

CostFormat

DEED Standard Construction
Cost Estimate
Format

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## Legend

Units used in the CostFormat.

|  |  |
| --- | --- |
| **Unit** | **Definition** |
| % | Percent |
| AC | Acreage |
| AMP | Ampere |
| CY | Cubic Yard |
| EA | Each |
| FLT | Number of Stair Flights |
| FPA | Footprint Area; Foundation Area |
| FXT | Fixture |
| GAL | Gallons |
| GSF | Gross Floor Area; Gross Square Foot |
| HRS | Hours |
| KVA | Kilo-volt-Ampere |
| LEAF | Individual Door Leaf |
| LF | Linear Foot |
| LS | Lump Sum (Cost) |
| DAY | Day |
| MO | Month |
| MSF | Thousand Square Feet |
| RT | Roundtrip Travel |
| SF | Square Foot |
| STOP | Number of Elevator Stops |
| TON | Total Material Shipping Weight |

Additional units used by DEED when databasing project costs.

| **Unit** | **Definition** |
| --- | --- |
| ACRE | Total Site Acreage |
| CEA | Number of Conveyors |
| CFM | Air Handling Equipment Cubic Feet per Minute |
| CMLF | Length of Civil/Mechanical Piping in Linear Feet |
| DAYS | Per Diem Days |
| DC$ | Direct Construction Cost |
| EAMP | Amperes of Emergency Power System |
| EASF | Area of Exterior Accessories in Square Feet |
| ECSF | Area of Exterior Closure in Square Feet |
| EDLF | Number of Door Leafs & Special Doors |
| EFEA | Pieces of Equipment & Furnishings |
| EGSF | Area of Glazing in Square Feet |
| EQEA | Pieces of Equipment |
| ESC% | Construction Escalation Contingency Percentage |
| EST% | Construction Estimating Contingency Percentage |
| EWCY | Cubic Yards of Earthwork Moved |
| EWSF | Area of Exterior Wall Surface in Square Feet |
| FLT | Number of Stair Flights |
| FPSF | Area of Fire Protection in Square Feet |
| FRSF | Area of Flat Roof in Square Feet |
| FASF | Building Footprint Area of Standard Foundation in Square Feet |
| FSSF | Area of Floor Structure in Square Feet |
| FUEA | Number of Furnishing Items |
| IAEA | Number of Integrated Automation Devices |
| IOEA | Number of Interior Openings (Door Leafs, Special Doors, Windows) |
| IFSF | Area of Interior Finishes in Square Feet |
| LFXT | Number of Lighting Fixtures |
| MHEA | Number of Material Handling Systems |
| MOS | Months (of Project Duration) |
| MPLF | Length of Mechanical Piping in Linear Feet |
| MU% | Mark-up Percentage (of Direct Construction) |
| OWLS | Offsite Work Lump Sum |
| PDEA | Number of Devices and Connections |
| PFXT | Number of Plumbing Fixtures  |
| PRSF | Area of Pitched Roof in Square Feet |
| PSF | Area of Standard & Special Partitions in Square Feet |
| PSSF | Area of Standard Partitions in Square Feet |
| RASF | Area of Roof Accessories in Square Feet |
| RFSF | Area of Special Floor in Square Feet |
| RSF | Area of Pitched and Flat Roofs in Square Feet |
| RSSF | Area of Roof Structure in Square Feet |
| SAMP | Amperes of Electrical Service |
| SCA | Area of Special Construction & Demolition in Square Feet |
| SCSF | Area of Special Construction in Square Feet |
| SDSF | Area of Building Demolition in Square Feet |
| SELF | Linear Feet of Electrical Wire |
| SEPT | Number of Special Electrical System Points |
| SFSF | Building Footprint Area of Special Foundation in Square Feet |
| SGSF | Specialties Gross Floor Area in Square Feet |
| SISF | Area of Site Improved in Square Feet |
| SLSF | Building Footprint Area of Slab on Grade |
| SMPT | Number of Special Mechanical System Points (Connections) |
| SPSF | Area of Special Partitions in Square Feet |
| SSF | Area of Floor and Roof Structure in Square Feet |
| SSSF | Area of Site Requiring Special Preparation in Square Feet |
| STOP | Number of Elevator Stops |
| STSF | Area of Site Structures in Square Feet |
| TAMP | Total Amperes of Service & Emergency Power |
| TC$ | Total Construction Cost |
| TC% | Total Construction Contingency |
| TFSF | Total Area of Foundation Systems (FPA) in Square Feet |
| TON | Total Material Shipping Weight |

## Introduction

This CostFormat was developed by the Department of Education and Early Development (DEED) to ensure consistent cost estimate formats for school construction projects submitted to the department. All cost estimates submitted to DEED as part of a grant or debt reimbursement project under AS 14.11 must conform to this standard.

## CostFormat Component Levels

The CostFormat is considered an Elemental Costs structure. Elemental Costs structures are organized around building systems where Work Breakdown Cost structures are organized around building trades and materials. To allow a variety of analyses, the structure is organized by levels with each level offering additional specificity regarding subsystems and components. The CostFormat includes 13 elements at Level 1. At its most detailed level, Level 4, 183 elements are defined. The following layout is used to describe the CostFormat levels:

**Level 1 Code and Description**

 **Level 2 Code and Description (Unit)**

 **Level 3 Code and Description**

 Unit; Unit Description

 Level 4 Code and Description

Unit; Unit Description
Component element list

### 01 Site Work

#### 01 Site & Infrastructure (AC)

##### 011 (Reserved)

##### 012 (Reserved)

##### 013 Site Improvements

Unit: SF Unit Description: SF Area of Site Improved

###### 0131 Vehicular Surfaces

Unit: SF Unit Description: Vehicular Circulation SF

Components: Basecourse, Geotextile, Paving, Surfacing, Curbs/gutters, Signage

###### 0132 Pedestrian Surfaces

Unit: SF Unit Description: At-grade Surfaces SF

Components: Basecourse, Geotextile, Paving/surfacing, Boardwalks, Edging

###### 0133 Elevated Decks, Stairs, & Ramps

Unit: SF Unit Description: Elevated Circulation SF

Components: Foundations, Structure, Decking, Railings

###### 0134 Site Walls

Unit: SF Unit Description: Vertical Wall Surface SF

Components: Foundations, Wall system, Excavation, Backfill, Drainage

###### 0135 Landscaping & Irrigation

Unit: MSF Unit Description: Landscaped Surface MSF

Components: Trenching, Topsoil, Plantings, Mulch, Boulders, Irrigation and controls

