



MASTERFORMAT- INCLUDES ALL DIVISIONS FROM 1 TO 48					
Sample- Partial 3rd Party Construction Cost Estimate for submittal to CHFA. July 8, 2019					
<i>Note: This sample includes all Masterformat section items</i>					
DIVISION	DIVISION TITLE	Quantity	Unit	\$/Unit	Total
03 00 00	CONCRETE				0.00
03 11 00	concrete forming				0.00
03 11 19	insulating concrete forming				0.00
03 15 00	concrete accessories				0.00
03 16 00	concrete anchors				0.00
03 21 00	reinforcing steel	26	Tons	1,700.00	44,200.00
03 22 00	welded wire fabric reinforcing				0.00
03 24 00	fibrous reinforcing				0.00
03 25 00	composite reinforcing				0.00
03 30 00	cast-in-place concrete-slab on ground	11,500	SF	5.25	60,375.00
03 31 00	structural concrete- footings/grade beam	245	CY	550.00	134,750.00
03 31 16	lightweight structural concrete				0.00
03 31 23	high-performance structural concrete				0.00
03 33 00	architectural concrete				0.00
03 35 00	concrete finishing				0.00
03 37 00	specially placed concrete				0.00
03 37 16	concrete pumps				0.00
03 38 00	post-tensioned concrete				0.00
03 39 00	concrete curing				0.00
03 40 00	precast concrete				0.00
03 47 00	site-cast concrete				0.00
03 47 13	tilt-up concrete				0.00
03 48 00	precast concrete specialties				0.00
03 50 00	cast decks and underlayment	15,000	SF	2.10	31,500.00
03 60 00	grouting				0.00
03 70 00	mass concrete				0.00
03 80 00	concrete cutting and boring				0.00
	Concrete Subtotal				270,825.00
04 00 00	MASONRY				
04 20 00	unit masonry- brick veneer	5,500	SF	23.50	129,250.00
04 22 00	concrete unit masonry- stair cores				0.00
04 23 00	glass unit masonry				0.00
04 24 00	adobe unit masonry				0.00
04 25 00	unit masonry panels				0.00



04 26 00	single-wythe unit masonry				0.00
04 27 00	multiple-wythe unit masonry				0.00
04 43 00	stone masonry				0.00
04 50 00	refractory masonry				0.00
04 57 00	masonry fireplaces				0.00
04 57 33	modular masonry fireplaces				0.00
04 73 00	manufactured stone masonry				0.00
	Masonry Subtotal				129,250.00
05 00 00	METALS				
05 05 23	metal fastenings				0.00
05 12 00	structural steel framing	5	Tons	6,400.00	32,000.00
05 20 00	metal joists				0.00
05 21 00	steel joists framing				0.00
05 40 00	cold-formed metal framing				0.00
05 41 00	structural metal stud framing				0.00
05 42 00	cold-formed metal joist framing				0.00
05 50 00	metal fabrications- stairways/hand rail	4	flights	17,500.00	70,000.00
05 70 00	decorative metal				0.00
	Metals Subtotal				102,000.00
06 00 00	WOOD, PLASTICS AND COMPOSITES				
06 05 23	wood, plastic and composite fastenings				0.00
06 05 73	wood treatments				0.00
06 05 83	shop-applied wood coatings				0.00
06 10 00	rough carpentry				0.00
06 11 00	wood framing	26,500	SF	19.00	503,500.00
06 12 00	structural panels				0.00
06 15 00	wood decking				0.00
06 16 00	sheathing				0.00
06 16 13	insulating sheathing				0.00
06 16 23	subflooring				0.00
06 16 26	underlayment	15,000	SF	0.75	11,250.00
06 16 43	gypsum sheathing				0.00
06 16 63	cementitious sheathing				0.00
06 17 13	laminated veneer lumber				0.00
06 17 23	parallel strand lumber				0.00
06 17 25	laminated strand lumber				0.00
06 17 27	oriented strand lumber				0.00
06 17 33	wood i-joists	15,000	SF	2.75	41,250.00
06 17 36	metal-web wood joists				0.00
06 17 43	rim boards				0.00
06 17 53	shop-fabricated wood trusses	11,500	SF	4.75	54,625.00
06 18 13	glued-laminated beams				0.00



