


M. TICS - Tenant Improvement Cost Summary Table

	TENANT IMPROVEMENTS COST SUMMARY (TICS)			
	for		NUSF=	-
	Agency:		TIA PER NUSF=	\$ -
January 0, 1900	Location:		TOTAL TIA	\$ -
RU Factor			RSF=	-
Masterformat CSI	System Elements		TI*	SHELL**
Div 1	General Requirements		\$ -	\$ -
Div 2	Site work & Demolition		\$ -	\$ -
Div 3	Concrete		\$ -	\$ -
Div 4	Foundations / Masonry		\$ -	\$ -
Div 5	Metals		\$ -	\$ -
Div 6	Woods & Plastics		\$ -	\$ -
Div 7	Thermal & Moisture		\$ -	\$ -
Div 8	Doors & Windows		\$ -	\$ -
Div 9	Finishes		\$ -	\$ -
Div 10	Specialties		\$ -	\$ -
Div 11	Equipment		\$ -	\$ -
Div 12	Furnishings		\$ -	\$ -
Div 13	Special Construction		\$ -	\$ -
Div 15	General Construction		\$ -	\$ -
Div 21	Fire Suppression		\$ -	\$ -
Div 22	Plumbing		\$ -	\$ -
Div 23	HVAC		\$ -	\$ -
Div 26.1	Electrical		\$ -	\$ -
Div 26.2	Lighting		\$ -	\$ -
Div 27	Communications, Security & Other Elec. Systems		\$ -	\$ -
Div 28.1	Electrical safety & Security		\$ -	\$ -
Div 28.2	Security		\$ -	\$ -
Div 32	Exterior		\$ -	\$ -
Subtotal	Trade Costs		\$ -	\$ -
Subtotal	General Contractor Fee	Percent	\$ -	\$ -
Subtotal	Construction Costs		\$ -	\$ -
Subtotal	Architectural & Engineering Fees (NIC DID costs)		\$ -	\$ -
	Other Lessor Soft Costs***		\$ -	\$ -
	Taxes	0.00%	\$ -	\$ -
	Lessor's Costs:		\$ -	\$ -
Total	Lessor's Overhead and Profit	Percent	\$ -	\$ -
	Price to Government:		\$ -	\$ -
		Cost per NUSF		
			Cost per RSF	
Notes: * Include all subcontractors' costs. ** Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the DEFINITIONS table in the work book for the breakdown. *** Other Lessor Soft Costs: typically project management, mortgage banking fee, counsel, travel, appraisal, permits, etc. Provide separate breakdown separately or within the INPUT PROJECT INFO worksheet.				

M. TICS - Tenant Improvement Cost Summary Table

INFORMATION NEEDED TO COMPLETE TICS TABLE		
LEASE GS-XXX-XXX or Project		
Agency		
Location: City, State		
NUSF =		
TIA PER NUSF =		
RSF=		
DATE:		
General Contractor Fee	percent	8.00%
Taxes (if not included on contractor's bids), materials only		
Lessor's Overhead and Profit	percent	6.00%
Other Lessor Soft Costs, i.e. project management, mortgage banking fee, counsel, travel, appraisal, permits, etc. List separately.		
	TI	Shell
project management		
mortgage banking fee		
counsel		
travel		
appraisal		
permits		
TOTAL	\$ -	\$ -

General contractor fee and Lessor's overhead and profit fields are structured to allow you to choose percentage or a lump sum.

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INSTRUCTIONS

Read and understand SHELL-TI DEFINITIONS tab.

Input project specific information as appropriate in the INPUT PROJECT INFO worksheet, in order to auto-populate the TICS worksheet. This includes Net Usable square footage (NUSF), soft costs, overhead and profit, fees, and taxes.

Fill in each line for all Shell and TI items in the corresponding division tabs included in the Tenant Improvement Cost Summary (TICS). Include all subcontractors' soft costs. Example shown below.

Material	
Description	Accurately describe each item being priced.
Quantity	List the quantity e.g., 1,2, 3, etc.
Unit	(Example) LS,EA,GAL,LF, SF, etc.
Cost	Amount
Total	Total cost of all material.
Labor	
Hours	Time projected to perform the task.
Labor Rate	Cost per hour of labor.
Total	Cost of labor.
TOTAL Combines overall materials and labor.	