###### 0136 Fencing and Gates

Unit: SF Unit Description: All Fencing SF

Components: Foundations, Posts, Fencing, Gates, Vehicle gates, Bollards/staples

###### 0137 Site Furnishing & Equipment

Unit: EA Unit Description: Feature EA

Components: Benches, Tables, Signs, Flagpoles, Planters, Waste receptacle, Bike racks

###### 0138 Playgrounds & Playfields

Unit: SF Unit Description: Play Area SF

Components: Base prep, Drainage, Play structures, Surfacing/seeding, Markings/signs

###### 0139 Other Site Improvements

Unit: SF Unit Description: Improvement SF

Components: Sledding hills, Ice rinks, Snowmelt systems, Water features, Etc.

##### 014 Site Structures

Unit: SF Unit Description: SF Area of Structures

###### 0141 Freestanding Shelters

Unit: SF Unit Description: Sheltered SF

Components: Foundation, Superstructure, Enclosure, Electrical [Exclude surfacing]

###### 0142 Attached Shelters

Unit: SF Unit Description: Sheltered SF

Components: Foundation, Superstructure, Enclosure, Electrical [Exclude surfacing]

###### 0143 Support Buildings

Unit: SF Unit Description: Building SF

Components: Foundation, Superstructure, Enclosure, Mechanical, Electrical [See 111 Special Construction for certain exclusions]

##### 015 Civil/Mechanical Utilities

Unit: SF Unit Description: SF Area of Site Improved

###### 0151 Water System

Unit: LF Unit Description: Water pipe LF

Components: Excavation/backfill, Wells, Tanks, Piping, Valves, Pumps, Treatment System

###### 0152 Sanitary Sewer

Unit: LF Unit Description: Water Pipe LF

Components: Excavation/backfill, Tanks, Lift Stations/pumps, Piping, Valves, Treatment System

###### 0153 Storm Water

Unit: SF Unit Description: Improved Site SF

Components: Excavation/backfill, Piping, Culverts, Swales, Catchments, Fencing, Treatment System

###### 0154 Fuel Systems

Unit: GAL Unit Description: Tank Capacity GAL

Components: Excavation/backfill, Foundation, Tanks, Piping, Valves, Containment, Fencing

###### 0155 Heating/Cooling Piping & Utilidors

Unit: LF Unit Description: Total pipe LF

Components: Excavation/backfill, Piping, Valves, Insulation, Utilidors, Vaults, Appurtenances

##### 016 Site Electrical

Unit: SF Unit Description: SF Area of Site Improved

###### 0161 Electrical Service & Distribution

Unit: LF Unit Description: Conduit LF

Components: Trenching, Poles, Transformers, Switchgear, Conduit, Feeders

###### 0162 Data/Comm Service & Distribution

Unit: LF Unit Description: Conduit LF

Components: Trenching, Conduit, Cable, Satellite dishes, Foundation, Equipment

###### 0163 Lighting & Equipment

Unit: EA Unit Description: Total fixtures EA

Components: Trenching, Poles, Fixtures, Devices, Panels, Conduit, Feeders

###### 0164 Security Systems

Unit: EA Unit Description: Total sensors EA

Components: Trenching, Poles, Devices, Conduit, Cable

##### 017 Offsite Work

Unit: LS Unit Description: Lump Sum

###### 0171 Offsite Improvements

Unit: SF Unit Description: Improved SF

Components: Any 013 Site Improvements beyond property lines

###### 0172 Offsite Utilities

Unit: LF Unit Description: Utility LF

Components: Extension and connections of utilities to the site

###### 0173 Other Offsite Work

Unit: LS Unit Description: Work LS

Components: Structures, Etc.

### 02-05 Building Shell

#### 02 Substructure (FPA)

##### 021 Standard Foundations & Basements

Unit: SF Unit Description: SF Building Footprint Area of Standard Foundation

###### 0211 Continuous & Column Footings

Unit: CY Unit Description: Concrete CY

Components: Excavation/backfill, Base, Forms, Reinforcement, Concrete, Insulation

###### 0212 Foundation Walls & Treatment

Unit: SF Unit Description: Wall SF

Components: Excavation/backfill, Forms, Reinforcement, Concrete, Dampproofing, Insulation

###### 0213 Foundation Drainage

Unit: LF Unit Description: Foundation drain LF

Components: Excavation/backfill, Pipe, Geotextile

##### 022 Slab on Grade

Unit: SF Unit Description: SF Building Footprint Area of Slab On Grade

###### 0221 Structural & Nonstructural Slab

Unit: SF Unit Description: Slab SF

Components: Base, Vapor barrier, Forms, Reinforcement, Concrete, Joints, Finish

###### 0222 Trench, Pit, and Pad

Unit: SF Unit Description: Exposed SF

Components: Base, Vapor barrier, Forms, Reinforcement, Concrete, Embedments

###### 0223 Underslab Elements

Unit: SF Unit Description: Slab SF

Components: Ex/backfill, Vapor barrier, Insulation, Pipe, Geotextile

##### 023 (Reserved)

##### 024 Special Foundations

Unit: SF Unit Description: SF Building Footprint Area of Special Foundation

###### 0241 Piling & Pile Cap

Unit: LF Unit Description: Piling LF

Components: Drilling/backfill, Driving, Pile, Thermopile, Pile caps, Layout, Etc.

###### 0242 Caissons

Unit: LF Unit Description: Piling LF

Components: Drilling/backfill, Driving/drilling, Piers, Pile caps, Layout, Etc.

###### 0243 Grade Beams

Unit: CY Unit Description: Concrete CY

Components: Ex/backfill, Base, Forms, Reinforcement, Concrete, Insulation.

###### 0244 Arctic Foundation Systems

Unit: SF Unit Description: Foundation system SF

Components: Trenching/backfill, Thermosyphons, Refrigeration, Insulation

###### 0245 Other Special Foundations

Unit: SF Unit Description: Foundation System SF

Components: Underpinning, Vibro-replacement, Etc.

