

Division 9 Finishes

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 put one together. A room finish schedule should contain the room number, room name (for clarity), floor materials, base materials, wainscot materials, wainscot height, wall materials (for each wall), ceiling materials and special instructions.
- Surplus Finishes: Review the specifications to determine if there is any requirement to provide certain amounts of extra materials for the owner's maintenance department. In some cases the owner may require a substantial amount of materials, especially when it is a special order item or long lead time item.

092 Lath, Plaster & Gypsum Board

- Lath is estimated by the square yard for both gypsum and metal lath, plus usually 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. Some estimators deduct a percentage of the total yardage for openings. 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.
- Each room should be measured, perimeter times maximum wall height. Ceiling areas are equal to length times width.
- 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. Coreboard can be

obtained in a 1" thickness for solid wall and shaft work. Additions should be made to price out the inside or outside corners.

- Different types of partition construction should be listed separately on the quantity sheets. There may be walls with studs of various widths, double studded, and similar or dissimilar surface materials. Shaft work is usually different construction from surrounding partitions requiring separate quantities and pricing of the work.

093 Tile

094 Terrazzo

- 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 the thin set. In terrazzo work, be sure to include the linear footage of embedded decorative strips, grounds, machine rubbing and power cleanup.

095 Acoustical Treatment & Wood Flooring

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

096 Flooring & Carpet

- Most of the various types of flooring are all measured on a square foot basis. Base is measured by the linear foot. If adhesive materials are to be quantified, they are estimated at a specified coverage rate by the gallon depending upon the specified type and the manufacturer's recommendations.

- 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.

099 Painting & Wall Coverings

- Painting is one area where bids vary to a greater extent than almost any other section of a project. This arises from the many methods of measuring surfaces to be painted. The estimator should check the plans and specifications carefully to be sure of the required number of coats.
- 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.
- Wall coverings are estimated by the square foot. The area to be covered is measured, length by height of wall above 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. One gallon of paste should be sufficient to hang 12 single rolls of light to medium weight paper.

Reference Numbers

Reference numbers are shown in bold squares 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 in this publication.