Shell

- Fill out light green fields titled (SHELL), inputting only cost associated with shell as defined in the SHELL-TI DEFINITION'S tab.
- Fill each division tab 1-32 as needed for the construction to be preformed under the (SHELL) cost as indicated above.

Tenant Improvements (TI)

TIs include the finishes and fixtures that take space from the shell condition to a finished, usable condition.

- Fill out fields titled (TI), inputting only cost associated with (TI) as defined in the SHELL-TI DEFINITION'S tab.
- Fill each division tab 1-32 as needed for the construction to be performed under the (TI) cost as indicated above.

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
						January 0, 1900	
DIVISION 9 - FINISHES (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
XYZ Paint	1	GAL.	\$25.00	\$25.00	2.5	\$36.25	\$90.63
				\$0.00			\$0.00
				\$0.00			\$0.00
			Total	\$25.00		Total	\$90.63
						TOTAL	\$115.63
DIVISION 9 - FINISHES (SHELL)							
ABC Paint	10	GAL.	\$27.00	\$270.00	6.0	\$36.25	\$217.50
				\$0.00			\$0.00
				\$0.00			\$0.00
			Total	\$270.00		Total	\$217.50
						TOTAL	\$487.50

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Per GSA Pricing Desk Guide, 4th Edition.

Table 2-2. Shell Definition

Base Building	Tenant Areas
Base structure and building enclosure components (windows with exterior finishes) are complete.	Broom-clean concrete floor slab, with level floor not varying more than ¼ inch over 10-foot horizontal run, in accordance with American Concrete Institute Standards.
Base building electrical and mechanical systems (e.g., central fire alarm, chiller plant, cooling tower) are complete and functional.	Gypsum wallboard, spackled and prime painted, on exterior perimeter walls and interior core walls, is installed.
All common areas, such as lobbies, elevators, fire egress corridors and stairwells, garages, and service areas are complete. (Circulation corridors are provided as part of the base building only on multi-tenanted floors where the corridor is common to more than one tenant. On single tenant floors, only the fire egress corridor necessary to meet code is provided as part of the shell.)	2 by 2 feet suspended acoustical ceiling with 2 by 2 feet parabolic fluorescent (or other building standard, such as 2 by 4 feet fixtures) installed in the ceiling grid for an open office plan at the rate of one fixture per 80 USF, is installed.
Building common restrooms are complete and operational.	Common corridor stud walls, without gypsum board on demised tenant premises side and without suite entry door, are installed.
<p>Building cores on each floor with assignable space contain the following: tappable domestic water riser, service sanitary drain, sanitary vent, ready for extension to tenant-demised areas.</p> <p>Electrical power distribution panels and circuit breakers available in an electrical closet, with capacity at 277/480 volt and 120/208 volt, 3-phase, 4-wire providing 7 watts per USF.</p> <p>Designated connection point to the central fire alarm system for extension to tenant-demised areas.</p> <p>Distribution backboard within a wire closet for connection to tenant's telephone lines. Vertical conduit (empty sleeve) through building core, available for tenant wiring and cabling.</p>	<p>Central heating, ventilation, and air conditioning (HVAC) systems are installed and operational, including, as appropriate, main and branch lines, variable air volume boxes, dampers, flex ducts and diffusers, for open office layout. Conditioned air through medium pressure ductwork at a rate of .75 cfm per square foot of usable area is provided.</p> <p>Sprinkler mains and distribution piping in a protection layout (open plan) with heads turned down, concealed with an escutcheon or trim plate, are installed.</p>