#### 03 Superstructure (SF)

##### 031 Floor Structure

Unit: SF Unit Description: SF Area of Floor Structure

###### 0311 Lower & Main Floors

Unit: SF Unit Description: Lower & Main Floor SF

Components: Beams, Joists, Decking, Topping, Soffit, Insulation, Coatings

###### 0312 Upper Floors

Unit: SF Unit Description: Upper Floor SF

Components: Columns, Beams, Joists, Decking, Topping, Coatings

###### 0313 Ramps

Unit: SF Unit Description: Ramp SF

Components: Columns, Beams, Joists, Decking, Topping, Coatings

##### 032 Roof Structure (SF)

Unit: SF Unit Description: SF Area of Roof Structure

###### 0321 Pitched Roofs

Unit: SF Unit Description: Pitched Roof SF

Components: Columns, Beams, Rafters, Trusses, Decking, Bracing

###### 0322 Flat Roofs

Unit: SF Unit Description: Flat Roof SF

Components: Columns, Beams, Rafters, Trusses, Decking, Bracing

###### 0323 Special Roofs

Unit: SF Unit Description: Special Roof SF

Components: Pneumatic structures, Domes, Etc.

##### 033 Stairs

Unit: FLT Unit Description: Number of Stair Flights

###### 0331 Stair Structure

Unit: FLT Unit Description: Stair FLT

Components: Columns, Landings, Stringers, Treads, Risers, Toppings

###### 0332 Stair Railings

Unit: LF Unit Description: Railing LF

Components: Guardrail, Railing, Balusters, Supports, Coatings

###### 0333 Ladders & Steps

Unit: EA Unit Description: Ladders/Steps EA

Components: Ladders, Steps, Coatings

#### 04 Exterior Closure (SF)

##### 041 Exterior Walls & Soffits

Unit: SF Unit Description: SF Area of Exterior Wall Surface

###### 0411 Exterior Walls

Unit: SF Unit Description: Exterior Wall SF

Components: Framing, Sheathing, Insulation, Siding, Vapor/Air barriers, Interior. substrate

###### 0412 Fascias & Soffits

Unit: SF Unit Description: Fascia and Soffit SF

Components: Framing, Sheathing, Insulation, Siding, Vapor/Air barriers, Vents

###### 0413 Curtainwalls & Non-bearing Walls

Unit: SF Unit Description: Curtainwall SF

Components: Framing, Mullions/Rails, Connectors, Insulation, Siding, Barriers, Interior substrate

##### 042 Exterior Glazing

Unit: SF Unit Description: SF Area of Glazing

###### 0421 Windows

Unit: SF Unit Description: Window SF

Components: Frames, Glazing, Exterior sills, Flashings, Coatings/sealants, Vandal-proofing

###### 0422 Storefronts

Unit: SF Unit Description: Storefront SF

Components: Framing, Glazing, Flashings, Closures/sealants

###### 0423 Structural Window Walls

Unit: SF Unit Description: Window Wall SF

Components: Columns, Frames, Glazing, Exterior sills, Flashings, Closures/sealants

###### 0424 Translucent Panels

Unit: SF Unit Description: Translucent Panel SF

Components: Panel assembly, Exterior Sills, Flashings

##### 043 Exterior Doors

Unit: EA Unit Description: Total Number of Door LEAF & Special Doors

###### 0431 Personnel Doors

Unit: EA Unit Description: Door LEAF

Components: Frames, Doors, Lites, Latch assembly, Openers, Thresholds, Flashing, Finish

###### 0432 Special Doors

Unit: EA Unit Description: Special Door EA

Components: Frames, Doors, Openers, Lock assembly, Flashing, Finish [Overhead doors, etc.]

##### 044 Exterior Accessories

Unit: SF Unit Description: SF Area of Exterior Closure

###### 0441 Louvers, Screens& Shading Devices

Unit: SF Unit Description: Louver and Screen SF

Components: Louvers, Screens, Trellis, Shades/shelfs, Etc.

###### 0442 Balcony Elements

Unit: SF Unit Description: Balcony SF

Components: Walls, Grills, Guardrails, Handrails, Etc. [Excludes floor framing, decking (0312) and waterproofing (0521)]

###### 0443 Other Exterior Accessories

Unit: SF Unit Description: Exterior Closure SF

Components: Signage, Decorations, Etc.

#### 05 Roof Systems (FPA)

##### 051 Pitched Roofing

Unit: SF Unit Description: SF Area of Pitched Roof

###### 0511 Pitched Roofing

Unit: SF Unit Description: Pitched Roof SF

Components: Underlayment/barriers, Roofing, Flashing, Vent-through-roof (VTRs) assembly, Insulation, Fascia

###### 0512 Gutters & Downspouts

Unit: LF Unit Description: Gutter and Downspout LF

Components: Gutters, Membranes, Downspouts, Hangers, Etc.

##### 052 Flat Roof

Unit: SF Unit Description: SF Area of Flat Roof

###### 0521 Flat Roofing

Unit: SF Unit Description: Flat Roof SF

Components: Underlayment/barriers, Roofing, Flashing, Vent-through-roof (VTR) assembly, Insulation, Copings

###### 0522 Roof Drains & Piping

Unit: EA Unit Description: Roof Drains EA

Components: Drains, Scuppers, Leaders, Insulation, Etc.

##### 053 Roof Accessories

Unit: SF Unit Description: SF Area of Roof Accessories

###### 0531 Skylights

Unit: SF Unit Description: Skylight SF

Components: Fixed/operable Skylights, Curbs, Flashing, Hardware

###### 0532 Roof Hatches

Unit: EA Unit Description: Roof Hatches EA

Components: Hatches, Curbs, Flashing, Hardware

###### 0533 Roof Decks, Walls, & Railing

Unit: SF Unit Description: Roof Deck SF

Components: Decking/paving, Protection, Supports, Walls, Railings, Etc.

###### 0534 Other Roof Accessories

Unit: SF Unit Description: Impacted Roof SF

Components: Snow guards, Tie-offs, Pipe supports, Etc.

