

Interior Tenant Fit-Out

Kisent Template

NOTE

The labor crew cost in this report is based on an average crew make up with the wages, fringes and burdens based on the national averages for each trade. An actual project will be based on average labor rates for the specific region in which the project is to be constructed.

Interior Tenant Fit-Out

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October 12, 2007

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PROJECT DIRECTORY

Interior Tenant Fit-Out

Clarifications and Qualifications

October 12, 2007

Executive Summary

Project Scope

This project consists of the interior demolition of approximately 1,000 square feet in an existing building to create the space for new offices. In the core of the building approximately 200 square feet of an existing public corridor will also be renovated.

The elements that comprise this submittal are the project definitions, design criteria for each of the definitions, clarifications and qualifications, a pending item list and the detailed estimate and summary.

The project definitions are divided into the following sections:

- Program Space - Owner required rooms and areas
- Core Space - corridors and public areas.

The prices in the estimated cost of construction include the following markups and adjustments:

- Sales Tax on the Material
- Subcontractor Direct and Indirect Job Costs
- Subcontractor Overhead and Profit
- General Contractor or Prime Contractor General Conditions
- General Contractor or Prime Contractor Overhead and Profit
- Construction Bonds
- Design Contingency

Exclusions

The following items are NOT included in this project:

- Hazardous Abatement
- Loose / Not Built-In Furniture
- Art Work
- Land and Real Estate Costs
- Design Fees
- Legal and Accounting Fees
- Construction Manager's Fees
- Construction Contingency

Interior Tenant Fit-Out

Clarifications and Qualifications

October 12, 2007

ARCHITECTURAL

General Overview

The following is a general overview of the architectural finishes for the various rooms in this project:

Open Office - carpet floor covering, painted gypsum board walls, wood doors and acoustic tile ceilings.

Private Offices - same as Open Office with wall finish and lighting upgrades.

Corridors - high traffic carpet floor covering, painted gypsum board walls and acoustic tile ceilings.

Space Definitions and Design Criteria

Space and functional definitions are included in this submittal for the Program and Core areas along with individual criteria sheets for each space.

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Pending Item List

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The following is a list of items that may be required but are currently not included.

Program Space

Interior Demolition	Program Space Line #	1
Demolition - Selective Doors		
Demolition - Selective Millwork & Casework		
Private Office	Program Space Line #	2
Wall Finish - Wood Panel		
VCT & Vinyl Sheet Flooring		
Casework 1		
Voice - Data Jacks, Plates & Cable		
Reception Area	Program Space Line #	3
Downlights & Wall Washers - Compact Fluorescents		
Voice - Data Jacks, Plates & Cable		
Open Office Area	Program Space Line #	4
Downlights & Wall Washers - Compact Fluorescents		
Voice - Data Jacks, Plates & Cable		

Core Space

No Pending Items

Interior Tenant Fit-Out

Summary of Project Definitions

October 12, 2007

Program Space				
Defined Area		1,000		
Gross Area		1,200		
Net Gross Factor		120%		
Approximate Cost		\$75,182	\$62.65 / SQFT	
Gen. Cond. OH&P	15%	\$11,277		
Contingencies	10%	\$8,646		
Approx. Cost with Markup		\$95,105	\$79.25 / SQFT	

Core Space				
Defined Area		200	Defined Area is	
Defined Core & Program Area		1,200	Balanced with the Gross	
Slab Openings / Voids		0		
Program Gross Area - Openings		1,200		
Approximate Cost		\$14,784	\$12.32 / SQFT	
Gen. Cond. OH&P	15%	\$2,218		
Contingencies	10%	\$1,700		
Approx. Cost with Markup		\$18,701	\$15.58 / SQFT	

Totals				
Defined Area		1,200		
Gross Area		1,200		
Net Gross Factor		100%		
Approximate Cost		\$89,966	\$74.97 / SQFT	
Gen. Cond. OH&P	15%	\$13,495		
Contingencies	10%	\$10,346		
Approx. Cost with Markup		\$113,807	\$94.84 / SQFT	

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Project Definitions

Program Space

Sheet 1 of 1

October 12, 2007

Ref #	Name of Space	Qty	Size of Each	Design Parameters						Design Parameters						Design Parameters						Approx. Cost	
				Parameter # 1			Parameter # 2			Parameter # 3			Parameter # 4			Parameter # 5			Parameter # 6				
1	Interior Demolition	1		Complete Interior Demolition	1,000.	SQFT	Temporary Dust Barrier	50.	LNFT	Partition Demolition		SQFT	Ceiling Demolition		SQFT								\$8,201
2	Private Office	2	100	Area / Size	100.	SQFT	Partition Height	11.	VLF	Ceiling Height	9.	VLF	Number of Doors	1.	EACH	Room Perimeter	45.	LNFT					\$14,260
3	Reception Area	1	100	Area / Size	100.	SQFT	Partition Height	11.	VLF	Ceiling Height	9.	VLF	Number of Doors	1.	EACH	Room Perimeter	45.	LNFT	Reception Desk Length		6.	LNFT	\$15,976
4	Open Office Area	1	700	Area / Size	700.	SQFT	Partition Height	11.	VLF	Ceiling Height	9.	VLF	Number of Doors	2.	EACH	Room Perimeter	119.	LNFT					\$36,746

