

Trade Item Description

LINE	AIA /CSI #	TRADE ITEM	DESCRIPTION
1	020000	Architectural Environmental Mitigation	*Asbestos abatement *Lead-based paint *Sound mitigation *Radon barriers *Water treatment
2	030000	Building Concrete	*All concrete, including trenching for footings and cement work within structures *Reinforcing steel and mesh *Gravel or other fill and vapor barrier under slabs *Perimeter insulation, area wells and foundation vents *Concrete piers and form work *Basement foundation wall waterproofing and drain tile at footings *Gyp-crete, lightweight concrete
3	040000	Masonry	*All brick and block work *Lintels, metal, and/or precast *Ties and reinforcing *Cleaning
4	050000	Metals	*All structural steel except lintels *Metal railings and handrails (structures only)
5	061000	Rough Carpentry	*Labor and material for all building framing *Wall, floor and roof sheathing *All stairs *Exterior wood trim, soffit, eaves and rake *Base and rowlock flashing and sill sealer *Labor only for setting windows *Labor only for setting exterior doors *Nails and other rough hardware
6	062000	Finish Carpentry	*Labor and material for installing interior wood trim, millwork and base *Labor only for setting interior doors and finish hardware *Labor and material for wood closet shelving *Labor and material for formica sills and aprons at windows *Labor only for installing medicine cabinets and specialty items *All miscellaneous finish work
7	072000	Insulation	*Ceiling, wall, floor, sound and vapor barrier
8	073000	Roofing	*Asphalt shingles and felt, *Built-up roofing *Membrane and single-ply roofing *Flashings, ridge vents and accessories *Labor and material for gutters and downspouts
9	074000	Siding	*Vinyl, aluminum, wood, etc. *Fascia, soffit and accessories *Panel siding and accessories *Decorative siding trim *EIFS exterior finish and trim
10	079000	Caulking and Exterior Sealants	*All exterior caulking and sealants
11	081000	Doors / Hardware	*Material only for interior and exterior doors and hardware *Material only for glass sidelights and borrowed lights *Material only for sliding glass doors *Material and labor for garage doors *Metal or wood bi-fold closet doors
12	085000	Windows	*Material only for windows and screens *Material only for storm sash *Material only for window walls, including glazing
13	088000	Glazing	*Store-front style doors, windows and hardware *Handicap assisted entryways
14	092000	Gypsum Board	*Labor and material for metal stud framing *Labor and material for all gypsum board walls and ceilings, including taping and sanding *Labor and material for soundboard at common walls *Resilient clips, channels and accessories *Special interior wall types
15	093000	Tiling	*Quarry tile and other non-resilient flooring *Labor and material for all ceramic tile work and base
16	095000	Acoustical Ceilings	*Acoustical ceiling tiles and grid work
17	096500	Resilient Flooring	*Labor and material for all types, including metal edging and accessories *Labor and material for all types of vinyl base
18	096800	Carpeting	*Labor and material for carpeting base and accessories

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19	099000	Painting	*Labor and material for exterior walls and trim *Labor and material for interior walls, ceilings, trim, doors and any surfaces to be painted *Interior caulking
20	100000	Specialties	*Material only for medicine cabinets, apartment numbers, mailboxes and other miscellaneous items not normally included by trades as other line items *Shower doors, rods, mirrors and bathroom accessories *Metal closet shelving
21	110000	Special Equipment	*Trash compactor systems and any other equipment not included as other line items
22	113000	Appliances	*Labor and material for ranges, refrigerators, range hoods, fans, washers, dryers, dishwashers and microwave ovens
23	122000	Window Treatments	*Labor and material for blinds, draperies and rods
24	123000	Casework	*Labor and material for kitchen cabinets, formica tops including hardware and bath vanities
25	130000	Special Construction	*Specify any special construction, including demolition
26	142000	Elevators	*Complete system with all items normally supplied and installed by elevator companies
27	210000	Fire Protection	*Labor and material for complete system *Fire pumps or other special requirements *Associated permits and testing
28	220000	Plumbing / Domestic Hot Water	*Labor and material for complete plumbing system installation within structure, including gas piping, disposers, laundry tubs and pipe insulation *Domestic water heating systems *Associated permits and testing *Water softeners
29	230000	HVAC	*Labor and material for complete heating system installation *Labor and material for individual room air conditioning units *Labor and material for central air conditioning systems, including pads for compressors *Building ventilation and air handling systems *Associated permits and testing
30	260000	Electrical	*Labor and material for complete electrical service, including wiring, fixtures, bath fan, furnace, air conditioning and disposer hook-ups *Electrical heater *Associated permits and testing
31	262000	Low Voltage Electrical	*Fire alarm and emergency call systems *Television and cable systems *Intercom and door release system *Telephone and other low-voltage specialty systems *Intrusion alarm systems *Associated permits and testing
32	280000	Electronic Safety and Security	*Video Surveillance *Access Controls