### 06-07 Interior Construction

#### 06 Interiors (GSF)

##### 061 Partitions/Soffits

Unit: SF Unit Description: SF Area of Standard Partitions

###### 0611 Fixed Partitions

Unit: SF Unit Description: Partition SF

Components: Framing, Substrates/sheathing, Blocking, Insulation

###### 0612 Soffits & Ceilings

Unit: SF Unit Description: Soffit SF

Components: Framing, Substrates/sheathing, Blocking, Insulation

##### 062 Special Partitions

Unit: SF Unit Description: SF Area of Special Partitions

###### 0621 Operable Partitions

Unit: SF Unit Description: Operable Partition SF

Components: Partition, Support Structure, Factory Finishes

###### 0622 Demountable Partitions

Unit: SF Unit Description: Demountable Partition SF

Components: Partition, Support Structure, Factory Finishes

###### 0623 Glazed Partitions

Unit: SF Unit Description: Glazing SF

Components: Frames, Glazing, Glass Block, Trims

###### 0624 Railing & Screens

Unit: SF Unit Description: Railing and screen SF

Components: Railing assemblies, Visual screens, Etc.

##### 063 Interior Openings

Unit: EA Unit Description: Total Number of Door LEAF & Special Doors

###### 0631 Personnel Doors

Unit: EA Unit Description: Door LEAF

Components: Frames, Doors, Integral Lites, Hardware, Trims, Finish

###### 0632 Special Doors

Unit: EA Unit Description: Special Door EA

Components: Frames, Doors, Hardware, Finish [Overhead doors, grills, fire doors, etc.]

###### 0633 Windows & Sidelites

Unit: SF Unit Description: Window/Sidelite SF

Components: Frame, Glazing, Stops, Etc.

##### 064 Special Floors

Unit: SF Unit Description: SF Area of Special Floors

###### 0631 Access Floors

Unit: SF Unit Description: Access Floor SF

Components: Framing/stands, Floor panels, Factory finishes

###### 0632 Platforms & Stages

Unit: SF Unit Description: Platform/stage SF

Components: Framing, Sheathing/panels, Accessories

##### 065 Interior Finishes

Unit: GSF Unit Description: Gross SF Floor Area

###### 0641 Floor Finishes

Unit: SF Unit Description: Floor Finish SF

Components: Prep, Finish Material, Trims, Wall base, Transitions

###### 0642 Wall Finishes

Unit: SF Unit Description: Wall Finish SF

Components: Prep, Finish Material, Trims

###### 0643 Ceiling Finishes

Unit: SF Unit Description: Ceiling Finish SF

Components: Prep, Framing/Supports, Finish Material, Trims

###### 0644 Other Finishes

Unit: SF Unit Description: Other Finish SF

Components: Prep, Finish Material, Transitions [Primarily misc. protective coatings]

##### 066 Specialties

Unit: GSF Unit Description: Gross SF Floor Area

###### 0651 Interior Specialties

Unit: GSF Unit Description: Specialties by GSF

Components: Toilet partitions/accessories, Lockers, Boards, Protective Guards, Signage, Etc.el

###### 0652 Casework/Millwork

Unit: LF Unit Description: Casework/Millwork LF

Components: Cabinets, Cubbies, Wardrobes, Counters, Display Case, Trim, Etc.

###### 0653 Seating

Unit: EA Unit Description: Seating Units EA

Components: Framing, Finish, Accessories [Fixed seating and benches]

###### 0654 Window Coverings

Unit: SF Unit Description: Coverings SF

Components: Drapes, Blinds, Blackout Shades, Etc.

#### 07 Conveyors (GSF)

##### 071 Passenger Conveyors

Unit: EA Unit Description: Number of Conveyors EA

###### 0711 Passenger Elevators

Unit: STOP Unit Description: Elevator STOP

Components: Cab, Rails, Machinery, Appurtenances

###### 0712 Lifts & Other Conveyors

Unit: EA Unit Description: Lifts/conveyors EA

Components: Cab/enclosure, Rails, Machinery, Appurtenances

##### 072 Material Handling Systems

Unit: EA Unit Description: Number of Systems EA

###### 0721 Elevators & Lifts

Unit: STOP Unit Description: Lifts STOP

Components: Cab/enclosure, Rails, Machinery, Appurtenances

###### 0722 Hoists & Cranes

Unit: TON Unit Description: Hoist/crane TON

Components: Structure/rails, Hoist/crane, Appurtenances

###### 0725 Other Systems

Unit: EA Unit Description: Number of Other System EA

Components: Structure/rails, Enclosure, Appurtenances [Files storage, etc.]

### 08-09 Mechanical & Electrical

#### 08 Mechanical (GSF)

##### 081 Plumbing

Unit: FXT Unit Description: Total Plumbing Fixture Quantity

###### 0811 Plumbing Fixtures

Unit: EA Unit Description: Fixtures EA

Components: Fixture, Rough-in, Valves/stops, Mounts, Trims [Roof drains at 0522]

###### 0812 Plumbing Piping

Unit: LF Unit Description: Piping LF

Components: Pipe, Fittings, Hangers, Insulation

###### 0813 Plumbing Equipment

Unit: EA Unit Description: Equipment EA

Components: Pumps, Tanks, Traps, Hot water generator, Treatment

###### 0814 Waste & Vent Piping

Unit: LF Unit Description: Piping LF

Components: Pipe, Fittings, Cleanouts, Supports, Insulation

###### 0815 Special Systems

Unit: EA Unit Description: Special System EA

Components: Equipment, Piping, Fittings. [Stormwater, graywater, compressed air, etc.]

##### 082 HVAC

Unit: GSF Unit Description: Gross SF Floor Area

###### 0821 Heating Equipment

Unit: GSF Unit Description: Equipment per GSF

Components: Boilers, Furnace, Burners, Flue, Expansion Tank, Media

###### 0822 Heating Distribution Systems

Unit: LF Unit Description: Pipe LF

Components: Pipe, Fittings, Valves, Pumps, Insulation, Strainers, Etc.

###### 0823 Ventilation Equipment

Unit: GSF Unit Description: Equipment per GSF

Components: Air handling units (AHU), Supply/Return Fans, Exhaust Fans, Coils, VAVs, Terminals, Etc.

