

Scope of Work - BUILD A NEW FENCE

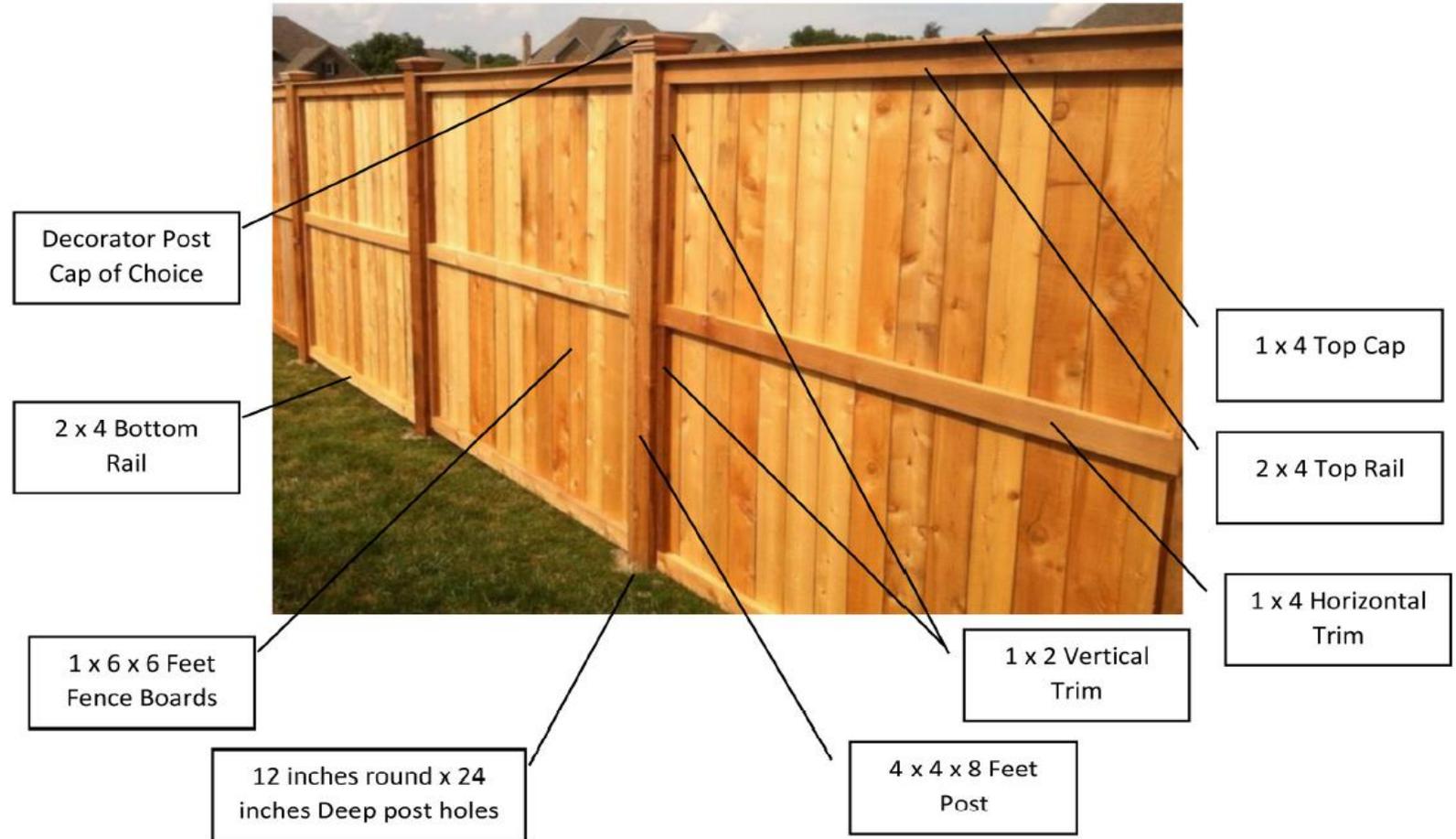
THIS IS NOT AN ESTIMATING COURSE SO WE HAVE ONLY SELECTED A FEW ITEMS TO COST.

