

M. TICS - Tenant Improvement Cost Summary Table

GSA		TENANT IMPROVEMENTS COST SUMMARY (TICS)		
		for	NUSF=	-
January 0, 1900		Agency:	TIA PER NUSF=	\$ -
		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%	\$ -	\$ -
Subtotal	Lessor's Costs:		\$ -	\$ -
Total	Lessor's Overhead and Profit	Percent	\$ -	\$ -
	<b>Price to Government:</b>		\$ -	\$ -
		Cost per NUSF		
		Cost per RSF		
<b>Notes:</b> * 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.				

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

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

#### Shell

1. Fill out light green fields titled (SHELL), inputting only cost associated with shell as defined in the SHELL-TI DEFINITION'S tab.
2. 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.

1. Fill out fields titled (TI), inputting only cost associated with (TI) as defined in the SHELL-TI DEFINITION'S tab.
2. 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)								
DESCRIPTION	QUAN.	UNIT	COST	MATERIAL		HOURS	LABOR	
					TOTAL		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
<b>Total</b>				<b>\$25.00</b>		<b>Total</b>		<b>\$90.63</b>
							<b>TOTAL</b>	<b>\$115.63</b>
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
<b>Total</b>				<b>\$270.00</b>		<b>Total</b>		<b>\$217.50</b>
							<b>TOTAL</b>	<b>\$487.50</b>

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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							DATE PREPARED
DIVISION 23 - HVAC (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
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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
				\$0.00			\$0.00
				\$0.00			\$0.00
			<b>TOTAL</b>	<b>\$0.00</b>		<b>TOTAL</b>	<b>\$0.00</b>
DIVISION 23 - HVAC (SHELL)							TOTAL
				\$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
			<b>TOTAL</b>	<b>\$0.00</b>		<b>TOTAL</b>	<b>\$0.00</b>
						<b>TOTAL</b>	<b>\$0.00</b>

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