Interior Tenant Fit-Out
Project Definitions

Core Space

Sheet 1 of 1

October 12, 2007

Ref #	Name of Space	Qty	Size of Each	Design Parameters						Design Parameters						Design Parameters						Approx. Cost		
				Parameter # 1			Parameter # 2			Parameter # 3			Parameter # 4			Parameter # 5			Parameter # 6					
1	Core Demolition	1		Complete Interior Demolition		SQFT	Temporary Dust Barrier	10.	LNFT	Partition Demolition	240.	SQFT	Ceiling Demolition	200.	SQFT									\$1,330
2	Public Corridor	1	200	Area / Size	200.	SQFT	Partition Height	11.	VLF	Ceiling Height	9.	VLF	Number of Doors	1.	EACH	Room Perimeter	64.	LNFT						\$13,454

BUILDING PROGRAM - DESIGN and CONSTRUCTION CRITERIA

[illegible]

BUILDING PROGRAM - DESIGN and CONSTRUCTION CRITERIA

Program - 1		
Project Name	Interior Tenant Fit-Out	
Description / Space	Interior Demolition	October 12, 2007
Comments and Clarifications		
<p>1. The owner is responsible for removing all furniture and belongings prior to the start of construction.</p> <p>2. All demolition and removal of debris shall be done on weekends or after normal business hours.</p>		

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BUILDING PROGRAM - DESIGN and CONSTRUCTION CRITERIA

Program - 2							
Project Name		Interior Tenant Fit-Out					
Description / Space		Private Office			October 12, 2007		
Parameters	100.	SQFT	Area / Size	Project Breakdowns			
	11.	VLF	Partition Height	Base / Options	Base Design		
	9.	VLF	Ceiling Height	Area	Ground Floor		
	1.	EACH	Number of Doors	Not Used			
	45.	LNFT	Room Perimeter	Space Description	Private Office		
Quantity / Multiplier	2.			Approx. Cost	\$14,260		
System	Qty	U/M	Criteria Selection	System	Qty	U/M	Criteria Selection
Wall Framing - Interior Metal Studs	495.	SQFT	Metal Stud Wall - 25 ga. Non-Load Bear. - 3-5/8" W - 24" OC	Additional Door Hardware			None Required
Gypsum Board on Walls	495.	SQFT	5/8" Standard Gypsum Board on Walls with Level 4 Finishing	Adder for SideLights			None Required
Additional Gypsum Board on Walls			None Required	Glazing Window Frames			None Required
Beam & Soffit Framing with Gypsum Board			None Required	Glazing - Safety, Security & Misc Glass			None Required
Column Framing with Gypsum Board			None Required				
				Casework 1			Not Selected
Wall Finish - Wood Panel			Not Selected	Casework 2			None Required
Wall Finish - Paint & Wall Coverings	395.	SQFT	Painting - Primer + 2 Finish Coats - Brush / Roller - Smooth Surface	Casework 3			None Required
Additional Wall Finish - Paint & Wall Coverings	100.	SQFT	Vinyl Wall Covering - 20 oz. Medium Weight - Decorative Pattern	Casework - Work Surface or Counter Top			None Required
Carpet Floor Covering	100.	SQFT	Carpet - Commercial Grade - Medium Duty	Supply Air Diffuser with Flex Duct	1	EACH	12" x 12" Diffuser in 24" x 24" Lay In Panel + Flex Duct & Tap
Carpet Pad	100.	SQFT	Carpet Pad - Rebond (Bonded Urethane Foam) - Medium Duty (6 LB)	Return Air Grille	1	EACH	Aluminum Return Air Grille - Plenum No Duct - 18" x 18"
VCT & Vinyl Sheet Flooring			Not Selected				
Wood & Laminate Floors			None Required	Fluorescent Parabolics & Recessed Indirect	2	EACH	2' x 4' - 3 Lamp Commercial Direct / Indirect Fluorescent Lay In
Marble - Granite - Quarry Tile Floors			None Required	Ceiling Mounted Fluorescent Light			None Required
Wall Cove & Base	45.	LNFT	Vinyl or Rubber Base - .125" Thick - 4" High	Downlights & Wall Washers - Compact Fluorescents			None Required
Ceiling Tile - Standard with Suspended Grid			None Required	Switches with Plates			None Required
Ceiling Tile - Fire Rated with Suspended Grid	100.	SQFT	15/16" T Bar Suspended Ceiling - Tegular Tile - 2' x 2' Fire Rated Grid	Switches - Occupancy Sensor	1	EACH	Occupancy Sensor - Wall Mtd - Infrared - with Switch
Ceiling - Gypsum Board on Metal Framing			None Required	Receptacles with Plates	4	EACH	Duplex Receptacle with Plastic Plate - Spec Grade - 20A
Ceiling Finish - Painting			None Required	Additional Receptacles with Plates	1	EACH	2 Gang Iso-Gr. Duplex Recept. with Plastic Plate - Spec Grade - 20A
				Receptacles with Floor Boxes & Poke Thrus			None Required
Fiberglass Insulation	100	SQFT	Unfaced Fiberglass Non-Rigid Insulation - 3-1/2" Thick	Power Connection for Partition or Furniture			None Required
Acoustical Sound Batt	495	SQFT	Acoustical Glass Fiber Batt - Unfaced - 3-1/2" Thick	Electric Rough-In Box with Conduit & Wire	8	EACH	Rough In Box, Ring & 15' of 3/4" EMT - St*Comp Ftgs & Wire
Hollow Core Steel Door			None Required	Voice - Data Jacks, Plates & Cable			Not Selected
Additional Hollow Core Steel Door			None Required	Additional Voice - Data Jacks, Plates & Cable			None Required
Solid Core Wood Door	1	EACH	Single Wood Door, Frame & Lockset-Oak- 3'-0" x 6'-8" or 7'-0"	Communication Rough-In Box & Conduit	1	EACH	Comm. Rough-In Box - 25' of 3/4" EMT St-SS Ftgs & Pull String
Additional Solid Core Wood Door			None Required	Communication Rough-In for Partition or Furniture			None Required
Additional Door Hardware			None Required				

