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**Tenant Improvement - Price Book Item List**

Code	Description	Unit	Mat.	Labor	Unit Raw Cost Equip	Sub	Other
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**Division (None):**

**Subdivision (None):**

\*\*\* Right click - Insert Descr. Headers \*\*\*  
 Check all costs, update for your area  
 Some categories may not have items  
 Add & delete Items as needed  
 \*\*\*\*\*

**Division 1: PRELIMINARIES**

**Subdivision 1.100: Preliminaries**

1.100000	Job Start	EA					175.00
1.100010	Blueprints	LS					1.00
1.100030	Permits	LS					1.00
1.100050	Permit Service	LS					1.00
1.100070	Title 24-Electrical	SF					0.15
1.100090	Title 24-Electrical	LS					1.00
1.100110	Title 24-HVAC	LS					1.00
1.100130	Supervision	\$					1.00
1.100150	Supervision	WK					1,200.00
1.100170	Temp.Walls/Barricades	LS					1.00
1.100190	Temp.Walls	LF					15.00

**Division 2: CLEAN-UP/DEMOLITION**

**Subdivision 2.000: DEMO-SUB-CONTRACTS**

2.000000	Demo-Contract	\$					1.00
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**Subdivision 2.100: Clean-Up**

2.100050	Trash Disposal per Job	LS					1.00
2.100070	Final Clean Up	SF					0.20
2.100090	Daily Clean-up	DA					35.00
2.100110	Dumpsters	EA					185.00

**Subdivision 2.200: Demo-Exterior**

2.200050	Demo-Conc.Misc.	LS					1.00
2.200070	Demo-Conc.Cut 4"	LF					1.00
2.200090	Demo-Conc.Cut 6"	LF					1.00
2.200110	Demo-Conc.Cut Special	LS					1.00
2.200130	Conc.Break out/RemvHand	SF					2.50
2.200150	Conc.Break out/Remv Mach	SF					1.25
2.200170	Demo-Conc.Corner	EA					25.00
2.200190	Demo-Ext.Misc.	LS					1.00
2.200210	Demo-StoreFront TO 10'H	LF					5.00
2.200230	Demo-StoreFront=TO 12'H	LF					6.00
2.200250	Demo-StoreFront=TO 16'H	LF					8.00
2.200270	Demo-Rmve StoreFnt.Door	EA					25.00
2.200290	Demo-Ext.Wall/Frame 10H	LF					4.00
2.200310	Demo-Ext.Wall/Frame 12H	LF					5.00
2.200330	Demo-Ext.Wall/Frame 16H	LF					10.00
2.200350	Demo-Ext.Wall/Blk.to 10	LF					7.00
2.200370	Demo-Ext.Wall/Blk.to 16	LF					12.00
2.200390	Demo-Remv.Ext.Door only	EA					8.00
2.200410	Demo-Remv.Ext.Door/Frame	EA					15.00
2.200430	Demo-Remv.Ext.Window	EA					12.00

