

Estimating Tips

General

- Room Finish Schedule: A complete set of plans should contain a room finish schedule. If one is not available, it would be well worth the time and effort to obtain one.

09 20 00 Plaster and Gypsum Board

- Lath is estimated by the square yard plus a 5% allowance for waste. Furring, channels, and accessories are measured by the linear foot. An extra foot should be allowed for each accessory miter or stop.
- Plaster is also estimated by the square yard. Deductions for openings vary by preference, from zero deduction to 50% of all openings over 2 feet in width. The estimator should allow one extra square foot for each linear foot of horizontal interior or exterior angle located below the ceiling level. Also, double the areas of small radius work.
- Drywall accessories, studs, track, and acoustical caulking are all measured by the linear foot. Drywall taping is figured by the square foot. Gypsum wallboard is estimated by the square foot. No material deductions should be made for door or window openings under 32 S.F.

09 60 00 Flooring

- Tile and terrazzo areas are taken off on a square foot basis. Trim and base materials are measured by the linear foot. Accent tiles are listed per each. Two basic methods of installation are used. Mud set is approximately 30% more expensive than thin set.

The cost of grout is included with tile unit price lines unless otherwise noted. In terrazzo work, be sure to include the linear footage of embedded decorative strips, grounds, machine rubbing, and power cleanup.

- Wood flooring is available in strip, parquet, or block configuration. The latter two types are set in adhesives with quantities estimated by the square foot. The laying pattern will influence labor costs and material waste. In addition to the material and labor for laying wood floors, the estimator must make allowances for sanding and finishing these areas, unless the flooring is prefinished.
- Sheet flooring is measured by the square yard. Roll widths vary, so consideration should be given to use the most economical width, as waste must be figured into the total quantity. Consider also the installation methods available—direct glue down or stretched. Direct glue-down installation is assumed with sheet carpet unit price lines unless otherwise noted.

09 70 00 Wall Finishes

- Wall coverings are estimated by the square foot. The area to be covered is measured—length by height of the wall above the baseboards—to calculate the square footage of each wall. This figure is divided by the number of square feet in the single roll which is being used. Deduct, in full, the areas of openings such as doors and windows. Where a pattern match is required allow 25–30% waste.

09 80 00 Acoustic Treatment

- Acoustical systems fall into several categories. The takeoff of these materials should be by the square foot of area with a 5% allowance for waste. Do not forget about scaffolding, if applicable, when estimating these systems.

09 90 00 Painting and Coating

- New line items created for cut-ins with reference diagram.
- A major portion of the work in painting involves surface preparation. Be sure to include cleaning, sanding, filling, and masking costs in the estimate.
- Protection of adjacent surfaces is not included in painting costs. When considering the method of paint application, an important factor is the amount of protection and masking required. These must be estimated separately and may be the determining factor in choosing the method of application.

Reference Numbers

Reference numbers are shown at the beginning of some major classifications. These numbers refer to related items in the Reference Section. The reference information may be an estimating procedure, an alternate pricing method, or technical information.

Note: Not all subdivisions listed here necessarily appear. ■

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