Commercial Tenant Improvement Estimate: Retail Interior TI

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This tenant improvement estimate template covers a 3,500 SF retail interior buildout with demising and sales floor walls, ceilings, flooring, lighting, and two restrooms. Adjust quantities and unit costs for your space.

General Conditions	Qty	Unit	Unit Cost	Total
Building permit and plan review	1	lot	$3,200.00	$3,200.00
Project management and supervision	1	lot	$7,500.00	$7,500.00
Temporary protection and dust barriers	1	lot	$1,800.00	$1,800.00
Debris bin	2	each	$650.00	$1,300.00
Final construction clean	3,500	SF	$0.60	$2,100.00
General Conditions Subtotal				**$15,900.00**

Demolition	Qty	Unit	Unit Cost	Total
Drywall demolition	2,400	SF	$1.60	$3,840.00
Acoustic ceiling tile and grid demolition	3,500	SF	$0.90	$3,150.00
Floor covering demolition (tile, vinyl, carpet)	3,500	SF	$1.75	$6,125.00
Light fixture removal	24	each	$25.00	$600.00
Bathroom accessory and fixture removal	8	each	$85.00	$680.00
Demolition Subtotal				**$14,395.00**

Framing and Insulation	Qty	Unit	Unit Cost	Total
Metal stud framing (3-5/8 in, 20 ga)	1,500	SF	$4.50	$6,750.00
Wall insulation (R-21 batts)	1,500	SF	$1.60	$2,400.00
Demising wall blocking and fire caulk	1	lot	$1,800.00	$1,800.00
Framing and Insulation Subtotal				**$10,950.00**

Doors and Hardware	Qty	Unit	Unit Cost	Total
Interior solid core door with frame and hardware	6	each	$1,250.00	$7,500.00
Interior glass door (storage and fitting rooms)	2	each	$1,650.00	$3,300.00

Storefront entry door hardware and closer upgrade	1	lot	$2,400.00	$2,400.00
Doors and Hardware Subtotal				**$13,200.00**

Drywall and Ceilings	Qty	Unit	Unit Cost	Total
Drywall 5/8 in Type X, hung and taped (Level 4)	3,000	SF	$4.75	$14,250.00
2x2 acoustical ceiling grid and tile	3,500	SF	$5.25	$18,375.00
Ceiling-height drywall soffits and bulkheads	120	lin ft	$38.00	$4,560.00
Drywall and Ceilings Subtotal				**$37,185.00**

Flooring and Finishes	Qty	Unit	Unit Cost	Total
Luxury vinyl plank or sealed concrete (sales floor)	2,800	SF	$6.50	$18,200.00
Porcelain tile (restrooms, entry)	400	SF	$14.00	$5,600.00
Rubber wall base	600	lin ft	$3.25	$1,950.00
Interior paint (2 coats)	6,000	SF	$1.10	$6,600.00
Accent wall finish or wall covering	400	SF	$6.00	$2,400.00
Flooring and Finishes Subtotal				**$34,750.00**

Plumbing	Qty	Unit	Unit Cost	Total
Restroom fixtures (toilet and lavatory)	2	each	$2,400.00	$4,800.00
Plumbing rough-in and tie-ins	1	lot	$7,500.00	$7,500.00
Water heater (point-of-use)	1	each	$1,200.00	$1,200.00
Mop sink	1	each	$1,400.00	$1,400.00
Plumbing Subtotal				**$14,900.00**

HVAC	Qty	Unit	Unit Cost	Total
Ductwork modifications	220	lin ft	$18.00	$3,960.00
Supply diffusers and return grilles	18	each	$175.00	$3,150.00
Thermostat and controls	2	each	$450.00	$900.00
Restroom exhaust fan	2	each	$500.00	$1,000.00
Test and balance	1	lot	$2,200.00	$2,200.00
HVAC Subtotal				**$11,210.00**