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<b>Division 2: CLEAN-UP/DEMOLITION</b>							
<b>Subdivision 2.200: Demo-Exterior</b>							
2.200500	Demo-Remv.Concrete	SF					
<b>Subdivision 2.300: Demo-Interior</b>							
2.300050	Concrete Cuts	LS					1.00
2.300070	Demo-Remv.Int.Door only	EA					5.00
2.300090	Demo-Remv.Int.Door/Frame	EA					10.00
2.300110	Remove Concrete	SF					
2.300150	Demo-Hard surface	SF					0.20
2.300170	Demo-Remv. Ceramic Tile	SF					0.30
2.300190	Demo-Tile/Mason.Flooring	SF					0.55
2.300210	Demo-Ceil.T Bar/Acoustic	SF					0.15
2.300230	Demo-Remv.Ceil Tile Only	SF					0.08
2.300250	Demo-Remv.Drywall	SF					0.22
2.300270	Demo-Wood Floor Framing	SF					2.50
2.300290	Demo-Post & Beam	LF					0.40
2.300310	Demo-Wood Stairs to 16R	EA					75.00
2.300330	Demo-Part.Wall	SF					0.53
2.300350	Demo-Low Part.Wall	LF					3.00
2.300370	Demo-Part.Wall to 10'	LF					4.50
2.300390	Demo-Part.Wall to 14'	LF					5.00
2.300410	Demo-Part.Wall to 16'	LF					6.00
2.300430	Demo-Ceil.Wood/drywall	SF					2.00
2.300450	Demo-Ceil.Metal/drywall	SF					2.25
2.300470	Demo-Remv.Int.Window	EA					7.00
2.300490	Demo-Remv. Wallpaper	SF					0.25
<b>Division 3: CONCRETE</b>							
<b>Subdivision 3.000: CONC.SUB-CONTRACTS</b>							
3.000000	Concrete-Contract	\$					1.00
<b>Subdivision 3.100: Concrete</b>							
3.100050	Conc.Pump 3/8 rock to 7	MN					100.00
3.100070	Conc.Pump 3/8 rock +7	YD					8.00
3.100090	Conc.Pump 3/4 rock to 7	MN					125.00
3.100110	Conc.Pump 3/4 rock +7	YD					10.00
3.100130	Patch/Level to Exist.FI	SF					0.46
3.100150	Conc.Slab 6"w/reinforc	SF					5.00
3.100170	Conc.Slab Patch/Floor	SF					0.25
3.100190	Conc.Slab Ramp	SF					8.00
3.100210	Conc.Light Wt.	SF					2.75
3.100230	Conc.Material 4	YD					
3.100250	Conc.Material 6	YD					
3.100270	Conc.Material 9	YD					
3.100290	Conc.Material 12	YD					
3.100310	Conc. add for color	YD					80.00
3.100330	Conc.Labor per YD.	YD					75.00
3.100340	Conc.Mat/Labor Hand mix	YD					80.00
3.100360	Dowels	EA					20.00
3.100370	Conc. Short Load	LS					1.00
3.100390	Conc. Stand-By Time	LS					1.00

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<b>Division 4: STOREFRONT/EXT.WALLS</b>							
<b>Subdivision 4.000: STOREFNT.SUB-CONTR.</b>							
4.000000	Storefront-Contract						1.00
<b>Subdivision 4.100: Storefronts</b>							
4.100050	StoreFront Wall		LS				1.00
4.100070	StoreFront Wall/Glass 10		SF				12.25
4.100090	StoreFront Wall/Glass 12		LF				175.00
4.100110	StoreFront Wall/Glass 14		LF				200.00
4.100130	StoreFront Doors (new)		EA				1,500.00
4.100150	Rehang StoreFront.Doors		EA				150.00
4.100170	Other Ext. Doors		EA				150.00
4.100190	StoreFront Wall Caps		EA				35.00
4.100210	StoreFront Wall over		LF				10.00
4.100230	StoreFront Wall plaster		SF				10.00
<b>Division 5: INTERIOR WALLS</b>							
<b>Subdivision 5.000: INT.WALLS SUB-CONTR.</b>							
5.000000	Int.Wall-Contract						1.00
<b>Subdivision 5.100: Interior Walls</b>							
5.100050	Int.Wall Part. Metal		LS				1.00
5.100070	Int.Wall Part. Low		LF				19.50
5.100090	Int.Wall Part. to 8'		LF				21.50
5.100110	Int.Wall Part. to 10'		LF				25.00
5.100130	Int.Wall Part. to 12'		LF				26.00
5.100150	Int.Wall Part. to 14'		LF				27.00
5.100170	IntWall Part.to 16'D/W1s		LF				28.00
5.100190	IntWall Part.to 16'D/W2s		LF				32.00
5.100210	Int.Wall Part. to 18'		LF				34.00
5.100230	Int.Low Wall Supports		EA				64.00
5.100250	Add for Radius Walls		LS				1.00
5.100270	Add for Aches		LS				1.00
5.100290	Close Interior Doors		EA				60.00
5.100310	Curten Wall		LF				18.00
5.100330	Demising Walls to 18'		LF				34.00
5.100350	Int.Wall Re-Work @ Cut-		LF				15.00
<b>Division 6: SOFFITS</b>							
<b>Subdivision 6.000: SOFIT SUB-CONTRACTS</b>							
6.000000	Soffit-Contract						1.00
<b>Subdivision 6.100: Soffits</b>							
6.100050	Soffit-Work		LS				1.00
6.100070	Soffit-Metalw/Dwall to12		SF				2.50
6.100090	Soffit-Metal w/Plaster		SF				3.00
6.100110	Soffit-Metal Frame 4"		SF				1.73
6.100130	Soffit-Metal Frame 6"		SF				2.86
6.100150	Soffit-Wood Frame		SF				3.00
6.100170	Soffit-Walls to Ceil.4'		LF				2.86
6.100190	Soffit-Walls to Ceil.6'		LF				1.73
6.100210	Soffit-Walls to Ceil.8'		LF				3.00