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EZ Model File: Office - Standard

BUILDING PROGRAM - DESIGN and CONSTRUCTION CRITERIA

Program - 2		
Project Name	Interior Tenant Fit-Out	
Description / Space	Private Office	October 12, 2007
Comments and Clarifications		
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BUILDING PROGRAM - DESIGN and CONSTRUCTION CRITERIA

Program - 3							
Project Name		Interior Tenant Fit-Out					
Description / Space		Reception Area				October 12, 2007	
Parameters	100.	SQFT	Area / Size	Project Breakdowns			
	11.	VLF	Partition Height	Base / Options	Base Design		
	9.	VLF	Ceiling Height	Area	Ground Floor		
	1.	EACH	Number of Doors	Not Used			
	45.	LNFT	Room Perimeter	Space Description	Reception Area		
	6.	LNFT	Reception Desk Length				
Quantity / Multiplier		1.	Approx. Cost		\$15,976		
System	Qty	U/M	Criteria Selection	System	Qty	U/M	Criteria Selection
Wall Framing - Interior Metal Studs	495.	SQFT	Metal Stud Wall - 25 ga. Non-Load Bear. - 3-5/8" W - 24" OC	Additional Door Hardware			None Required
Gypsum Board on Walls	495.	SQFT	5/8" Standard Gypsum Board on Walls with Level 4 Finishing	Adder for SideLights	2	EACH	Solid Core Wood Door - Add for Sidelight - Interior Glass
Additional Gypsum Board on Walls			None Required	Glazing Window Frames			None Required
Beam & Soffit Framing with Gypsum Board	6.	LNFT	Beam / Soffit - 1/2" Gyp. Bd. - Mtl Frame - Lvl 4 Finish - Medium	Glazing - Safety, Security & Misc Glass			None Required
Column Framing with Gypsum Board			None Required	Aluminum Windows - Slider	1	EACH	Alum. Window - Slider - Std. Glass - Comm. Gr. - 36" x 36"
Wall Finish - Wood Panel			None Required	Casework 1	6	LNFT	Plastic Laminated Casework - Special Order - Base Cabinet
Wall Finish - Paint & Wall Coverings	495.	SQFT	Painting - Primer + 2 Finish Coats - Brush / Roller - Smooth Surface	Casework 2	6	LNFT	Plastic Laminated Casework - Special Order - Wall Cabinet
Additional Wall Finish - Paint & Wall Coverings			None Required	Casework - Work Surface or Counter Top	6	LNFT	Solid Plastic / Polymer Work Surface / Counter Top - No Backsplash
Carpet Floor Covering	100.	SQFT	Carpet - Commercial Grade - Heavy Duty	Supply Air Diffuser with Flex Duct	1	EACH	12" x 12" Diffuser in 24" x 24" Lay In Panel + Flex Duct & Tap
Carpet Pad	100.	SQFT	Carpet Pad - Rebond (Bonded Urethane Foam) - Heavy Duty (8 LB)	Return Air Grille	1	EACH	Aluminum Return Air Grille - Plenum No Duct - 18" x 18"
VCT & Vinyl Sheet Flooring			None Required				
Wood & Laminate Floors			None Required	Fluorescent Parabolics & Recessed Indirect	2	EACH	2' x 4' - 3 Lamp 3" Parabolic Fluorescent Lay In
Marble - Granite - Quarry Tile Floors			None Required	Ceiling Mounted Fluorescent Light			None Required
Wall Cove & Base	45.	LNFT	Vinyl or Rubber Base - .125" Thick - 4" High	Downlights & Wall Washers - Compact Fluorescents			Not Selected
Ceiling Tile - Standard with Suspended Grid			None Required	Switches with Plates			None Required
Ceiling Tile - Fire Rated with Suspended Grid	100.	SQFT	15/16" T Bar Suspended Ceiling - Tegular Tile - 2' x 2' Fire Rated Grid	Switches - Occupancy Sensor	1	EACH	Occupancy Sensor - Wall Mtd - Infrared - with Switch
Ceiling - Gypsum Board on Metal Framing			None Required	Receptacles with Plates	4	EACH	Duplex Receptacle with Plastic Plate - Spec Grade - 20A
Ceiling Finish - Painting			None Required	Additional Receptacles with Plates	1	EACH	2 Gang Iso-Gr. Duplex Recept. with Plastic Plate - Spec Grade - 20A
				Receptacles with Floor Boxes & Poke Thrus	1	EACH	Iso.Gr. Dbl. Duplex Receptacle - Fire Rated Poke Thru with Core Drill
Fiberglass Insulation	100	SQFT	Unfaced Fiberglass Non-Rigid Insulation - 3-1/2" Thick	Power Connection for Partition or Furniture			None Required
Acoustical Sound Batt	495	SQFT	Acoustical Glass Fiber Batt - Unfaced - 3-1/2" Thick	Electric Rough-In Box with Conduit & Wire	9	EACH	Rough In Box, Ring & 15' of 3/4" EMT - St*Comp Ftgs & Wire
Hollow Core Steel Door			None Required	Voice - Data Jacks, Plates & Cable			Not Selected
Additional Hollow Core Steel Door			None Required	Additional Voice - Data Jacks, Plates & Cable			None Required
Solid Core Wood Door	1	EACH	Double Wood Door, Frame, Lockset & Closer - Oak - 6'-0" x 8'-0"	Communication Rough-In Box & Conduit	1	EACH	Comm. Rough-In Box - 25' of 3/4" EMT St-SS Ftgs & Pull String
Additional Solid Core Wood Door			None Required	Communication Rough-In for Partition or Furniture	1	EACH	Communication Connection Rough-In to Furniture - Poke Thru Floor Box
Additional Door Hardware			None Required				