###### 0824 Ventilation Distribution Systems

Unit: GSF Unit Description: System per GSF

Components: Ducting, Insulation, Diffusers, Dampers/Silencers [Louvers at 0441]

###### 0825 Cooling Equipment

Unit: GSF Unit Description: Equipment per GSF

Components: Air conditioning unit (ACU), Make-up, Coils, Refrigerant

###### 0826 Cooling Distribution Systems

Unit: LF Unit Description: Pipe LF

Components: Pipe, Fittings, Valves, Gauges, Insulation, Etc.

###### 0827 Heat Recovery System

Unit: EA Unit Description: Number of Systems EA

Components: Heat recovery units (HRU), Fans, Etc.

##### 083 Integrated Automation

Unit: GSF Unit Description: Gross SF Floor Area

###### 0831 Control Systems

Unit: EA Unit Description: Control Points EA

Components: Head End, Direct digital control (DDC) points, Wiring, Sensors, Gauges

###### 0832 Other Automation

Unit: EA Unit Description: Control Points EA

Components: Thermostats, Wiring, Sensors, Gauges [Stand-alone, wireless, etc.]

##### 084 Fire Protection

Unit: GSF Unit Description: Gross Floor Area

###### 0841 Riser & Equipment

Unit: EA Unit Description: Equipment EA

Components: Riser, Backflow Device, Headers, Valves, Etc.

###### 0842 Sprinklers & Piping

Unit: SF Unit Description: Sprinkled SF

Components: Pipe, Fittings, Heads, Hangars/bracing, Etc.

###### 0843 Special Suppression Systems

Unit: EA Unit Description: Number of Systems EA

Components: Tanks, Valves, Piping, Controls

##### 085 Special Mechanical Systems

Unit: GSF Unit Description: Gross SF Floor Area

###### 0851 Fuel Supply (Gas & Oil)

Unit: LF Unit Description: Pipe LF

Components: Pipe, Fittings, Tanks, Pumps, Valves, Etc.

###### 0852 Dust Collection Systems

Unit: EA Unit Description: Connections EA

Components: Tank, Stand, Fans, Ducting, Controls, Etc.

###### 0853 Compressed Air & Vacuum Systems

Unit: EA Unit Description: Outlets EA

Components: Tank, Mounts, Fans, Ducting, Controls, Outlets, Etc.

###### 0854 Other Special Mechanical Systems

Unit: EA Unit Description: Number of Systems EA

Components: Equipment [humidifier, special exhaust, etc.], Piping\ducting, Grills

#### 09 Electrical (GSF)

##### 091 Service & Distribution

Unit: AMP Unit Description: Total amperes of electrical system

###### 0911 Main Distribution Panels & Switchgear

Unit: AMP Unit Description: System AMP

Components: Main distribution panel (MDP) Enclosure, Disconnect, CT Enclosure, Bus, Fuses, Etc.

###### 0912 Panels & Motor Control Centers

Unit: AMP Unit Description: System AMP

Components: Switchboards, Panelboards, Motor-control Centers

###### 0913 Transformers

Unit: KVA Unit Description: Transformers KVA

Components: Transformers [commonly Utility-provided]

###### 0914 Conduit & Feeders

Unit: LF Unit Description: Conduit LF

Components: Conduit, Hangers/supports, Fittings, Wires

##### 092 Lighting

Unit: FXT Unit Description: Total lighting fixture quantity

###### 0921 Light Fixtures

Unit: FXT Unit Description: Fixtures EA

Components: Interior Fixtures, Building Mounted Fixtures, Exit/emergency, Trims, Etc.

###### 0922 Lighting Controls

Unit: EA Unit Description: Devices EA

Components: Control panel, Switches, Occupancy Sensors, Etc.

###### 0923 Conduit & Wiring

Unit: LF Unit Description: Conduit LF

Components: Conduit, Fittings, Wiring

##### 093 Power

Unit: EA Unit Description: Total Devices and Connections Quantity

###### 0931 Devices & Connections

Unit: EA Unit Description: Controls EA

Components: Outlets, Disconnects, Sensors/timers, Motor connections, Etc.

###### 0932 Conduit & Wiring

Unit: LF Unit Description: Condiut LF

Components: Conduit, Fittings, Wiring

##### 094 Special Systems

Unit: GSF Unit Description: Gross SF Floor Area

###### 0941 Fire Alarm

Unit: EA Unit Description: Devices EA

Components: Devices, Panels, Conduit, Wiring

###### 0942 Data & Communications

Unit: EA Unit Description: Outlets EA

Components: Equipment, Devices\connections, Conduit/tray, Wiring

###### 0943 Security Systems

Unit: EA Unit Description: Grounding System EA

Components: Headend, Detectors, Closed-circuit television (CCTV), Access control, Conduit/tray, Wiring

###### 0944 Clock Systems

Unit: EA Unit Description: Clocks EA

Components: Clocks, Controls, Conduit/tray, Wiring

###### 0945 Intercom Systems

Unit: EA Unit Description: Speakers EA

Components: Headend, Interties, Speakers, Wiring

###### 0946 Other Special Systems

Unit: EA Unit Description: Grounding System EA

Components: Equipment, Devices, Conduit/tray, Wiring [other low voltage systems]

##### 095 Other Electrical Systems

Unit: GSF Unit Description: Gross SF Floor Area

###### 0951 Power Generation & Distribution

Unit: KVA Unit Description: Generation KVA

Components: Generators, Switchgear, Panels, Conduit, Feeders

###### 0952 Electrical Heating Systems

Unit: SF Unit Description: Area Served SF

Components: Baseboards, Unit Heaters, Radiator, Radiant Heat, Controls

###### 0953 Grounding Systems

Unit: EA Unit Description: Grounding System EA

Components: Grounding, Lightning Protection, Etc.

### 10-11 Support Elements

#### 10 Equipment & Furnishings (GSF)

##### 101 Equipment

Unit: GSF Unit Description: Gross SF Floor Area

###### 1011 Food Service and Kitchen Equipment

Unit: SF Unit Description: Kitchen SF

Components: Cooking Equipment, Refer/Freezer, Tables/counters, Etc. [Hoods/Sinks at 08]

###### 1012 Athletic Equipment

Unit: SF Unit Description: Athletic SF

Components: Basketball Goals, Inserts, Ropes, Bars, Mat hoists, Etc.