06 20 23	interior finish carpentry- base, casing, sills				0.00
06 22 13	standard pattern wood trim				0.00
06 25 00	prefinished panelling				0.00
06 26 00	board panelling				0.00
06 42 00	wood panelling				0.00
06 42 16	wood-veneer panelling				0.00
06 42 19	plastic-laminate-faced wood panelling				0.00
06 42 99	interior handrails				0.00
06 43 00	wood stairs and railings				0.00
06 44 13	wood turnings				0.00
06 44 16	wood pilasters				0.00
06 44 19	wood grilles				0.00
06 44 23	wood corbels				0.00
06 44 26	wood cupolas				0.00
06 44 29	wood finials				0.00
06 44 33	wood mantels				0.00
06 44 36	wood pediment heads				0.00
06 44 39	wood posts and columns				0.00
06 46 13	wood door and window casings				0.00
06 46 16	wood aprons				0.00
06 46 19	wood base and shoe moldings				0.00
06 46 23	wood chair rails				0.00
06 46 26	wood cornices				0.00
06 46 99	wood crown				0.00
06 50 00	structural plastics				0.00
06 51 13	plastic lumber				0.00
06 53 00	plastic decking				0.00
06 63 00	plastic railings				0.00
06 66 00	custom ornamental simulated woodwork				0.00
06 71 13	composite lumber				0.00
06 72 13	composite joist assemblies				0.00
06 73 13	composite structural decking				0.00
06 81 00	composite railings				0.00
06 83 00	composite panelling				0.00
	Woods, Plastics and Composites Subtotal				610,625.00
07 00 00	THERMAL AND MOISTURE PROTECTION				
07 11 00	damproofing				0.00
07 13 00	sheet waterproofing				0.00
07 14 00	fluid-applied waterproofing				0.00
07 19 00	water repellents				0.00
07 21 00	thermal insulation- R-21 Ext. walls/R-49 roof	35,000	SF	1.05	36,750.00
07 21 13	board insulation				0.00
07 21 16	blanket insulation- Sound attenuation	43,000	SF	0.65	27,950.00



07 21 19	foamed-in-place insulation				0.00
07 21 23	loose-fill insulation				0.00
07 21 26	blown insulation				0.00
07 21 99	visqueen				0.00
07 22 00	roof and deck insulation				0.00
07 30 05	roof felt and underlayment				0.00
07 31 00	shingles and shakes				0.00
07 31 13	asphalt shingles				0.00
07 31 16	metal shingles				0.00
07 31 19	mineral-fiber cement shingles				0.00
07 31 29	wood shingles and shakes				0.00
07 31 33	composite rubber shingles				0.00
07 31 53	plastic shakes				0.00
07 32 13	clay roof tiles				0.00
07 32 16	concrete roof tiles				0.00
07 32 19	metal roof tiles				0.00
07 32 26	plastic roof tiles				0.00
07 41 00	roof panels				0.00
07 41 13	metal roof panels				0.00
07 41 43	composite roof panels				0.00
07 42 13	metal wall panels				0.00
07 42 43	composite wall panels				0.00
07 44 00	faced panels				0.00
07 46 23	wood siding				0.00
07 46 26	hardboard siding				0.00
07 46 33	plastic siding				0.00
07 46 46	fiber-cement siding				0.00
07 52 00	modified bituminous sheet roofing				0.00
07 53 00	elastomeric membrane roofing				0.00
07 54 00	thermoplastic membrane roofing	150	Squares	1,200.00	180,000.00
07 56 00	fluid-applied roofing				0.00
07 57 00	coated foam roofing				0.00
07 58 00	roll roofing				0.00
07 61 00	sheet metal roofing				0.00
07 62 00	sheet metal flashing and trim				0.00
07 71 23	manufactured gutters and downspouts				0.00
07 72 26	ridge vents				0.00
07 72 27	eave vents				0.00
07 72 29	roof exhaust vents				0.00
07 72 36	smoke vents				0.00
07 77 00	wall specialties				0.00
07 81 00	applied fireproofing				0.00
07 81 33	mineral-fiber fireproofing				0.00
07 84 00	firestopping				0.00