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<b>Division 7: MISC. FRAMING</b>							
<b>Subdivision 7.000: FRAME SUB-CONTRACTS</b>							
7.000000	Misc.-Contract						\$ 1.00
<b>Subdivision 7.100: Furring</b>							
7.100150	Furring Misc.		LS				1.00
7.100170	Furring Walls		SF				0.95
<b>Division 8: CEILINGS</b>							
<b>Subdivision 8.000: CEIL SUB-CONTRACTS</b>							
8.000000	Suspended Ceil.-Contract						\$ 1.00
<b>Subdivision 8.100: Ceiling</b>							
8.100050	Ceil. Metal/Drywall		SF				4.00
8.100070	Ceil- Hat Channel/Drywal		SF				3.50
8.100090	Suspend 2x4-Cortega STD		SF				0.90
8.100110	Suspend 2x2-Cortega STD		SF				1.15
8.100130	Suspend 2x4-Cortega TEGU		SF				1.35
8.100150	Suspend 2x2-Cortega TEGU		SF				1.40
8.100170	Suspd.2x4-SecondLook TEG		SF				1.40
8.100190	Suspend 2x2-Glacier TEGU		SF				2.00
8.100210	Suspend 2x4-Vinyl GypBd.		SF				1.40
8.100230	Suspend 2x2-Vinyl GypBd.		SF				1.50
8.100250	Suspended 2x2-Cirrus		SF				2.40
8.100270	Suspended 2x2-		SF				1.00
8.100290	T-Bar Tie In		EA				1.00
8.100310	Comp. Post		SF				0.10
8.100330	2x4-Vinyl PanelsOnly s/l		SF				0.70
<b>Division 9: GLAZING &amp; WINDOWS</b>							
<b>Subdivision 9.000: Glass Sub-Contracts</b>							
9.000000	Glazing-Contract						\$ 1.00
9.000010	Window Contract						\$ 1.00
<b>Subdivision 9.100: Glazing</b>							
9.100050	Window Frame Metal Empt		EA				75.00
9.100070	Win.Frame Mtl.Arc Empty		EA				175.00
9.100090	+15% for Black Anodizes		EA				
9.100110	Window Frame wood Empty		EA				50.00
9.100130	Glass 1/4 Temp.Plate Cl		SF				6.31
9.100150	Glass 1/4 Temp.Plate Tn		SF				7.46
9.100170	Glass 1/4 Non-Temp. Clr		SF				4.11
9.100190	Glass 1/4 Non-Temp. Tnt		SF				4.71
9.100210	Glass 1/4 Remove & Reus		SF				3.50
9.100230	Glass 1/2 Temp.Plate Cl		SF				13.36
9.100250	Glass 1/2 Temp.Plate Tn		SF				15.03
9.100270	Add For Butt Joint		LS				1.00