###### 1013 Career & Technology Equipment

Unit: SF Unit Description: Technology SF

Components: Woodworking, Metal/welding, Small engine, Robotics, Etc.

###### 1014 Science Equipment

Unit: SF Unit Description: Science SF

Components: Casework, Equipment, Etc.

###### 1015 Library Equipment

Unit: SF Unit Description: Library SF

Components: Stacks, Shelves, Desks,Etc.

###### 1016 Theater Equipment

Unit: SF Unit Description: Theater SF

Components: Lighting, Rigging, Sound, Curtains, Etc.

###### 1017 Art Equipment

Unit: SF Unit Description: Art SF

Components: Kilns, Sinks, Etc.

###### 1018 Loading Dock Equipment

Unit: SF Unit Description: Loading Dock SF

Components: Bumpers, Levelers, Etc.

###### 1019 Other Equipment

Unit: SF Unit Description: Other SF

Components: Fixed Occupational Therapy/Physical Therapy, Etc.

##### 102 Furnishings

Unit: GSF Unit Description: Gross SF Floor Area

###### 1021 Fixed Furnishings

Unit: EA Unit Description: Furnishings EA

Components: Classroom, Administration, Workrooms, Assembly, Etc.

###### 1022 Mats

Unit: SF Unit Description: Mats SF

Components: Mats, Grates

###### 1024 Other Furnishings

Unit: EA Unit Description: Furnishings EA

Components: Window Shades, Etc.

#### 11 Special Conditions (GSF)

##### 111 Special Construction

Unit: GSF Unit Description: SF Area of Special Construction

###### 1111 Packaged Utility Modules

Unit: SF Unit Description: Module SF

Components: Foundation, Superstructure, Enclosure, Mechanical, Electrical [Utility treatment, Mechanical, Generator, other modules]

###### 1112 Swimming Pool

Unit: SF Unit Description: Pool Tank SF

Components: Foundation, Superstructure, Enclosure, Mechanical, Electrical [Tank, gutters, piping, pumps, treatment, etc.]

###### 1113 Greenhouse

Unit: SF Unit Description: Greenhouse SF

Components: Foundation, Framing, Panels, Mechanical, Electrical

##### 112 Special Demolition

Unit: SF Unit Description: Site area requiring special preparation

###### 1121 Structural Demolition

Unit: SF Unit Description: Demolition SF

Components: Demolition, Equipment, Transport, Disposal, Restoration

###### 1122 Building Selective Demolition

Unit: SF Unit Description: Selective Demolition SF

Components: Protection, Demolition, Equipment, Transport, Disposal, Cleanup

###### 1123 Site and Utility Demolition

Unit: SF Unit Description: Site & Utility SF

Components: Excavation/Backfill, Demolition, Equipment, Transport, Disposal, Restoration

###### 1124 Hazardous Material Removal

Unit: SF Unit Description: Remediation SF

Components: Protection, Demolition, Equipment, Transport, Disposal, Cleanup

###### 1125 Building Relocation

Unit: SF Unit Description: Relocated Structures SF

Components: Disconnect/Reconnect, Equipment, Transport, Restoration

##### 113 Special Site Conditions

Unit: CY Unit Description: Total CY moved

###### 1131 Site Shoring & Dewatering

Unit: SF Unit Description: Shoring & Dewatering SF

Components: Barriers/structure, Equipment, Etc.

###### 1132 Site Earthwork

Unit: CY Unit Description: Earthwork CY

Components: Excavation/backfill, Geotextile, Etc.

###### 1133 Site Remediation

Unit: CY Unit Description: Earthwork CY

Components: Excavation, Transport, Disposal/treatment, Backfill

### 12-13 Building Overhead Support

#### 12 General Conditions (MO)

Unit: MO Unit Description: Project Duration MO

##### 121 Mobilization and Demobilization

Unit: LS Unit Description: Lump Sum

###### 1211 Freight Material

Unit: TON Unit Description: Material TON

Components: Freight cost of materials to job site (air, barge, truck, etc.).

###### 1212 Freight Construction Equipment

Unit TON Unit Description: Equipment TON

Components: Freight cost of construction equipment to and from job site.

###### 1213 Labor Travel

Unit: RT Unit Description: Travel RT

Components: Cost of travel for construction personnel to and from job site.

##### 122 Site Staff

Unit: MO Unit Description: Project duration MO

###### 1221 Supervision

Unit: MO Unit Description: Supervision MO

Components: Project Manager, Superintendent, Foreman.

###### 1222 Engineering

Unit: MO Unit Description: Engineering MO

Components: Engineering Personnel.

###### 1223 Quality Control

Unit: MO Unit Description: QC Personnel MO

Components: Quality Control Personnel.

###### 1224 Scheduling/Estimating

Unit: MO Unit Description: Sched/Estimating MO

Components: Estimating Personnel.

###### 1225 Surveying

Unit: MO Description: Surveying MO

Components: Crew to set out features of project.

###### 1226 Expediting

Unit: MO Unit Description: Expediting MO

Components: Persons arranging deliveries.

###### 1227 Clerical

Unit: MO Unit Description: Clerical MO

Components: Payroll, Invoices, etc.

###### 1228 Other

Unit: MO Unit Description: Other MO

Components: All other site staff costs

##### 123 Temporary Construction

Unit: MO Unit Description: Project Duration MO

###### 1231 Temporary Facilities

Unit: MO Unit Description: Project Duration MO

Components: Offices, Storage, Signs, Staging, Partitions/protection, Installation/use.

###### 1232 Fences & Barriers

Unit: LF Unit Description: Fencing LF

Components: Perimeter Fence, Security.

###### 1233 Scaffolding

Unit: MO Unit Description: Scaffold Rental MO

Components: Installation and rental.

###### 1234 Utilities

Unit: MO Unit Description: Project Duration MO

Components: Water, Sewer, Electrical, Gas, Oil, Installation and use.

###### 1235 Communications

Unit: MO Unit Description: Project Duration MO

Components: Telephone, Fax, E-mail, Installation and use.