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EZ Model File: Office - Reception

BUILDING PROGRAM - DESIGN and CONSTRUCTION CRITERIA

Program - 4							
Project Name		Interior Tenant Fit-Out					
Description / Space		Open Office Area				October 12, 2007	
Parameters	700.	SQFT	Area / Size	Project Breakdowns			
	11.	VLF	Partition Height	Base / Options	Base Design		
	9.	VLF	Ceiling Height	Area	Ground Floor		
	2.	EACH	Number of Doors	Not Used			
	119.	LNFT	Room Perimeter	Space Description	Open Office Area		
Quantity / Multiplier		1.		Approx. Cost		\$39,335	
System	Qty	U/M	Criteria Selection	System	Qty	U/M	Criteria Selection
Wall Framing - Interior Metal Studs	1,309.	SQFT	Metal Stud Wall - 25 ga. Non-Load Bear. - 3-5/8" W - 24" OC	Additional Door Hardware			None Required
Gypsum Board on Walls	1,309.	SQFT	5/8" Standard Gypsum Board on Walls with Level 4 Finishing	Adder for SideLights	2	EACH	Solid Core Wood Door - Add for Sidelight - Interior Glass
Additional Gypsum Board on Walls			None Required	Glazing Window Frames			None Required
Beam & Soffit Framing with Gypsum Board	80.	LNFT	Beam / Soffit - 5/8" Fire Res. Gyp. Bd. - Lvl 4 Fin. - Mtl Frame - Medium	Glazing - Safety, Security & Misc Glass			None Required
Column Framing with Gypsum Board	40.	VLF	24" Sq. Column Frame - 3-5/8" Mtl Studs - 5/8" Fire Res. Gyp. Bd. - Lvl 4 Fin.				
				Casework 1	10	LNFT	Plastic Laminated Casework - Common Stock - Base Cabinet
Wall Finish - Wood Panel			None Required	Casework 2	10	LNFT	Plastic Laminated Casework - Common Stock - Wall Cabinet
Wall Finish - Paint & Wall Coverings	1,309.	SQFT	Painting - Primer + 2 Finish Coats - Brush / Roller - Smooth Surface	Casework 3			None Required
Additional Wall Finish - Paint & Wall Coverings			None Required	Casework - Work Surface or Counter Top	10	LNFT	Plastic Laminated Work Surface / Counter Top - No Backsplash
Carpet Floor Covering	700.	SQFT	Carpet - Commercial Grade - Heavy Duty	Supply Air Diffuser with Flex Duct	3	EACH	12" x 12" Diffuser in 24" x 24" Lay In Panel + Flex Duct & Tap
Carpet Pad	700.	SQFT	Carpet Pad - Rebond (Bonded Urethane Foam) - Heavy Duty (8 LB)	Return Air Grille	2	EACH	Aluminum Return Air Grille - Plenum No Duct - 18" x 18"
VCT & Vinyl Sheet Flooring			None Required				
Wood & Laminate Floors			None Required	Fluorescent Parabolics & Recessed Indirect	10	EACH	2' x 4' - 3 Lamp 3" Parabolic Fluorescent Lay In
Marble - Granite - Quarry Tile Floors			None Required	Ceiling Mounted Fluorescent Light			None Required
Wall Cove & Base	119.	LNFT	Vinyl or Rubber Base - .125" Thick - 4" High	Downlights & Wall Washers - Compact Fluorescents			Not Selected
Ceiling Tile - Standard with Suspended Grid			None Required	Switches with Plates			None Required
Ceiling Tile - Fire Rated with Suspended Grid	700.	SQFT	15/16" T Bar Suspended Ceiling - Tegular Tile - 2' x 2' Fire Rated Grid	Switches - Occupancy Sensor	1	EACH	Occupancy Sensor - Wall Mtd - Infrared - with Switch
Ceiling - Gypsum Board on Metal Framing			None Required	Receptacles with Plates	10	EACH	Duplex Receptacle with Plastic Plate - Spec Grade - 20A
Ceiling Finish - Painting			None Required	Additional Receptacles with Plates	1	EACH	2 Gang Iso-Gr. Duplex Recept. with Plastic Plate - Spec Grade - 20A
				Receptacles with Floor Boxes & Poke Thrus			None Required
Fiberglass Insulation	700	SQFT	Unfaced Fiberglass Non-Rigid Insulation - 3-1/2" Thick	Power Connection for Partition or Furniture	2	EACH	Power Connection to Furniture / Partition - Power Pole
Acoustical Sound Batt	1309	SQFT	Acoustical Glass Fiber Batt - Unfaced - 3-1/2" Thick	Electric Rough-In Box with Conduit & Wire	24	EACH	Rough In Box, Ring & 15' of 3/4" EMT - St*Comp Ftgs & Wire
Hollow Core Steel Door			None Required	Voice - Data Jacks, Plates & Cable			Not Selected
Additional Hollow Core Steel Door			None Required	Additional Voice - Data Jacks, Plates & Cable			None Required
Solid Core Wood Door	2	EACH	Single Wood Door, Frame, Lockset & Closer- Birch- 3'-0" x 6'-8" or 7'-0"	Communication Rough-In Box & Conduit	4	EACH	Comm. Rough-In Box - 25' of 3/4" EMT St-SS Ftgs & Pull String
Additional Solid Core Wood Door			None Required	Communication Rough-In for Partition or Furniture	2	EACH	Communication Connection Rough-In to Furniture - Tele Pole
Additional Door Hardware			None Required				

