



ESTIMATING GUIDE

CLASS "A" & CLASS "B" OFFICE

ITEM	UNIT	COST	CLASS
MILLWORK/CASEWORK			
Standard Plastic Laminate Base Cabinet	L.F.	\$277/320	A
Standard Plastic Laminate Upper Cabinet	L.F.	\$130/155	A
Top Only	L.F.	\$80/110	A
Waterproof membrane(add)	S.F.	\$3/7	A
Hardwood Veneer with Stain Finish (add)	L.F.	65%	A
Storage Shelving, 12' deep plastic laminate (5) each	L.F.	\$98/120	A
Reception Desk – plastic laminate	L.F.	\$800/1000	A
Reception Desk – wood laminate	L.F.	\$1500/2500	A
Wood Base - Paint Grade	L.F.	\$19/23	A
Wood Base - Stain Grade	L.F.	\$23/27	A
Wood Cap - Paint Grade	L.F.	\$25/29	A
Wood Cap - Stain Grade	L.F.	\$31/35	A



ITEM	UNIT	COST	CLASS
DOORS, FRAMES AND HARDWARE			
Standard Entry Door: 3' x 9' prefinished oak door in alum. frame with mortise hardware.	EA.	\$1,050/1,200	A
Standard Entry Door: 3' x 7' B-3 door in alum. frame with "D" series hardware with lockset 20M with closer.	EA.	\$920	B
Standard Interior Door: 3' x 9' paint grade door in alum. Frame with mortise hardware.	EA.	\$895	A
Change door from anodized alum. frame to 3 piece hollow metal (added costs) passage	EA.	\$0/10	A
Standard Interior Door: 3' x 7' B-3 door in alum. frame with "D" series hardware with passage.	EA.	\$760	B
Double Entry Doors	PR.	\$1,920	A
Double Entry Doors	PR.	\$1,500	B
Double Interior Doors	PR.	\$1,500	A
Double Interior Doors	PR.	\$1,250	B
Change door from paint grade to plain sliced oak (added costs)	EA.	\$50/70	A



ITEM	UNIT	COST	CLASS
Change door from paint grade to plastic laminate (added costs)	EA.	\$50/70	A
Change door from paint grade to premium grade mahogany/walnut/cherry (added costs)	EA.	\$150/300	A
Change from anodized aluminum frame to 3 piece hollow metal (added costs)	EA.	\$20/30	A
Change from anodized alum. frame to custom color alum. (added costs)	EA.	\$55	A
Change from anodized alum. frame to one piece hollow metal (added costs)	EA.	\$150/200	A
Door Closer (add)	EA.	\$130	A
Vision Light (add)	EA.	\$95/150	A
Provide lock set in lieu of latch set	EA.	\$75/95	A
Substitute cylindrical hardware in lieu of mortise	EA.	\$45/60	A
Substitute 7' door in lieu of 9'	EA.	\$60/100	A
Kick Plate (add)	EA.	\$40/80	A
Dutch Door with standard interior specs	EA.	\$1,180	A
60 or 90 minute rated hollow metal assembly 3' by 8' sound door	EA.	\$1,100/1,500	A



ITEM	UNIT	COST	CLASS
50 STC 3' x 8' Sound Door	EA.	\$3,900/4,900	A
PARTITIONS			
3-5/8 25 ga metal stud @ 24" center with 5/8 9' - "A"	L.F.	\$50/55	A
3-5/8 25 ga metal stud @ 24" center with 5/8 10' - "A"	L.F.	\$54/62	A
3-5/8 25 ga metal stud @ 24" center with 5/8 12' - "A"	L.F.	\$73/76	A
<i>If less than 50 l.f. use \$100 per l.f.</i>			
Add for slotted track for 9' and 10' high	L.F.	\$4.50 & \$4.50	A
Deduct for textured finish for 9' and 10' high	L.F.	\$1.35 & \$1.50	A
Deduct for fire tape finish for 9' and 10' high	L.F.	\$2.70 & \$3	B
Add for R-11 Insulation for 9' and 10' high	L.F.	\$6.30 & \$7	A
Add for 2 hour rating for 9' and 10' high	L.F.	\$25 & \$27	A
Deduct for gypboard one side only for 9' and 10'	L.F.	\$10 & \$12	A
Typical column furring for 9' and 10' high	L.F.	\$415 & \$465	A



ITEM	UNIT	COST	CLASS
CERAMIC TILE			
Walls-Thinset 4 x 4	S.F.	\$8/10	A
Floors-Thinset 2 x s	S.F.	\$12/14	A
Motar Installation (add)	S.F.	\$6/8	A
Add for waterproof membrane	S.F.	\$3/5	A
Tile Thinset 8 x 8/12 x12	S.F.	\$12/16	A
Marble Granite Floors 12 x 12 (Thinset)	S.F.	\$18/22	A
CEILINGS			
Finished drywall ceiling - Non rated	S.F.	\$5.40	A
1' x 1' Concealed Spline	S.F.	\$3.75/5.75	A
2' x 2' Upgraded Grid and Tile	S.F.	\$2.50/3.75	A
2' x 4' Standard Grid and Tile	S.F.	\$1.75/2.50	B
FLOORING			
VCT Standard	S.F.	\$1.60/2.70	A
Sheet Vinyl	S.F.	\$4.50/7	A
Vinyl Base	L.F.	\$1.25/1.65	A
Carpet/Vinyl - Glue Down (S.F. ÷ 9 x 1.1= S.Y.)	S.Y.	\$16/65	A