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<b>Division 10: DRYWALL</b>							
<b>Subdivision 10.000: DRYWALL SUB-CONTRACT</b>							
10.000000	Dryall-Contract		\$				1.00
<b>Subdivision 10.100: Drywall</b>							
10.100050	Drywall 5/8 on Metal		SF				0.60
10.100070	Drywall 5/8 on Wood		SF				0.85
10.100090	Drywall Putty Coat		SF				0.50
<b>Division 11: LATH &amp; PLASTER</b>							
<b>Subdivision 11.000: PLASTER SUB-CONTRACT</b>							
11.000000	Plaster-Contract		\$				1.00
<b>Subdivision 11.100: Lath &amp; Plaster</b>							
11.100050	Lath & Plaster Walls		SF				2.00
11.100070	Lath & Plaster Soffit		SF				5.62
11.100090	Add for Lath over Block		SF				1.50
11.100110	Add for Special Finish		SF				5.00
11.100130	Color Coat only		SF				3.00
<b>Division 12: THERMO &amp; WATERPROOF</b>							
<b>Subdivision 12.000: INSUL. SUB-CONTRACTS</b>							
12.000000	Insulation-Contract		\$				1.00
<b>Subdivision 12.100: Insulation</b>							
12.100050	Insulation Misc.		LS				1.00
12.100070	Insulation-Bath Wall R-		SF				0.25
<b>Division 13: TILE &amp; MARBLE</b>							
<b>Subdivision 13.000: TILE SUB-CONTRACTS</b>							
13.000000	Tile-Contract		\$				1.00
13.000010	Marble-Contract		\$				1.00
<b>Subdivision 13.100: Tile</b>							
13.100050	Granite		SF				27.50
13.100070	Granite Polished edges		LF				5.00
13.100090	Concrete Stone		SF				7.50
13.100110	Ceramic Tile Floor		SF				8.50
13.100120	Ceramic Tile 4 Base		LF				5.00
13.100130	Pre Cast Contract		LS				1.00
<b>Division 14: ELECTRICAL</b>							
<b>Subdivision 14.000: ELEC. SUB-CONTRACTS</b>							
14.000000	Elec.-Contract		\$				1.00
<b>Subdivision 14.100: Electical</b>							
14.100050	Electrical Misc.		LS				1.00
14.100070	Demo Elec. Misc.		LS				1.00
14.100090	Remove Elec. Tract Lite		EA				1.00
14.100110	Remove Elec. Can Lite		EA				5.00
14.100130	Remove Elec.2x4 Grid Fix		EA				7.50
14.100150	Remv.Elec.Strip Lite Fi		EA				5.00
14.100170	Elec.-Duplex Outlets		EA				40.00
14.100190	Elec.-Outlet Circuit		EA				150.00
14.100210	Elec.-Duplex Outlet 220V		EA				75.00
14.100230	Elec.-W/P Outlets		EA				50.00
14.100250	Elec.-Switches		EA				40.00

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<b>Division 14: ELECTRICAL</b>							
<b>Subdivision 14.100: Electical</b>							
14.100270	Elec.-Switches 3 Way	EA					50.00
14.100290	Elec.-Light outlet & Fix	EA					115.00
14.100310	Elec.-Distribution	EA					6.00
14.100330	Elec.-2x4 Grid Fixtures	EA					75.00
14.100350	Elec.-2x2 Grid Fixtures	EA					80.00
14.100370	Elec.2x4 Grid Fix.reloc	EA					45.00
14.100390	Elec.2x2 Grid Fix.reloc	EA					35.00
14.100410	Elec.-Recess Can Fixture	EA					90.00
14.100430	Elec.-Can Fixt. Relocate	EA					45.00
14.100450	Elec.-Emergency sign	EA					185.00
14.100470	Elec.-Tract	LF					15.00
14.100490	Elec.Tract Fix.Allowance	LS					1.00
14.100510	Elec.-Exhaust Fan	Ea					90.00
<b>Division 15: PLUMBING</b>							
<b>Subdivision 15.000: Plumb. Sub-Contracts</b>							
15.000000	Plumbing-Contract	\$					1.00
<b>Subdivision 15.100: Plunbing</b>							
15.100050	Remove Plumbing Misc.	LS					1.00
15.100070	Remove Plbg Fixture	EA					15.50
15.100090	Remove Plumbing Rest Rm	EA					1.00
15.100110	Plumbing Handicap Bath	EA					800.00
15.100130	Relocate Sink to 6'	EA					500.00
15.100150	Relocate Sink 6'+	EA					600.00
15.100170	Relocate W/C to 6'	EA					700.00
15.100190	Relocate W/C 6'+	EA					800.00
15.100210	Pumbing Fix. in new work	EA					450.00
15.100230	Pumbing Fix. in existing	EA					800.00
15.100250	Specialty cooling unit	EA					1,500.00
<b>Division 16: HVAC</b>							
<b>Subdivision 16.000: HVAC SUB-CONTRACTS</b>							
16.000000	HVAC-Contract	\$					1.00
16.000020	Hood & Installation	\$					1.00
<b>Subdivision 16.100: HVAC</b>							
16.100050	Remove HVAC Misc.	LS					1.00
16.100070	Remove HVAC Supply	EA					35.00
16.100090	Relocate AC	EA					1,000.00
16.100110	Relocate FAU	EA					1,000.00
16.100130	Relocate Supply	EA					100.00
16.100150	Relocate Return Air	EA					75.00
16.100170	Remove Return Air	EA					45.00
16.100190	Add Return Air	EA					150.00
16.100210	Add Supply	EA					150.00
16.100230	New Duct	LF					5.00