07 87 00	smoke containment barriers				0.00
	Thermal and Moisture Protection Subtotal				244,700.00
08 00 00	OPENINGS				
08 11 00	metal doors and frames				0.00
08 14 13	carved wood doors				0.00
08 14 16	flush wood doors- Unit interior-pre-hung	160	Ea	65.00	10,400.00
08 14 23	clad wood doors				0.00
08 14 29	prefinished wood doors- Unit entry	32	Ea	525.00	16,800.00
08 14 33	stile and rail doors				0.00
08 14 73	sliding wood doors				0.00
08 14 76	bifolding wood doors- Unit interior	32	Ea	65.00	2,080.00
08 15 00	plastic doors				0.00
08 16 00	composite doors				0.00
08 16 13	fiberglass doors				0.00
08 16 73	sliding composite doors				0.00
08 16 76	bifolding composite doors				0.00
08 17 00	integrated door opening assemblies				0.00
08 30 00	specialty doors and frames				0.00
08 31 13	access doors and frames				0.00
08 31 16	access panels and frames				0.00
08 32 00	sliding glass doors				0.00
08 33 23	overhead coiling doors				0.00
08 34 00	special function doors				0.00
08 35 00	folding doors and grilles				0.00
08 38 00	traffic doors				0.00
08 41 00	entrances and storefronts- Aluminum entry at Vestibules	4	Ea	1,700.00	6,800.00
08 44 33	sloped glazing assemblies				0.00
08 50 00	windows	96	Ea	475.00	45,600.00
08 50 66	window screens				0.00
08 56 00	special function windows				0.00
08 60 00	roof windows and skylights				0.00
08 71 00	door hardware	192	Ea	135.00	25,920.00
08 74 00	access control hardware	2	Ea	3,500.00	7,000.00
08 79 00	hardware accessories				0.00
08 79 13	key storage equipment				0.00
08 81 13	decorative glass glazing				0.00
08 83 00	mirrors				0.00
	Openings Subtotal				114,600.00
22 00 00	PLUMBING				
22 07 00	plumbing insulation				
22 09 00	instrumentation and control for plumbing				



22 10 00	plumbing piping- rough-in & connections	130	Ea	1,500.00	195,000.00
	Dishwasher Connections	32	Ea	200.00	6,400.00
22 30 00	plumbing equipment				
	Water heaters	33	Ea	2,600.00	85,800.00
22 40 00	plumbing fixtures				
	Kitchen sink/faucet/disposal	32	Ea	1,100.00	35,200.00
	Tub with shower head and faucet	32	Ea	1,100.00	35,200.00
	Bathroom Lavatory and faucet	33	Ea	750.00	24,750.00
	Water closets- elongated	33	Ea	900.00	29,700.00
22 47 00	drinking fountains and water coolers	1	Ea	2,400.00	2,400.00
22 50 00	pool and fountain plumbing systems				
	Plumbing Subtotal				414,450.00
23 00 00	HVAC				
23 07 00	hvac insulation				
23 10 00	facility fuel systems				
23 20 00	hvac piping and pumps				
23 21 13	hydronic piping				
23 30 00	hvac air distribution				
23 34 23	Bath Exhaust Fans & ductwork	33	Ea	375.00	12,375.00
23 38 13	commercial kitchen hoods				
23 40 00	hvac air cleaning devices				
23 50 00	central heating equipment				
23 60 00	central cooling equipment				
23 70 00	central hvac equipment- Common area	1	Ea	15,000.00	15,000.00
23 80 00	decentralized hvac equipment				
23 81 13	Packaged Terminal Air Conditioners- grilles/diffusers	33	Ea	4,200.00	138,600.00
	HVAC Subtotal				165,975.00
26 00 00	ELECTRICAL				
26 05 19	low voltage electrical power conductors/cables	26,500	s.f.	3.00	79,500.00
26 09 13	electrical power monitoring				
26 09 16	electrical controls & relays				
26 09 17	programmable controllers				
26 09 23	lighting control devices				
26 09 33	central dimming controls				
26 09 43	network lighting controls				
26 09 61	theatrical lighting controls				
26 10 00	med voltage electrical distribution & service				
26 20 00	low voltage electrical transmission				
26 23 00	low voltage switch gear/ feeders	33	Ea	2,600.00	85,800.00
26 24 16	panelboards	33	Ea	1,800.00	59,400.00



26 27 13	electricity metering	33	Ea	475.00	15,675.00
26 27 26	wiring devices				
	Switches	165	Ea	100.00	16,500.00
	Duplex receptacles	330	Ea	100.00	33,000.00
	Duplex receptacles- GFCI	165	Ea	140.00	23,100.00
	Duplex receptacle- GFCI- Waterproof	38	Ea	150.00	5,700.00
	Equipment connection- exhaust fans/dishwashers	66	Ea	225.00	14,850.00
26 30 00	facility electrical power generation and storing equip				
26 40 00	electrical and cathodic protection				
26 51 00	interior lighting				
	Dwelling Unit- Bedrooms	32	Ea	275.00	8,800.00
	Dwelling Unit- Bathrooms	64	Ea	140.00	8,960.00
	Dwelling Unit- Living Areas	96	Ea	130.00	12,480.00
	Common Areas	26	Ea	300.00	7,800.00
26 52 00	emergency lighting	12	Ea	200.00	2,400.00
26 53 00	exit signs	6	Ea	250.00	1,500.00
26 54 00	classified location lighting				
26 55 00	special purpose lighting				
26 56 00	exterior lighting				
	Wall packs	6	Ea	450.00	2,700.00
	Pole lights- parking lot	4	Ea	3,500.00	14,000.00
	Electrical Subtotal				392,165.00