ITEM	UNIT	COST	CLASS
Carpet /Olefin- Glue Down (S.F. ÷ 9 x 1.1 = S.Y.)	S.Y.	\$11.50/15	B
Carpet Pad (Standard Commercial)(add)	S.Y.	\$3.50/5	A
Hardwood Floor (engineered prefinished)	S.F.	\$11/16	A
Access Floor	S.F.	\$12/16	A
Laminate Floors	S.F.	\$6.50/8	A
Solid Hardwood Floors 3/4"	S.F.	\$12/20	A

PAINT

2 Coats (semi-gloss on drywall)	S.F.	\$.38/.45	A
2 Coats (latex on drywall)	S.F.	\$.35/.38	B
Doors	EA.	\$65/95	A
Door Frames	EA.	\$65/95	A
Millwork (base, molding, etc.)	L.F.	\$2/4	A

WALLCOVERING

Vinyl	S.F.	\$2/3	A
Fabric	S.F.	\$3 and up	A
Acoustic Panels	S.F.	\$12/18	A



ITEM	UNIT	COST	CLASS
SPECIALITIES			
Horizontal Mini Blinds	S.F.	\$3.50/4.50	A
Electric Projection Screens (84	EA.	\$2,750	A
PLUMBING			
Sink without other fixtures	EA.	\$3,000	A
Dishwasher (connection only)	EA.	\$150	A
Garbage Disposal	EA.	\$150	A
Instant Hot	EA.	\$360	A
Ice Maker or Coffee Water - Same wall as sink	EA.	\$180	A
Ice Maker or Coffee Water - Away from sink wall	EA.	\$360	A
Water Filter	EA.	\$420	A
Reverse Osmosis	EA.	\$1,080	A
Basic Beginning Core (Sink, Water Closet)	EA.	\$6,600/8,400	A
Sink (add on fixture to core)	EA.	\$1,560	A
Lavatory (add on fixture to core)	EA.	\$1,560	A
Water Closet (add on fixture to core)	EA.	\$1,800	A
Urinal (add on fixture to core)	EA.	\$1,680	A



ITEM	UNIT	COST	CLASS
Shower - ADA Fiberglass (add on fixture to core)	EA.	\$3,840	A
Drinking Fountain (add on fixture to core)	EA.	\$2,280/4,200	A
Mop Sink (add on fixture to core)	EA.	\$1,560	A
Floor Drain (add on fixture to core)	EA.	\$720	A
Trap Primer	EA.	\$240	A
Electric Water Heater - 6 gallon	EA.	\$930	A
Electric Water Heater - 10 gallon	EA.	\$930	A
Electric Water Heater - 50 gallon	EA.	\$1,440	A
Water Heater-Smitty Pan (with drain)	EA.	\$120	A
Water Heater - Indirect waste for T&P drain	EA.	\$480	A
Water Heater Stand	EA.	\$120	A
Condensate Hook Ups Max - (40'-0)	EA.	\$840	A
Concrete Cut and Patch (for waste in concrete for waste line)	S.F.	\$43.20	A



ITEM	UNIT	COST	CLASS
FIRE-PROTECTION			
Fire sprinkler semi-recessed fire sprinkler heads	S.F.	\$165/195	A
Concealed Flush Head (add)	EA.	\$175/225	A
Upright head at full height walls	EA.	\$125/175	A
<i>Design/permit costs (add to the other fire- protection items)</i>		\$950/1,300	
Labor (T & M Cost)	HR.	\$100/125	A
HVAC (Assume base systems installed)			
Cooling Only	EA.	\$1,600/1,800 (digital controls, add \$1,500/zone)	A
Heating and Cooling VAV	EA.	\$2,400/2,600 (digital controls, add \$1,500/zone)	A
HVAC (Area ÷ 375 SF = Tons) Includes a structural allowance and roofing patch of \$350	TON	\$3,250/3,750	A
Supply Air Register/Associated Ductwork	EA.	\$275/375	A
Return Air Grilles (Plenum Return)	EA.	\$75/95	A
Exhaust Fan	EA.	\$1,400/1,700	A
Ducted Return Grille	EA.	\$275/375	A



ITEM	UNIT	COST	CLASS
ELECTRICAL (Assume base systems installed)			
Lighting			
2' x 4' Parabolic	EA.	\$220/250	B
2' x 4' Acrylic Lens	EA.	\$210/221	A
Down Light/Wall Washer	EA.	\$340	A
Exit Light/Exit Light w/edge-lit	EA.	\$200/410	A
Double Switch	EA.	\$150/221	A
3-Way Switch	EA.	\$210	A
Dimmer Switch	EA.	\$220/244	A
Duplex Wall Receptacle	EA.	\$115/200	A
Four-Plex Wall Receptacle	EA.	\$160/217	A
Dedicated Wall Receptacle	EA.	\$220/414	A
Phone/Data Ring & Pull-string	EA.	\$40/50	A
Electrical Hookup for Drinking Fountain	EA.	\$200	A
Electrical Work Required for Water Line for Coffee Machine or Refrigerator	EA.	\$479	A
Electrical Work Required for Exhaust Fan	EA.	\$350	A



ITEM	UNIT	COST	CLASS
GLASS AND GLAZING			
Interior windows:			
1/4 in. clear tempered in alum. frame	S.F.	\$15/20	A
3/8 in. clear tempered buttglazed installation	S.F.	\$18/30	A
20 min. rated wire glass in HM frame	S.F.	\$22/30	A
Door Sidelight - 1' X 9' alum. frame	EA.	\$375/425	A
Herculite door - 3' X 9'	EA.	\$2,800/3,500	A
Herculite Double Doors 3' X 9'	PR.	\$5,100/6,200	A
Aluminum/glass storefront door:			
single 3' X 7'	EA.	\$1,800/2,400	B
pair 3' X 7'	EA.	\$2,200/3,100	B

The foregoing information is to be used only as a general reference guide. Please refer to the appropriate trade subcontractor for completeness, accuracy and workload.