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33	020000	Site Environmental Mitigation	*Underground storage tank (UST) removal and closure *Soil remediation *Phase 1 and 11 Environmental Site Assessment (ESA) costs *Wetlands mitigation (Underground Debris) *Cost breakdown for debris removal *Description of anticipated work
34	310000	Earth Work	*Site preparation, e.g. clearing and grubbing, top soil stripping and piling *Trees boxed and planked, tree wells *Rough site grading with normal amount of cut and fill and finish grading *Sidewalk and street cutting *Basement excavation and backfill *All general excavation
35	321000	Roads / Walks	*Asphalt or concrete paving for streets and parking areas *Curbs and gutters *Walkways, steps, handrails and railings *Surfacing for playgrounds and other special areas *All exterior patios
36	323000	Site Improvements	*Equipment for playgrounds and other special areas *Fences, walls, retaining walls and railings *Street and development signs *Trash removal areas *Swimming and wading pools *Water fountains and other objects of art
37	328000	Site Irrigation	*Complete irrigation and well systems *Associated permits and testing
38	329000	Landscaping	*Trees, shrubs, seeding, sodding and plantings
39	330000	Site Utilities	*Gas, water, sanitary and storm sewers *Exterior electrical service and transformers *Site lighting *Exterior service for telephone, television systems, etc. *Associated permits and testing

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40		Community Building	*Lump-sum labor and material for community building
41		Accessory Buildings	*Lump-sum labor and material for detached utility buildings, garages and carports
42		Off-Site Improvements	Access roads, sidewalks and curbs, sewers, and utility lines that (unlike the onsite improvements) are off the land being developed, or the lots being sold, but which add value to the entire development.
43		Site Security	*Temporary security fencing *Temporary intrusion alarm system *Security guard service
44		General Requirements @ 6%	*Costs to be expressed as a percentage of Total Work for the items incurred during construction of the development directly pertaining to a specific development, not including general overhead expense of operating the contractor's home office. Items considered to be inclusive, but not necessarily limited to, are as follows: 1. Supervision 2. Field engineering to provide grades and lines for locating buildings, walkways and streets on the site. 3. Field office, telephones, office supplies and equipment and clerical help 4. Temporary sheds and toilets 5. Temporary heat, water, lights and power for construction 6. Cleaning and rubbish removal 7. Medical and first aid facilities 8. Temporary protection and fences
45		Builder's Overhead @ 2%	*Cost to be expressed as a percentage of Total Work which is the portion of general overhead expenses necessary to conduct business directly concerning the specific development under consideration. This percentage is applied to the total cost, including general requirements.
46		Builder's Profit @ 6%	*Cost to be expressed as a percentage of Total Work typically expected by a general contractor for a specific development under competitive conditions
47		Bond Premium	*Rates to be determined through information obtained from local bonding companies. The amount of the premium is computed by applying the rates to the sum of the total costs for improvements to land, structures, builder's general overhead and builder's profit.
48		Tap Fees	
49		Cost Certification Expense	