New Fence Project:

You are building a new 6 foot high
wood fence 100 feet long
Fence Post 8 feet on center (OC)
13 – Fence Posts needed

Projected schedule:

Scope of Work and/or Sketch: 8 Hours
Building Permit: Over the Counter
Fence Construction: 2 weeks





New Fence – Costing Items

Items and Components	Instructions	Units	Qty	Unit Cost
Scope of Work and/or Sketch (8 Hours)	Calculate Hours	Hourly	8	\$30.00
Building Permit Procurement (3 Hours)	Calculate Hours	Hourly	3	\$30.00
Building Permit		Lump Sum	1	\$150.00
Miscellaneous Labor for one man (5 days)	Calculate Days	Daily		\$200.00
Dig fence post holes (30 minutes per hole) Number of Holes/.5 hours = Hours	Calculate Hours	Hourly		\$25.00
Install the posts in concrete by setting corner posts first (30 minutes per hole)	Calculate Hours	Hourly		\$25.00
4 inch x 4 inch x 8 feet high pressure treated fence posts	Get price locally/on-line	Each	13	
200 - 1 inch x 6 inch x 6 feet high red wood fence	Get price locally/on-line	Each	200	
Contingency	Enter Contingency			10%
THE FOLLOWING ITEMS ARE FOR INFORMATION ONLY. YOU MAY COST THESE ITEMS USING YOUR OWN ESTIMATED UNITS, QUANTITIES AND COSTS BUT YOU ARE NOT REQUIRED TO DO SO TO COMPLETE THIS COURSE				
2 inch x 4 inch top rails		LIN FT		
2 inch x 4 inch bottom rails		LIN FT		
1 inch x 2 inch vertical trim		LIN FT		
1 inch x 4 inch horizontal trim		LIN FT		
Post caps		Each		
Fasteners such as nails and/or screws		Lump Sum	1	



Residential Addition – Costing Items

Items and Components	Instructions	Units	Qty	Unit Cost
Architect or Draftsperson for Plans and Specifications		Lump Sum		\$1,800.00
Construction Manager (5 hours per week) Weeds x 5 = Hours	Calculate Hours	Hourly		\$78.00
Building Permit		Lump Sum	1	\$250.00
Grading and trenching Area x 6 (.5) inches deep = Cubic Feet divided by 27 = CU YD	Calculate Quantity	CU YD		\$100.00
New 6 inch thick concrete slab with number 3 reinforcing bars 18 inches OC (On Center). The slab will have 12 thick x 18 inch wide thickened edges with 2 bottom continuous number 3 reinforcing bars \$4.00 to \$6.00 per SQ FT	Calculate Area/choose Cost	SQ FT		
Electrical (Rough) for remodeled area only \$3.00 to \$8.00 SQ FT	Calculate Area/choose Cost	SQ FT		
6 - Data USB Outlets including installation		Each	6	\$85.00
8 - Electrical Outlets including installation		Each	8	\$125.00
Mechanical (Heating, Ventilation and Air Conditioning) for remodeled areas only	Calculate Area	SQ FT		\$3.00
Floor covering (Carpet including pad) for remodeled areas only Area/9 = SQ YD	Calculate Area	SQ YD		\$18.00
Interior Painting for building addition and new walls only \$.50 to \$3.50 SQ FT	Calculate Area/choose Cost	SQ FT		
Exterior Painting for entire building \$.50 to \$3.50 SQ FT	Calculate Area/choose Cost	SQ FT		
Contingency	Enter Contingency			10%
As Built Record Drawings		Lump Sum	1	\$200.00
One Year Inspection		Hourly	4	\$78.00



Residential Addition – Costing Items Continued

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Items and Components	Instructions	Units	Qty	Unit Cost
Window demolition and debris removal				
2 inch x 4 inch wood wall framing (Rough Carpentry)				
Windows and Trim to match existing				
Doors and Trim to match existing				
Door hardware to match existing				
½ inch thick dry wall on interior of walls				
Weather proofing wrap on exterior walls and siding to match existing				
Roof System framing and waterproofing to match existing				
Gutters and Downspouts to match existing				
Miscellaneous Hardware and fasteners				
Labor Clean Up (one man)				

Scope of Work – TENANT IMPROVEMENTS

THIS IS NOT AN ESTIMATING COURSE SO WE HAVE ONLY SELECTED A FEW ITEMS TO COST. USE THE DIMENSIONS ON THIS PLAN TO CALCULATE THE RESPECTIVE SQUARE FOOT AREAS WHERE INSTRUCTED.

Tenant Improvement Project

You are building out a 7,500 square foot (125 feet x 60 feet) space located on the ground floor of a new building. The floor slabs and Rest Rooms have already been installed; and the exterior walls, windows, entry and roof system is complete and approved.

This project is to build out the space to make it ready to receive furniture, fixtures and equipment by others.