Electrical and Lighting	Qty	Unit	Unit Cost	Total

Panel and branch circuit modifications	1	lot	$4,500.00	$4,500.00
Power and receptacles	3,500	SF	$4.00	$14,000.00
2x4 LED troffer (recessed)	28	each	$285.00	$7,980.00
LED track and display lighting	40	lin ft	$65.00	$2,600.00
Data and POS cabling	10	each	$135.00	$1,350.00
Exit signs and emergency lights	6	each	$275.00	$1,650.00
Electrical and Lighting Subtotal				**$32,080.00**

Fire and Life Safety, Specialties	Qty	Unit	Unit Cost	Total
Fire sprinkler head relocations	16	each	$285.00	$4,560.00
Fire alarm devices	8	each	$325.00	$2,600.00
Restroom accessories and ADA signage	1	lot	$1,800.00	$1,800.00
Fire extinguisher and cabinet	2	each	$185.00	$370.00
Fire and Life Safety, Specialties Subtotal				**$9,330.00**

Summary

General Conditions		$15,900.00
Demolition		$14,395.00
Framing and Insulation		$10,950.00
Doors and Hardware		$13,200.00
Drywall and Ceilings		$37,185.00
Flooring and Finishes		$34,750.00
Plumbing		$14,900.00
HVAC		$11,210.00
Electrical and Lighting		$32,080.00
Fire and Life Safety, Specialties		$9,330.00
Direct Cost Subtotal		**$193,900.00**
Overhead	10.0%	$19,390.00
Profit (on direct cost + overhead)	8.0%	$17,063.20
TOTAL ESTIMATE		**$230,353.20**

Scope of work
[Describe the work included in this estimate.]

Exclusions
[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline
Estimated [X] working days from start, weather and inspections permitting.

Payment terms

50% deposit at scheduling, 50% due at completion.

Warranty
1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance
License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____ Date: _____

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Commercial Tenant Improvement Estimate: Office Suite TI

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This tenant improvement estimate template covers a roughly 3,000 SF office suite with reception, private offices, a conference room, and a break room. Adjust quantities and unit costs for your space.

General Conditions	Qty	Unit	Unit Cost	Total
Building permit and plan review	1	lot	$2,800.00	$2,800.00
Project management and supervision	1	lot	$6,500.00	$6,500.00
Floor and elevator protection	1	lot	$1,600.00	$1,600.00
Debris bin	2	each	$650.00	$1,300.00
Final construction clean	3,000	SF	$0.60	$1,800.00
General Conditions Subtotal				**$14,000.00**

Demolition	Qty	Unit	Unit Cost	Total
Selective interior demolition	3,000	SF	$2.25	$6,750.00
Ceiling grid removal (partial)	1,200	SF	$0.85	$1,020.00
Carpet removal	2,000	SF	$1.25	$2,500.00
Demolition Subtotal				**$10,270.00**

Framing and Drywall	Qty	Unit	Unit Cost	Total
Metal stud framing (3-5/8 in, 25 ga)	2,400	SF	$3.75	$9,000.00
Wall insulation (R-11 sound batts)	2,400	SF	$1.25	$3,000.00
Drywall 5/8 in, hung and taped (Level 4)	4,800	SF	$4.50	$21,600.00
Demising wall sound seal and blocking	1	lot	$1,500.00	$1,500.00
Framing and Drywall Subtotal				**$35,100.00**

Doors and Hardware	Qty	Unit	Unit Cost	Total
Solid core wood door with frame and hardware	8	each	$1,250.00	$10,000.00
Sidelite glass at offices	6	each	$1,100.00	$6,600.00
Glass entry door (suite)	1	each	$2,400.00	$2,400.00

Conference room glass door	1	each	$1,800.00	$1,800.00
Card reader and access control	1	each	$950.00	$950.00
Doors and Hardware Subtotal				**$21,750.00**

Ceilings and Finishes	Qty	Unit	Unit Cost	Total
2x2 acoustical ceiling grid and tile	3,000	SF	$5.00	$15,000.00
Carpet tile (offices and open area)	2,200	SF	$5.25	$11,550.00
Luxury vinyl plank (reception, break room)	600	SF	$6.50	$3,900.00
Rubber wall base	700	lin ft	$3.00	$2,100.00
Interior paint (2 coats)	6,800	SF	$0.95	$6,460.00
Window shades	12	each	$225.00	$2,700.00
Ceilings and Finishes Subtotal				**$41,710.00**