##### 124 Equipment and Tools

Unit: MO Unit Description: Project Duration MO

###### 1241 Equipment

Unit: MO Unit Description: Project Duration MO

Components: Vertical and horizontal transportation, pumps, etc.

###### 1242 Tools

Unit: MO Unit Description: Project Duration MO

Components: Hand Tools, Manlifts, Ladders, etc.

###### 1243 Consumables

Unit: MO Unit Description: Project Duration MO

Components: Fuel, Cleaning Products, Safety Needs

##### 125 Miscellaneous

Unit: MO Unit Description: Project Duration MO

###### 1251 Submittals/As-Builts

Unit: LS Unit Description: Total LS

Components: Project records/printing costs/manuals.

###### 1252 Testing

Unit: LS Unit Description: Total LS

Components: Material tests.

###### 1253 Cleaning

Unit: MO Unit Description: Project Duration MO

Components: Includes snow removal and final clean-up.

###### 1254 Security

Unit: MO Unit Description: Project Duration MO

Components: Badges, Security Service, Night Watchman.

###### 1255 Permits

Unit: LS Unit Description: Total LS

Components: Local Building Permits, Street-use Permits, etc.

##### 126 Labor Employment Costs

Unit: MO Unit Description: Project Duration MO

###### 1261 Camp (MO)

Unit: MO Unit Description: Camp Operations MO

Components: Mancamp, Lodging/dining.

###### 1262 Per-Diem (DAY)

Unit: DAY Unit Description: Personnel DAY

Components: Remote site needs imported labor.

###### 1263 Premium Time (HRS)

Unit: HRS Unit Description: Overtime HRS

Components: Payment for overtime.

##### 127 Mark-Ups

Unit: % Unit Description: Percentage of Direct Construction Cost

###### 1271 Home Office Overhead

Unit: % Unit Description: Direct Const. Cost Percentage

Components: Headquarters costs.

###### 1272 Profit

Unit: % Unit Description: Direct Const. Cost Percentage

Components: Mark-up for investment and risk and market conditions.

###### 1273 Bond

Unit: % Unit Description: Direct Const. Cost Percentage

Components: Performance, Pay and Bid Bonds.

###### 1274 Insurance

Unit: % Unit Description: Direct const. cost percentage

Components: General liability.

#### 13 Contingencies (%)

Unit: % Unit Description: Percentage of Total Construction Cost

##### 131 Estimate Contingency

###### 1311 Estimator’s

Unit: % Unit Description: Total Project Cost Percentage

Components: Allowance for unknown aspects of the project that may become necessary.

##### 132 Escalation Continency

###### 1321 Escalation

Unit: % Unit Description: Total Project Cost Percentage

Components: Allowance for changes in costs of labor and materials from the date of the estimate to date of construction project.