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<b>Division 17: MILLWORK</b>							
<b>Subdivision 17.000: MILL SUB-CONTRACTS</b>							
17.000000	Millwork-Contract		\$				1.00
<b>Subdivision 17.100: Millwork</b>							
17.100050	Millwork Misc.		LS				1.00
17.100070	Door Ext. w/ New Frame		EA				350.00
17.100090	Door Ext.Double w/ New		EA				735.00
17.100110	Door Int.Double w/newFrm		EA				450.00
17.100130	Door Int. w/ New Frame		EA				215.00
17.100150	Door Int. in exsist.frame		EA				70.00
17.100170	Door Int. Relocate		EA				75.00
17.100190	Base 1x4 Wood		LF				4.50
17.100210	Base 1x6 Wood		LF				7.62
17.100230	Chair Rail		LF				9.92
17.100250	Wood Frames for Glass		EA				100.00
17.100270	Wood Frames for Glass		LF				75.00
17.100290	Carpentry Labor		LS				1.00
<b>Division 18: CABINETS</b>							
<b>Subdivision 18.000: Cab't Sub-Contracts</b>							
18.000000	Cabinet-Contract		\$				1.00
<b>Subdivision 18.100: Cabinets</b>							
18.100050	Cabinet Tops/Counters		SF				8.00
18.100070	Cabinet Misc.		LS				1.00
18.100090	Cabinets Recover		LS				1.00
18.100100	Cabinets Base Lam.		LF				70.00
<b>Division 19: PAINTING</b>							
<b>Subdivision 19.000: PAINT SUB-CONTRACTS</b>							
19.000000	Painting-Contract		\$				1.00
<b>Subdivision 19.100: Painting</b>							
19.100050	Painting Misc.		LS				1.00
19.100070	Paint-Walls		SF				0.30
19.100090	Paint-Ceiling		SF				0.70
19.100110	Paint-Ext. Doors		EA				45.00
19.100130	Paint-Int. Doors		EA				30.00
19.100150	Paint-Cab'ts		LF				4.00
19.100170	Paint-T Bar Grid		EA				0.50
19.100180	Paint-Seal Conc. Floor		SF				0.50
<b>Division 20: FLOORING</b>							
<b>Subdivision 20.000: FLOORING SUB-CONTR.</b>							
20.000000	Flooring-Contract		\$				1.00
<b>Subdivision 20.100: Flooring</b>							
20.100050	Flooring Misc.		LS				1.00
20.100070	Carpet Allowance		LS				1.00
20.100090	Carpet		SF				1.99
20.100110	Sheet Vinyl		SF				2.00
20.100130	Self Cove Base -Vinyl		LF				5.50
20.100150	VCT Tile		SF				5.00
20.100170	Rubber base		LF				1.05

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<b>Division 20: FLOORING</b>							
<b>Subdivision 20.100: Flooring</b>							
20.100190	Self Cove Base -Carpet			LF			3.00
20.100210	Floor Prep.			LS			1.00
20.100230	Flagstone			SF			7.50
<b>Division 21: OTHER</b>							
<b>Subdivision 21.000: SUB-CONTRACTS</b>							
21.000000	Fire Sprinkler Contract			\$			1.00
<b>Subdivision 21.100: Other</b>							
21.100050	Fire Sprinklers			EA			95.00
21.100060	Fire Sprinklers			\$\$			1.00
21.100070	Fiberglass Resilent Pnl			SF			2.50
21.100090	Fiberglass Resilent 4x8			EA			80.00
21.100110	Fiberglass Resilent 4x10			EA			90.00
21.100130	Fiberglass Resilent 4x12			EA			100.00
21.100150	Cooling Tower			LS			1.00
21.100170	Equipment			LS			1.00
21.100190	Finish Wall Cover Misc.			LS			1.00
21.100210	Marlite Walls \$60 per4x8			SF			1.88
21.100230	Handicap HdWr Set w/sign			EA			450.00
21.100240	Grab Bars			EA			75.00
21.100250	Roof Penetration forHVAC			EA			175.00
21.100270	Contingency			LS			1.00