Millwork	Qty	Unit	Unit Cost	Total
Reception desk	1	lot	$6,500.00	$6,500.00
Break room cabinets and countertop	12	lin ft	$285.00	$3,420.00
Millwork Subtotal				**$9,920.00**

Plumbing	Qty	Unit	Unit Cost	Total
Break room sink and faucet	1	each	$1,200.00	$1,200.00
Dishwasher or ice maker connection	1	each	$350.00	$350.00
Point-of-use water heater	1	each	$850.00	$850.00
Plumbing Subtotal				**$2,400.00**

HVAC	Qty	Unit	Unit Cost	Total
VAV box relocation or addition	3	each	$1,800.00	$5,400.00
Ductwork modifications	160	lin ft	$18.00	$2,880.00
Supply diffusers and return grilles	16	each	$170.00	$2,720.00
Thermostats	3	each	$350.00	$1,050.00
Test and balance	1	lot	$1,800.00	$1,800.00
HVAC Subtotal				**$13,850.00**

Electrical and Lighting	Qty	Unit	Unit Cost	Total

Office receptacles (duplex, 20A)	36	each	$185.00	$6,660.00
Dedicated circuits (server, copier, kitchen)	4	each	$450.00	$1,800.00
Data and low voltage cabling (Cat6)	28	each	$135.00	$3,780.00
2x4 LED troffer (recessed)	28	each	$285.00	$7,980.00
LED downlights	10	each	$195.00	$1,950.00
Light switches and dimmers	14	each	$150.00	$2,100.00
Exit signs and emergency lights	4	each	$275.00	$1,100.00
Electrical and Lighting Subtotal				**$25,370.00**

Fire and Life Safety	Qty	Unit	Unit Cost	Total
Fire sprinkler head relocations	12	each	$285.00	$3,420.00
Fire alarm devices	8	each	$325.00	$2,600.00
Fire extinguisher and cabinet	2	each	$185.00	$370.00
Suite and room signage (ADA)	12	each	$85.00	$1,020.00
Fire and Life Safety Subtotal				**$7,410.00**

Summary

General Conditions		$14,000.00
Demolition		$10,270.00
Framing and Drywall		$35,100.00
Doors and Hardware		$21,750.00
Ceilings and Finishes		$41,710.00
Millwork		$9,920.00
Plumbing		$2,400.00
HVAC		$13,850.00
Electrical and Lighting		$25,370.00
Fire and Life Safety		$7,410.00
Direct Cost Subtotal		**$181,780.00**
Overhead	10.0%	$18,178.00
Profit (on direct cost + overhead)	8.0%	$15,996.64
TOTAL ESTIMATE		**$215,954.64**

Scope of work
[Describe the work included in this estimate.]

Exclusions
[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline
Estimated [X] working days from start, weather and inspections permitting.

Payment terms
50% deposit at scheduling, 50% due at completion.

Warranty
1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance
License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____ Date: _____

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Commercial Tenant Improvement Estimate: Employee Breakroom and Restrooms

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This tenant improvement estimate template covers building out an employee breakroom and two ADA restrooms, about 700 SF total. Adjust quantities and unit costs for your space.

General Conditions	Qty	Unit	Unit Cost	Total
Building permit and plan review	1	lot	$1,800.00	$1,800.00
Project management and supervision	1	lot	$3,500.00	$3,500.00
Dust barriers and floor protection	1	lot	$900.00	$900.00
Debris bin	1	each	$650.00	$650.00
Final construction clean	700	SF	$0.75	$525.00
General Conditions Subtotal				**$7,375.00**

Demolition	Qty	Unit	Unit Cost	Total
Selective interior demolition	700	SF	$3.50	$2,450.00
Slab cutting and trenching for plumbing	60	lin ft	$38.00	$2,280.00
Demolition Subtotal				**$4,730.00**

Framing and Insulation	Qty	Unit	Unit Cost	Total
Metal stud framing (3-5/8 in, 20 ga)	900	SF	$4.50	$4,050.00
Wall insulation (R-21 batts)	700	SF	$1.60	$1,120.00
Ceiling insulation (R-38 batts)	700	SF	$1.90	$1,330.00
Framing and Insulation Subtotal				**$6,500.00**