## Sample Estimate Summary

School District: Mid-Alaska

Project Name: ABC K-12 School

Design Phase: 100% Construction Document

DEED Project #: 00-014

Project GSF: 39,807 SF

| **Code** | **Building System** | **Quantity** | **Unit** | **Labor** | **Material** | **Total** | **$/Unit** | **$/GSF** | **%** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **01** | **SITE** | **7** | **ACRE** | **$0** | **$0** | **$1,896,870** | **$270,209** | **$47.65** | **11.58%** |
| 013 | Site Improvements | 38,823 | SISF | $0 | $0 | $640,846 | $16.51 | $16.10 | 3.91% |
| 014 | Site Structures | 2,464 | STSF | $0 | $0 | $94,427 | $38.32 | $2.37 | 0.58% |
| 015 | Civil/Mechanical Utilities | 4,903 | CMLF | $0 | $0 | $460,761 | $93.98 | $11.57 | 2.81% |
| 016 | Site Electrical | 15,200 | SELF | $0 | $0 | $133,332 | $8.77 | $3.35 | 0.81% |
| 017 | Offsite Work | 0 | OWLS | $0 | $0 | $0 |   |   |   |
| **02** | **SUBSTRUCTURE** | **38,059** | **TFSF** | **$0** | **$0** | **$662,055** | **$17.40** | **$16.63** | **4.04%** |
| 021 | Standard Foundations & Basements |  | FASF | $0 | $0 | $0 |   |   |   |
| 022 | Slab on Grade |  | SLSF | $0 | $0 | $0 |   |   |   |
| 024 | Special Foundations | 38,059 | SFSF | $0 | $0 | $662,055 | $17.40 | $16.63 | 4.04% |
| **03** | **SUPERSTRUCTURE** | **79,053** | **SSF** | **$0** | **$0** | **$1,288,489** | **$16.30** | **$32.37** | **7.86%** |
| 031 | Floor Structure | 39,807 | FSSF | $0 | $0 | $479,305 | $12.04 | $12.04 | 2.93% |
| 032 | Roof Structure | 39,246 | RSSF | $0 | $0 | $798,890 | $20.36 | $20.07 | 4.88% |
| 033 | Stairs | 2 | FLT | $0 | $0 | $10,294 | $5,147 | $0.26 | 0.06% |
| **04** | **EXTERIOR CLOSURE** | **33,352** | **ECSF** | **$0** | **$0** | **$1,012,681** | **$30.36** | **$25.44** | **6.18%** |
| 041 | Exterior Walls & Soffits | 31,585 | EWSF | $0 | $0 | $909,376 | $28.79 | $22.84 | 5.55% |
| 042 | Exterior Glazing | 1,473 | EGSF | $0 | $0 | $78,129 | $53.04 | $1.96 | 0.48% |
| 043 | Exterior Doors | 14 | EDLF | $0 | $0 | $25,176 | $1,798 | $0.63 | 0.15% |
| 044 | Exterior Accessories | 0 | EASF | $0 | $0 | $0 |   |   |   |
| **05** | **ROOF SYSTEMS** | **39,246** | **RSF** | **$0** | **$0** | **$136,748** | **$3.48** | **$3.44** | **0.83%** |
| 051 | Pitched Roof | 39,246 | PRSF | $0 | $0 | $136,748 | $3.48 | $3.44 | 0.83% |
| 052 | Flat Roof | 0 | FRSF | $0 | $0 | $0 |   |   |   |
| 053 | Roof Accessories | 0 | RASF | $0 | $0 | $0 |   |   |   |
| **06** | **INTERIORS** | **52,614** | **PSF** | **$0** | **$0** | **$1,353,017** | **$25.72** | **$33.99** | **8.26%** |
| 061 | Partitions/Soffits | 52,171 | PSSF | $0 | $0 | $389,872 | $7.47 | $9.79 | 2.38% |
| 062 | Special Partitions | 443 | SPSF | $0 | $0 | $14,301 | $32.28 | $0.36 | 0.09% |
| 063 | Interior Openings | 93 | IOEA | $0 | $0 | $141,686 | $1,524 | $3.56 | 0.86% |
| 064 | Special Floors | 0 | RFSF | $0 | $0 | $0 |  |  |  |
| 065 | Interior Finishes | 161,611 | IFSF | $0 | $0 | $488,131 | $3.02 | $12.26 | 2.98% |
| 066 | Specialties | 39,807 | SGSF | $0 | $0 | $319,027 | $8.01 | $8.01 | 1.95% |
| **07** | **CONVEYORS** | **0** | **CEA** | **$0** | **$0** | **$0** |  |  |  |
| 071 | Passenger Conveyors | 0 | STOP | $0 | $0 | $0 |   |   |   |
| 072 | Material Handling Systems | 0 | MHEA | $0 | $0 | $0 |   |   |   |
| **08** | **MECHANICAL** | **12,830** | **MPLF** | **$0** | **$0** | **$1,506,251** | **$117.40** | **$37.84** | **9.19%** |
| 081 | Plumbing | 92 | PFXT | $0 | $0 | $326,714 | $3,551 | $8.21 | 1.99% |
| 082 | HVAC | 55,595 | CFM | $0 | $0 | $959,554 | $17.26 | $24.11 | 5.86% |
| 083 | Integrated Automation | 27 | IAEA | $0 | $0 | $2,908 | $107.70 | $0.07 | 0.02% |
| 084 | Fire Protection | 39,267 | FPSF | $0 | $0 | $206,705 | $5.26 | $5.19 | 1.26% |
| 085 | Special Mechanical Systems | 5 | SMPT | $0 | $0 | $10,370 | $2,074.00 | $0.26 | 0.06% |
| **09** | **ELECTRICAL** | **950** | **TAMP** | **$0** | **$0** | **$884,671** | **$931.23** | **$22.22** | **5.40%** |
| 091 | Service and Distribution | 800 | SAMP | $0 | $0 | $169,364 | $212 | $4.25 | 1.03% |
| 092 | Lighting | 602 | LFXT | $0 | $0 | $241,718 | $402 | $6.07 | 1.48% |
| 093 | Power | 778 | PDEA | $0 | $0 | $186,035 | $239.12 | $4.67 | 1.14% |
| 094 | Special Systems | 450 | SEPT | $0 | $0 | $205,067 | $455.70 | $5.15 | 1.25% |
| 095 | Other Electrical Systems | 150 | EAMP | $0 | $0 | $82,487 | $549.91 | $2.07 | 0.50% |
| **10** | **EQUIPMENT & FURNISHINGS** | **684** | **EFEA** | **$0** | **$0** | **$230,285** | **$336.67** | **$5.79** | **1.41%** |
| 101 | Equipment | 350 | EQEA | $0 | $0 | $221,384 | $632.53 | $5.56 | 1.35% |
| 102 | Furnishings | 334 | FUEA | $0 | $0 | $8,901 | $26.65 | $0.22 | 0.05% |
| **11** | **SPECIAL CONDITIONS** | **3,850** | **SSF** | **$0** | **$0** | **$567,504** | **$147.40** | **$14.26** | **3.46%** |
| 111 | Special Construction | 0 | SCSF | $0 | $0 | $0 |   |   |   |
| 112 | Special Demolition | 3,850 | SCSF | $0 | $0 | $23,210 | $6.03 | $0.58 | 0.14% |
| 113 | Special Site Conditions | 3,350 | EWCY | $0 | $0 | $567,504 | $169.40 | $14.26 | 3.46% |
| n/a | **SUBTOTAL DIRECT CONST. COST** | **39,807** | **GSF** | **$0** | **$0** | **$9,550,176** | **$239.91** | **$239.91** | **58.28%** |
| **12** | **GENERAL CONDITIONS** | **21** | **MO** | **$0** | **$0** | **$6,538,932** | **$311,378** | **$164.27** | **39.91%** |
| 121 | Mobilization and Demobilization | 3,255 | TONS | $0 | $0 | $2,410,305 | $740 | $60.55 | 14.71% |
| 122 | Site Staff | 21 | MO | $0 | $0 | $527,000 | $25,095 | $13.24 | 3.22% |
| 123 | Temporary Construction | 21 | MO | $0 | $0 | $156,900 | $7,471 | $3.94 | 0.96% |
| 124 | Equipment and Tools | 21 | MO | $0 | $0 | $166,350 | $7,921 | $4.18 | 1.02% |
| 125 | Miscellaneous | 21 | MO | $0 | $0 | $47,605 | $2,267 | $1.20 | 0.29% |
| 126 | Labor Employment Costs | 8,175 | DAYS | $0 | $0 | $1,408,420 | $172 | $35.38 | 8.60% |
| 127 | Mark-Ups | 19.08 | MU% | $0 | $0 | $1,822,352 | $95,511 | $45.78 | 11.12% |
| n/a | **SUBTOTAL PROJECT COSTS** | **21** | **MO** | **$0** | **$0** | **$6,538,932** | **$311,378** | **$164.27** | **39.91%** |
| **13** | **CONTINGENCIES** | **$16,089,108** | **TC%** | **$0** | **$0** | **$296,366** | **1.84%** | **$7.45** | **1.81%** |
| 131 | Estimate Contingency | $16,089,108 | EST% | $0 | $0 | $100,000 | 0.62% | $2.51 | 0.61% |
| 132 | Escalation Continency | $16,089,108 | ESC% | $0 | $0 | $196,366 | 1.22% | $4.93 | 1.20% |
| n/a | **TOTAL CONSTRUCTION COST** | **39,807** | **GSF** | **$0** | **$0** | **$16,385,474** | **$411.62** | **$411.62** | **100.00%** |