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EZ Model File: Office - Standard

BUILDING PROGRAM - DESIGN and CONSTRUCTION CRITERIA

[illegible]

BUILDING PROGRAM - DESIGN and CONSTRUCTION CRITERIA

Core - 2							
Project Name		Interior Tenant Fit-Out					
Description / Space		Public Corridor			October 12, 2007		
Parameters	200.	SQFT	Area / Size	Project Breakdowns			
	11.	VLF	Partition Height	Base / Options	Base Design		
	9.	VLF	Ceiling Height	Area	Ground Floor		
	1.	EACH	Number of Doors	Not Used			
	64.	LNFT	Room Perimeter	Space Description	Public Corridor		
Quantity / Multiplier	1.			Approx. Cost	\$13,454		
System	Qty	U/M	Criteria Selection	System	Qty	U/M	Criteria Selection
Wall Framing - Interior Metal Studs	704.	SQFT	Metal Stud Wall - 25 ga. Non-Load Bear. - 3-5/8" W - 24" OC	Additional Door Hardware			None Required
Gypsum Board on Walls	704.	SQFT	5/8" Fire Resistant Gypsum Board on Walls with Level 4 Finishing	Adder for SideLights			None Required
Additional Gypsum Board on Walls	704.	SQFT	5/8" Fire Resistant Gypsum Board on Walls with Level 2 Finishing	Glazing Window Frames			None Required
Beam & Soffit Framing with Gypsum Board			None Required	Glazing - Safety, Security & Misc Glass			None Required
Column Framing with Gypsum Board			None Required				
				Supply Air Diffuser with Flex Duct	1	EACH	12" x 12" Diffuser in 24" x 24" Lay In Panel + Flex Duct & Tap
Wall Finish - Wood Panel			None Required	Return Air Grille	1	EACH	Aluminum Return Air Grille - Plenum No Duct - 18" x 18"
Wall Finish - Paint & Wall Coverings	704.	SQFT	Painting - Primer + 2 Finish Coats - Brush / Roller - Smooth Surface				
Additional Wall Finish - Paint & Wall Coverings			None Required	Fluorescent Parabolics & Recessed Indirect	3	EACH	2' x 4' - 2 Lamp 3" Parabolic Fluorescent Lay In
				Ceiling Mounted Fluorescent Light			None Required
Carpet Floor Covering	200.	SQFT	Carpet - Commercial Grade - Heavy Duty	Downlights & Wall Washers - Compact Fluorescents			None Required
Carpet Pad	200.	SQFT	Carpet Pad - Rebond (Bonded Urethane Foam) - Heavy Duty (8 LB)				
VCT & Vinyl Sheet Flooring			None Required	Switches with Plates			None Required
Wood & Laminate Floors			None Required	Switches - Occupancy Sensor	1	EACH	Occupancy Sensor - Ceiling Mtd - Infrared - Self Contained
Marble - Granite - Quarry Tile Floors			None Required	Receptacles with Plates	3	EACH	Duplex Receptacle with Plastic Plate - Spec Grade - 20A
Wall Cove & Base	64.	LNFT	Vinyl or Rubber Base - .125" Thick - 4" High	Additional Receptacles with Plates			None Required
				Receptacles with Floor Boxes & Poke Thrus			None Required
Ceiling Tile - Standard with Suspended Grid			None Required	Electric Rough-In Box with Conduit & Wire	7	EACH	Rough In Box, Ring & 20' of 3/4" EMT - St*Comp Ftgs & Wire
Ceiling Tile - Fire Rated with Suspended Grid	200.	SQFT	15/16" T Bar Suspended Ceiling - Tegular Tile - 2' x 2' Fire Rated Grid				
Ceiling - Gypsum Board on Metal Framing			None Required	Voice - Data Jacks, Plates & Cable			None Required
Ceiling Finish - Painting			None Required	Additional Voice - Data Jacks, Plates & Cable			None Required
				Communication Rough-In Box & Conduit			None Required
Fiberglass Insulation	200	SQFT	Unfaced Fiberglass Non-Rigid Insulation - 3-1/2" Thick				
Acoustical Sound Batt	704	SQFT	Acoustical Glass Fiber Batt - Unfaced - 3-1/2" Thick				
Hollow Core Steel Door	1	EACH	Double H.C. Steel Door + Frame, Panic Bar & Closer - 6'-0" x 8'-0"				
Additional Hollow Core Steel Door			None Required				
Solid Core Wood Door			None Required				
Additional Solid Core Wood Door			None Required				
Additional Door Hardware			None Required				