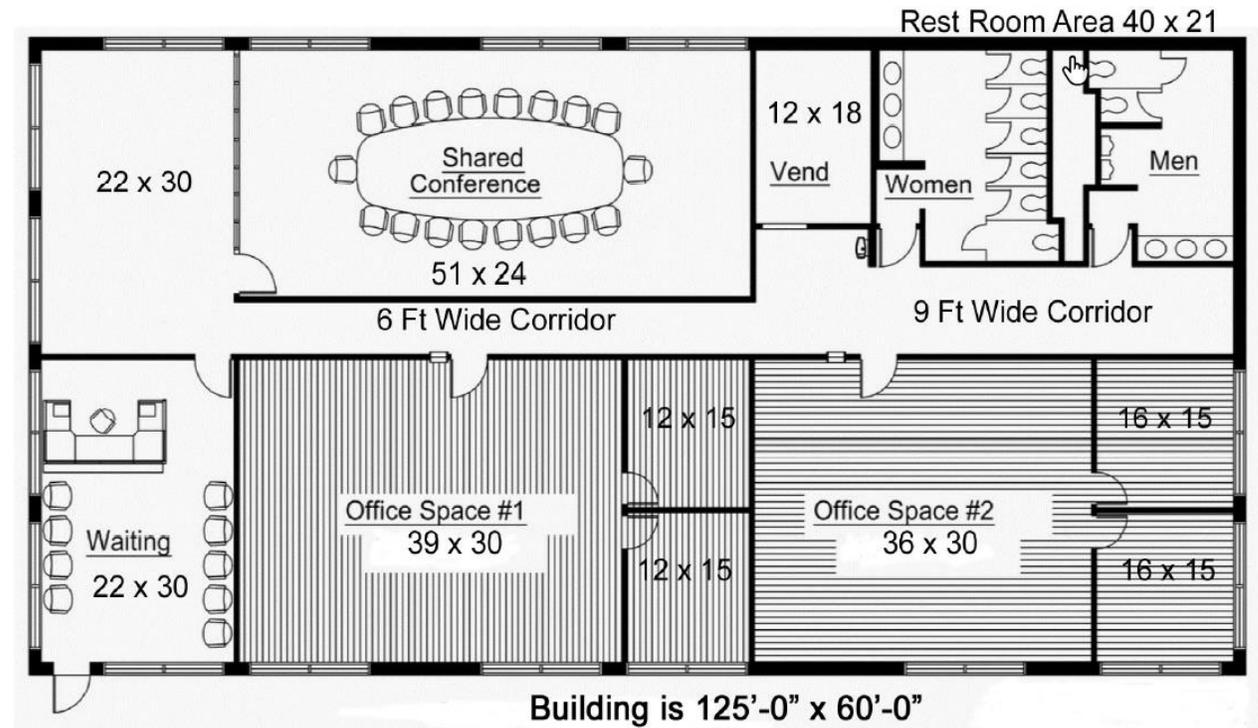
Projected Schedule:

Plans and Specifications 4 weeks

Building permit and bidding 2 months

Building Construction 6 weeks

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All Ceilings are 10 feet high except toilet rooms

All interior doors are 3 Ft wide x 8 Ft high except Toilet doors 3 Ft wide x 7 Ft high

All dimensions are from inside exterior walls and then center of wall to center of wall (OC)



Tenant Improvements – Costing Items

Items and Components	Instructions	Units	Qty	Unit Cost
Architect or Designer (Plans and Specifications)		Lump Sum	1	\$3,500.00
Construction Manager (10 hours per week for entire project) Weeks x 10 = Hours	Calculate Hours	Hourly		\$78.00
Building Permits		Lump Sum	1	\$500.00
Project Manager (During Building Construction)	Calculate Weeks	Weekly		\$2,000.00
Temporary Power (During Building Construction)	Calculate Months	Monthly		\$300.00
30 - Electrical (Rough) \$3.00 to \$8.00 SQ FT	Calculate Area/Choose Cost	SQ FT		
Telephone/USC outlets including installation		Each	30	\$85.00
30 - Electrical Outlets and Installation		Each	30	\$125.00
22 - Lighting fixtures (2 feet x 4 feet fluorescent recessed all areas except Toilet Rooms)	Get price locally/on-line	Each	22	
Acoustical suspended ceiling with earth quick wiring in all areas except toilet rooms	Calculate Area	SQ FT		\$5.50
8 – Elongated Toilets	Get price locally/on-line	Each	8	
Mechanical (Heating, Ventilation and Air Conditioning) for remodeled areas only	Calculate Area	SQ FT		\$3.00
Fire sprinklers	Calculate Area	SQ FT		\$8.00
Floor covering Commercial glue down Area/9 = SQ YD	Calculate Area	SQ YD		\$25.00
Interior Painting for building addition and new walls only \$.50 to \$3.50 SQ FT	Calculate Area/Choose Cost	SQ Ft		
Contingency	Enter Contingency			10%



Tenant Improvements – Costing Items (Continued)

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Items and Components	Instructions	Units	Qty	Unit Cost
Plumbing (Rough)	NA			
Toilet Stalls Partitions	NA			
Urinals	NA			
Lavatories	NA			
Carpet Installation				
Carpet Base and Installation				
Interior Doors and Trim				
Door Hardware				
Floor Covering (Ceramic Tile in toilet Rooms)	NA			
Finish Carpentry				
5/8 inch Drywall, installation, taping and sanding				
As Built (Record Drawings)				
One Year Inspection				