you would think. The only time the size of job is really a factor is when the job is so large that the crew can gain speed while building which lowers the MHR. This will usually be on jobs over 20,000 square feet using the same crew throughout. WAYS TO LOWER YOUR MHR: 1. Pre-Plan Job 2. Proper Size Crew for Job 3. Stage Materials Close to Job 4. Use Proper Scaffold/Bracing 5. Pre-Build Opening Bucks 6. Proper Rebar Placement 7. Fox Training for Crew
2	.06 .065 .07	Average job with less than eight corners, less than eight openings and less than eight embeds.	
3	.075 .08 .085 .09	Most common MHR for new crews on moderate or large jobs. This will cover complex residential jobs with 12 or less corners. This MHR area will also work with large commercial jobs with basic 16" o/c rebar and few openings.	
4	.095 .10 .105 .11	Very complex residential with 12 or more corners and many openings and embeds. Also includes commercial jobs with many openings and embeds or more than 3 levels in height.	
5	.12 and over	ICF jobs with at least three of the following: more than 8 short corners (30" or less), high seismic rebar design, more than 20 openings, many embeds, extreme weather, using the wrong scaffold for wall height, over 3 levels in height.	

Square foot of Job (SFJ) = Length * Height (of Fox walls being built)

SFJ * MHR = MAN HOURS TO BUILD JOB

Example: Job has 180 Lineal feet (LF) of wall that is 12' tall. $180 * 12 = 2160$ square feet (SF)
 Job has 6 corners with 6 openings and basic 16" o/c rebar design. Crew has a bit of experience and ICF scaffold is used. We recommend aiming for a .075 MHR but use **.085** MHR as a budget number. With experience you will become more efficient, landing more work with more profit.
 $2160 * .085 = 183.6$ Total Man Hours (TMH) for job
 $183.6 \text{ TMH} / 6 \text{ man crew} = 30.6$ Total Crew Hours (TCH)

These numbers are estimates only. Many factors will effect the outcome of a job which needs to be taken into account. Please document all work and reflect back to your own crews history when completing budgets for upcoming work. We would like to thank contractors for sharing past history allowing us to build accuracy into this document.