Kisent Budgetware & Estimating System

EZ Model File: Corridors & Lobbies

Kisent Corporation

Project: Interior Tenant Fit-Out

Lombard, Illinois

Date: 10/12/07

Description	Quantity	U/M	Unit Price	Unit Price Ext
02 - SITEWORK				
Demolish Complete Building Interior (Gutting)	1000 SQFT		\$6.54	\$6,540.00
Erect & Remove Temporary Construction Partition	60 LNFT		\$33.22	\$1,993.20
Remove Stud Wall or Furring with Gypsum Board	240 SQFT		\$1.96	\$470.40
Remove Ceiling	200 SQFT		\$0.99	\$198.00
Remove Single Door & Frame	2 EACH		\$65.48	\$130.96
Remove Vinyl Composition Tile (VCT)	200 SQFT		\$0.99	\$198.00
				<u>\$9,530.56</u>
06 - WOOD & PLASTICS				
Plastic Laminated Casework - Special Order - Avg. Cost - Base Cabinet	6 LNFT		\$512.33	\$3,073.98
Plastic Laminated Casework - Special Order - Avg. Cost - Wall Cabinet	6 LNFT		\$388.79	\$2,332.74
Solid Plastic / Polymer Work Surface / Counter Top - No Backsplash	6 LNFT		\$127.66	\$765.96
Plastic Laminated Casework - Common Stock - Avg. Cost - Base Cabinet	10 LNFT		\$371.82	\$3,718.20
Plastic Laminated Casework - Common Stock - Avg. Cost - Wall Cabinet	10 LNFT		\$283.41	\$2,834.10
Plastic Laminated Work Surface / Counter Top - No Backsplash	10 LNFT		\$106.59	\$1,065.90
				<u>\$13,790.88</u>
07 - THERMAL & MOISTURE PROTECTION				
Unfaced Fiberglass Non-Rigid Insulation - 3-1/2" Thick	1200 SQFT		\$0.70	\$840.00
				<u>\$840.00</u>
08 - DOORS AND WINDOWS				
Double Hollow Core Steel Door with Frame, Panic Bar & Closer - 6'-0" x 8'-0"	1 EACH		\$3,848.33	\$3,848.33
Double Solid Core Wood Door, Frame, Lockset & Closer - Oak - 6'-0" x 8'-0"	1 EACH		\$1,641.99	\$1,641.99
Solid Core Wood Door - Add for Sidelight - Interior Glass	4 EACH		\$317.35	\$1,269.40
Single Solid Core Wood Door, Frame & Lockset - Oak - 3'-0" x 6'-8" or 7'-0"	2 EACH		\$675.34	\$1,350.68
Single Solid Core Wood Door, Frame, Lockset & Closer - Birch - 3'-0" x 6'-8" or 7'-0"	2 EACH		\$945.90	\$1,891.80
Aluminum Window - Slider - Std. Glass - Commercial Grade - 36" x 36"	1 EACH		\$340.32	\$340.32
				<u>\$10,342.52</u>
09 - FINISHES				
Metal Stud Wall - 25 ga. Non-Load Bear. - 3-5/8" W - 24" OC	3498 SQFT		\$1.25	\$4,372.50
Beam / Soffit Framing - 1/2" Gyp. Bd. - Level 4 Finish on Metal Framing - Medium	6 LNFT		\$20.82	\$124.92
Beam / Soffit Framing - 5/8" Fire Res. Gyp. Bd. - Lvl 4 Fin. on Mtl Framing - Medium	80 LNFT		\$21.31	\$1,704.80
Column Framing - 5/8" Fire Res. Gyp. Bd. - Lvl 4 Fin. on 3-5/8" Mtl Studs - 24" Sq.	40 VLF		\$35.77	\$1,430.80
5/8" Fire Resistant Gypsum Board on Walls with Level 4 Finishing	704 SQFT		\$2.03	\$1,429.12
5/8" Fire Resistant Gypsum Board on Walls with Level 2 Finishing	704 SQFT		\$1.67	\$1,175.68
5/8" Standard Gypsum Board on Walls with Level 4 Finishing	2794 SQFT		\$1.94	\$5,420.36
15/16" T Bar Suspended Ceiling - Tegular Tile - 2' x 2' Fire Rated Grid	1200 SQFT		\$3.84	\$4,608.00
Acoustical Glass Fiber Batt - Unfaced - 3-1/2" Thick	3498 SQFT		\$0.68	\$2,378.64
Vinyl or Rubber Base - .125" Thick - 4" High	318 LNFT		\$2.43	\$772.74
Carpet - Commercial Grade - Heavy Duty	1000 SQFT		\$4.77	\$4,770.00
Carpet Pad - Rebond (Bonded Urethane Foam) - Heavy Duty (8 LB)	1000 SQFT		\$1.10	\$1,100.00
Carpet - Commercial Grade - Medium Duty	200 SQFT		\$3.61	\$722.00
Carpet Pad - Rebond (Bonded Urethane Foam) - Medium Duty (6 LB)	200 SQFT		\$0.86	\$172.00
Painting - Primer + 2 Finish Coats - Brush / Roller - Smooth Surface	3298 SQFT		\$1.12	\$3,693.76
Vinyl Wall Covering - 20 oz. Medium Weight - Decorative Pattern	200 SQFT		\$2.83	\$566.00
				<u>\$34,441.32</u>
15 - MECHANICAL				
12" x 12" Diffuser in 24" x 24" Lay In Panel with Flex Duct & Tap	7 EACH		\$351.42	\$2,459.94
Aluminum Return Air Grille - 18" x 18"	6 EACH		\$93.64	\$561.84
				<u>\$3,021.78</u>
16 - ELECTRICAL				
Rough In Box, Plaster Ring & 20' of 3/4" EMT - St*Comp Ftgs & Branch Wire	7 EACH		\$216.88	\$1,518.16
Rough In Box, Plaster Ring & 15' of 3/4" EMT - St*Comp Ftgs & Branch Wire	49 EACH		\$173.01	\$8,477.49
Occupancy Sensor - Ceiling Mtd - Infrared - Self Contained	1 EACH		\$114.12	\$114.12
Duplex Receptacle with Plastic Plate - Spec Grade - 20A	25 EACH		\$31.22	\$780.50
Occupancy Sensor - Wall Mtd - Infrared - with Switch	4 EACH		\$57.48	\$229.92
2 Gang Iso-Gr. Duplex Receptacle with Plastic Plate - Spec Grade - 20A	4 EACH		\$90.44	\$361.76
Iso.Gr. Dbl. Duplex Receptacle - Fire Rated Poke Thru with Core Drill	1 EACH		\$341.79	\$341.79
Power Connection to Furniture / Partition - Power Pole	2 EACH		\$323.73	\$647.46
2' x 4' - 2 Lamp 3" Parabolic Fluorescent Lay In	3 EACH		\$151.45	\$454.35
2' x 4' - 3 Lamp 3" Parabolic Fluorescent Lay In	12 EACH		\$163.60	\$1,963.20
2' x 4' - 3 Lamp Commercial Direct / Indirect Fluorescent Lay In	4 EACH		\$260.50	\$1,042.00
Communication Rough-In Box - 25' of 3/4" EMT St-SS Ftgs & Pull String	7 EACH		\$186.14	\$1,302.98
Communication Connection Rough-In to Furniture - Poke Thru Floor Box	1 EACH		\$316.57	\$316.57
Communication Connection Rough-In to Furniture - Tele Pole	2 EACH		\$248.10	\$496.20
				<u>\$18,046.50</u>
**** REPORT TOTAL ****				\$90,013.56