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CONSTRUCTION COST ESTIMATE		
DIVISION 1 GENERAL REQUIREMENTS		\$ -
DIVISION 2 SITE WORK AND DEMOLITION		\$ -
DIVISION 3 CONCRETE		\$ -
DIVISION 4 MASONRY		\$ -
DIVISION 5 METALS		\$ -
DIVISION 6 WOOD AND PLASTICS		\$ -
DIVISION 7 THERMAL & MOISTURE		\$ -
DIVISION 8 DOORS AND WINDOWS		\$ -
DIVISION 9 FINISHES		\$ -
DIVISION 10 SPECIALTIES		\$ -
DIVISION 11 EQUIPMENT		\$ -
DIVISION 12 FURNISHINGS & EQUIPMENT		\$ -
DIVISION 13 SPECIAL CONSTRUCTION		\$ -
DIVISION 15 GEN CONSTRUCTION		\$ -
DIVISION 21 FIRE SUPPRESSION SYSTEMS		\$ -
DIVISION 22 PLUMBING		\$ -
DIVISION 23 HEATING VENTILATION AND AIR CONDITIONING		\$ -
DIVISION 26.1 ELECTRICAL		\$ -
DIVISION 26.2 LIGHTING		\$ -
DIVISION 27 COMMUNICATIONS		\$ -
DIVISION 28.1 ELECTRONIC, SAFETY		\$ -
DIVISION 28.2 SECURITY		\$ -
DIVISION 32 EXTERIOR		\$ -
	TOTAL	\$ -

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CONSTRUCTION COST ESTIMATE						DATE PREPARED	
A&E DESIGN (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
A&E DESIGN (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

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CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 1 - GENERAL REQUIREMENTS (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 1 - GENERAL REQUIREMENTS (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

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CONSTRUCTION COST ESTIMATE							DATE PREPARED
DIVISION 2 - SITE WORK AND DEMOLITION (TI)							
DESCRIPTION	QUAN.	UNIT	MATERIAL		LABOR		
			COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 2 - SITE WORK AND DEMOLITION (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
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				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

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CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 3 - CONCRETE (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 3 - CONCRETE (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

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CONSTRUCTION COST ESTIMATE							DATE PREPARED
DIVISION 4 - MASONRY (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 4 - MASONRY (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

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CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 5 - METALS (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 5 - METALS (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

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CONSTRUCTION COST ESTIMATE							DATE PREPARED	
DIVISION 6 - WOOD AND PLASTICS (TI)								
			MATERIAL		LABOR			
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
			TOTAL	\$0.00		TOTAL	\$0.00	
DIVISION 6 - WOOD AND PLASTICS (SHELL)							TOTAL	\$0.00
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
				\$0.00			\$0.00	
			TOTAL	\$0.00		TOTAL	\$0.00	
							TOTAL	\$0.00

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CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 7 - THERMAL & MOISTURE (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 7 - THERMAL & MOISTURE (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

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CONSTRUCTION COST ESTIMATE							DATE PREPARED
DIVISION 8 - DOORS & WINDOWS (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 8 - DOORS & WINDOWS (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

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CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 9 - FINISHES (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 9 - FINISHES (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 10 - SPECIALTIES (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 10 - SPECIALTIES (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 11 - EQUIPMENT (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 11 - EQUIPMENT (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 12 - FURNISHINGS & EQUIPMENT (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 12 - FURNISHINGS & EQUIPMENT (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 13 - SPECIAL CONSTRUCTION (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 13 - SPECIAL CONSTRUCTION (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 15 - GENERAL CONSTRUCTION (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 15 - GENERAL CONSTRUCTION (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 21 - FIRE SUPPRESSION SYSTEMS (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 21 - FIRE SUPPRESSION SYSTEMS (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 22 - PLUMBING (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 22 - PLUMBING (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 23 - HVAC (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 23 - HVAC (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 26.1 - ELECTRICAL (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 26.2 - ELECTRICAL (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 26.2 - LIGHTING (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 26.2 - LIGHTING (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE							DATE PREPARED
DIVISION 27 - COMMUNICATIONS (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 27 - COMMUNICATIONS (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 28.1- ELECTRICAL SAFETY (TI),							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 28.1 - ELECTRICAL, SAFETY (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 28.2 - SECURITY (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 28.2 - SECURITY (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00

M. TICS - Tenant Improvement Cost Summary Table

CONSTRUCTION COST ESTIMATE						DATE PREPARED	
DIVISION 32 - EXTERIOR (TI)							
			MATERIAL		LABOR		
DESCRIPTION	QUAN.	UNIT	COST	TOTAL	HOURS	Labor Rate	TOTAL
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
DIVISION 32 - EXTERIOR (SHELL)						TOTAL	\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
				\$0.00			\$0.00
			TOTAL	\$0.00		TOTAL	\$0.00
						TOTAL	\$0.00