Drywall	Qty	Unit	Unit Cost	Total
Walls 5/8 in Type X, hung and taped	1,500	SF	$4.75	$7,125.00
Ceilings 1/2 in Type C	700	SF	$4.25	$2,975.00
Moisture-resistant board at wet walls	400	SF	$1.25	$500.00

Drywall Subtotal				$10,600.00

Doors and Hardware	Qty	Unit	Unit Cost	Total
Solid core door with frame (restrooms, ADA hardware)	2	each	$1,450.00	$2,900.00
Breakroom door with hardware	1	each	$1,250.00	$1,250.00
Doors and Hardware Subtotal				**$4,150.00**

Tile and Finishes	Qty	Unit	Unit Cost	Total
Restroom floor tile (18 in x 18 in ceramic)	280	SF	$14.00	$3,920.00
Restroom wall tile (18 in x 18 in ceramic)	480	SF	$15.00	$7,200.00
Breakroom backsplash (3 in x 6 in subway tile)	36	SF	$16.00	$576.00
Breakroom luxury vinyl plank	420	SF	$6.50	$2,730.00
Rubber wall base	140	lin ft	$3.25	$455.00
Interior paint (2 coats)	2,200	SF	$1.10	$2,420.00
Ceiling primer and finish paint	700	SF	$0.85	$595.00
Tile and Finishes Subtotal				**$17,896.00**

Casework and Specialties	Qty	Unit	Unit Cost	Total
Breakroom cabinets and countertop	14	lin ft	$285.00	$3,990.00
Toilet partitions and grab bars	2	each	$1,500.00	$3,000.00
Restroom accessories (dispensers, mirrors, hand dryers)	2	sets	$850.00	$1,700.00
ADA signage	3	each	$85.00	$255.00
Casework and Specialties Subtotal				**$8,945.00**

Plumbing	Qty	Unit	Unit Cost	Total
Sewer piping (1-1/2 in to 4 in ABS) and cleanouts	1	lot	$4,200.00	$4,200.00
Water supply piping (PEX)	1	lot	$2,800.00	$2,800.00
Gas piping (breakroom range)	1	lot	$900.00	$900.00
Floor drains in restrooms	2	each	$650.00	$1,300.00
ADA toilet	2	each	$700.00	$1,400.00
ADA wall-hung lavatory with faucet	2	each	$650.00	$1,300.00
Breakroom sink and faucet	1	each	$1,200.00	$1,200.00
Water heater	1	each	$1,800.00	$1,800.00
Plumbing Subtotal				**$14,900.00**

HVAC and Electrical	Qty	Unit	Unit Cost	Total
Restroom exhaust fans	2	each	$500.00	$1,000.00

Ductwork and diffuser modifications	1	lot	$3,200.00	$3,200.00
Receptacles (GFCI at wet areas)	14	each	$195.00	$2,730.00
Dedicated circuits (microwave, refrigerator, hand dryers)	5	each	$450.00	$2,250.00
LED troffers and downlights	12	each	$245.00	$2,940.00
Switches and occupancy sensors	6	each	$165.00	$990.00
Exit sign and emergency light	2	each	$275.00	$550.00
HVAC and Electrical Subtotal				**$13,660.00**

Summary

General Conditions		$7,375.00
Demolition		$4,730.00
Framing and Insulation		$6,500.00
Drywall		$10,600.00
Doors and Hardware		$4,150.00
Tile and Finishes		$17,896.00
Casework and Specialties		$8,945.00
Plumbing		$14,900.00
HVAC and Electrical		$13,660.00
Direct Cost Subtotal		**$88,756.00**
Overhead	10.0%	$8,875.60
Profit (on direct cost + overhead)	8.0%	$7,810.53
TOTAL ESTIMATE		**$105,442.13**

Scope of work
[Describe the work included in this estimate.]

Exclusions
[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline
Estimated [X] working days from start, weather and inspections permitting.

Payment terms
50% deposit at scheduling, 50% due at completion.

Warranty
1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance
License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____ Date: _____

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