Project Labor Crew Report

Labor Group	Classification	Avg in Crew	Productivity	Base Rate	Burden 1	Burden 2	Total Rate	Rate X Qty
Crew Code: CARP								
Carpenter	Foreman	1.0	60.00%	\$29.32	\$11.24	\$15.47	\$56.03	\$56.03
Carpenter	Journeyman	3.0	100.00%	\$28.31	\$11.24	\$15.09	\$54.64	\$163.92
Carpenter	Apprentice	1.0	100.00%	\$18.02	\$11.24	\$11.16	\$40.43	\$40.43
Crew Totals		5.0	92.00%	Productive				\$260.38
				Composite Rate Per Productive Hour				\$56.60

Crew Code:		CARP							
Carpenter	Foreman	1.0	60.00%	\$29.32	\$11.24	\$15.47	\$56.03	\$56.03	
Carpenter	Journeyman	3.0	100.00%	\$28.31	\$11.24	\$15.09	\$54.64	\$163.92	
Carpenter	Apprentice	1.0	100.00%	\$18.02	\$11.24	\$11.16	\$40.43	\$40.43	
Crew Totals		5.0	92.00%	Productive				\$260.38	
				Composite Rate Per Productive Hour				\$56.60	

Crew Code: ELECT1									
Electricians	Foreman	1.0	60.00%	\$29.69	\$15.64	\$12.31	\$57.64	\$57.64	
Electricians	Journeyman	3.0	100.00%	\$27.71	\$15.64	\$11.77	\$55.12	\$165.36	
Electricians	Apprentice	1.0	100.00%	\$19.08	\$15.64	\$9.43	\$44.15	\$44.15	
Crew Totals		5.0	92.00%	Productive				\$267.15	
					Composite Rate Per Productive Hour \$58.08				

Crew Code: LABORER									
Labor	Journeyman	2.0	100.00%	\$25.20	\$10.44	\$13.95	\$49.59	\$99.18	
Labor	Foreman	1.0	70.00%	\$26.61	\$10.44	\$14.51	\$51.56	\$51.56	
Labor	Apprentice	1.0	100.00%	\$16.94	\$10.44	\$10.72	\$38.09	\$38.09	
Crew Totals		4.0	93.00%	Productive	\$188.83				
					Composite Rate Per Productive Hour				
					\$50.76				

Crew Code: PAINT								
Painters	Foreman	1.0	60.00%	\$29.77	\$10.18	\$13.65	\$53.59	\$53.59
Painters	Journeyman	3.0	100.00%	\$26.46	\$10.18	\$12.52	\$49.15	\$147.45
Painters	Apprentice	1.0	100.00%	\$17.69	\$10.18	\$9.52	\$37.38	\$37.38
Crew Totals		5.0	92.00%	Productive				\$238.42
				Composite Rate Per Productive Hour				\$51.83

Project Labor Crew Report

Labor Group	Classification	Avg in Crew	Productivity	Base Rate	Burden 1	Burden 2	Total Rate	Rate X Qty
Crew Code: SHTML								
Sheet Metal Workers	Apprentice	1.0	100.00%	\$18.40	\$14.18	\$10.80	\$43.38	\$43.38
Sheet Metal Workers	Foreman	1.0	60.00%	\$31.94	\$14.18	\$15.28	\$61.39	\$61.39
Sheet Metal Workers	Journeyman	3.0	100.00%	\$29.57	\$14.18	\$14.50	\$58.25	\$174.75
Crew Totals		5.0	92.00%	Productive				\$279.52
				Composite Rate Per Productive Hour				\$60.77
Crew Code: TILE								
Ceramic Tile Layers	Apprentice	1.0	100.00%	\$17.46	\$10.60	\$8.74	\$36.80	\$36.80
Ceramic Tile Layers	Journeyman	3.0	100.00%	\$27.46	\$10.60	\$11.86	\$49.92	\$149.76
Ceramic Tile Layers	Journeyman	1.0	60.00%	\$27.46	\$10.60	\$11.86	\$49.92	\$49.92
Crew Totals		5.0	92.00%	Productive				\$236.48
				Composite Rate Per Productive Hour				\$51.41

Kisent Corporation

Project: Interior Tenant Fit-Out

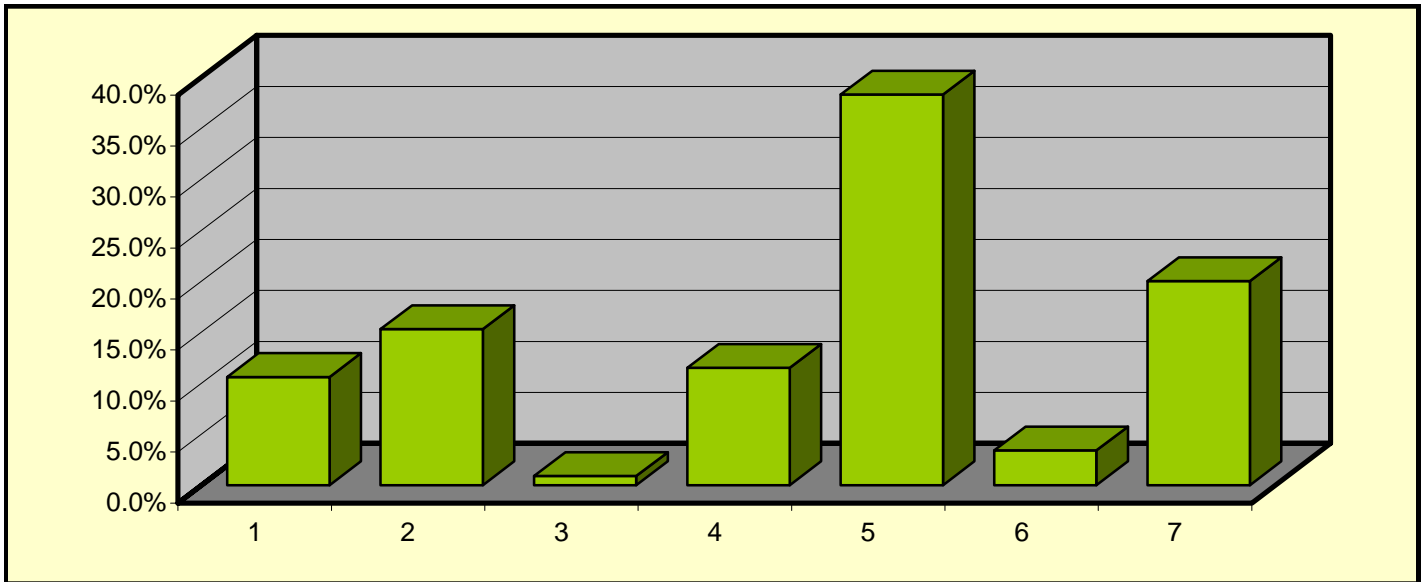
Lombard, Illinois

Date: 10/12/07

PROJECT RECAP & SUMMARY

Description	Unit Price Ext	Value Per: 1200 SQFT
02 - SITEWORK	\$9,530.56	\$7.94
06 - WOOD & PLASTICS	\$13,790.88	\$11.49
07 - THERMAL & MOISTURE PROTECTION	\$840.00	\$0.70
08 - DOORS AND WINDOWS	\$10,342.52	\$8.62
09 - FINISHES	\$34,441.32	\$28.70
15 - MECHANICAL	\$3,021.78	\$2.52
16 - ELECTRICAL	\$18,046.50	\$15.04
**** REPORT TOTAL ****	\$90,013.56	\$75.01
===== SUMMARY =====		
SUMMARY MARKUPS		
General Conditions, OH & P *** 15.00% of Total	\$13,502.03	\$11.25
Contingencies *** 10.00% of Total	\$10,351.56	\$8.63
MARKUP TOTAL	\$23,854.00	\$19.88
ESTIMATE TOTAL	\$113,867.00	\$94.89

Interior Tenant Fit-Out Percentage of Cost Report



1	02 - SITEWORK	\$9,530.56	10.6%
2	06 - WOOD & PLASTICS	\$13,790.88	15.3%
3	07 - THERMAL & MOISTURE PROTECTION	\$840.00	0.9%
4	08 - DOORS AND WINDOWS	\$10,342.52	11.5%
5	09 - FINISHES	\$34,441.32	38.3%
6	15 - MECHANICAL	\$3,021.78	3.4%
7	16 - ELECTRICAL	\$18,046.50	20.0%

**** **REPORT TOTAL** ****

\$90,013.56