Project: Medical Clinic Tenant Improvement
Project Location: Idaho
Project Type: Medical Clinic Tenant Improvement (Group B)
Interior TI, Existing Building, 1 Story
Gross Covered area 4,350 SQFT
No. of Rooms 29
No. of Floors 1

ITEM #	DWG#	DETAIL #	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTE	UNIT
			Drywall Hanging System (Walls, Ceilings & Soffits)				
			Interior Walls				
			First Floor New Partitions, Wood Framed by Others (A-101, A-301, A2/A-501)				
2	**A-101**	**A2/A-501**	**Interior Wall W4-P H=9'-0" (5/8" GB Both Sides, to 6" above ceiling)**	**32**	5%	33	L.f Wall
3	**A-101**	**A-301**	(1) Layer of 5/8" Gypsum Board on Both Sides of Wall	596	0%	596	SF
4	**A-101**	**A2/A-501**	**Interior Wall W6-P H=9'-0" (5/8" GB Both Sides, to 6" above ceiling)**	**11**	5%	11	L.f Wall
5	**A-101**	**A-301**	(1) Layer of 5/8" Gypsum Board on Both Sides of Wall	207	0%	207	SF
6	**A-101**	**A2/A-501**	**Interior Wall W4-P H=9'-0" (Reception North & Pharmacy Window Wings, soffit side to 7'-7")**	**19**	5%	20	L.f Wall
7	**A-101**	**A-301**	(1) Layer of 5/8" Gypsum Board on One Side of Wall	178	0%	178	SF
8	**A-101**	**A-150**	(1) Layer of 5/8" Gypsum Board on One Side of Wall, to 6" above Soffit (8'-1")	160	0%	160	SF
9	**A-101**	**A2/A-501**	**Interior Wall W6-P H=9'-0" (Jan. 125 Walls, Jan. side MR to 8'-6" behind FRP)**	**15**	5%	15	L.f Wall
10	**A-101**	**A-301**	(1) Layer of 5/8" Gypsum Board on One Side of Wall	139	0%	139	SF
11	**A-101**	**AF101**	(1) Layer of 5/8" Moisture Resistant Gypsum Board on One Side of Wall, Jan. 125 (FRP substrate)	132	0%	132	SF
12	**A-101**	**A2/A-501**	**Interior Wall W6-P H=8'-6" (Jan. 125 / Rest Room 120**	**5**	5%	5	L.f Wall
13	**A-101**	**AF101**	(1) Layer of 5/8" Moisture Resistant Gypsum Board on One Side of Wall, Jan. 125 (FRP substrate)	43	0%	43	SF
14	**A-101**	**A-402**	(1) Layer of 1/2" Durock Cement Board on One Side of Wall, Rest Room 120 Tile to 5'-0"	25	0%	25	SF
15	**A-101**	**A-402**	(1) Layer of 5/8" Moisture Resistant Gypsum Board on One Side of Wall, Rest Room 120 above Tile 5'-0" to 8'-6"	18	0%	18	SF
16	**A-101**	**A2/A-501**	**Interior Wall W6-P / W4-P H=9'-0" (Rest Room 120 Walls, RR side tiled)**	**10**	5%	10	L.f Wall
17	**A-101**	**A-301**	(1) Layer of 5/8" Gypsum Board on One Side of Wall	92	0%	92	SF
18	**A-101**	**A-402**	(1) Layer of 1/2" Durock Cement Board on One Side of Wall, Rest Room 120 Tile to 5'-0"	51	0%	51	SF
19	**A-101**	**A-402**	(1) Layer of 5/8" Moisture Resistant Gypsum Board on One Side of Wall, Rest Room 120 above Tile 5'-0" to 8'-6"	36	0%	36	SF
			Rest Room 120 Existing Walls (A-402, tiled to 5'-0")				
20	**A-402**	**A-402**	**Existing Walls @ Rest Room 120 H=8'-6" (west and south walls, Durock and MR on existing faces)**	**10**	5%	11	L.f Wall
21	**A-402**	**A-402**	(1) Layer of 1/2" Durock Cement Board on One Side of Wall, Rest Room 120 Tile to 5'-0"	54	0%	54	SF
22	**A-402**	**A-402**	(1) Layer of 5/8" Moisture Resistant Gypsum Board on One Side of Wall, Rest Room 120 above Tile 5'-0" to 8'-6"	38	0%	38	SF
23	**A-402**	**A-402**	**Existing Wall Over Door 120 @ Rest Room 120, 7'-2" to 8'-**	**3**	5%	3	L.f Wall
24	**A-402**	**A-402**	(1) Layer of 5/8" Moisture Resistant Gypsum Board on One Side of Wall, over Door 120	4	0%	4	SF
			Headers & Infill				

ITEM #	DWG#	DETAIL #	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTE	UNIT
25	A-101	C2/A-501	**Storefront Header @ Ceiling, Waiting 103 / Entry 102 (8'-0" to 9'-0")**	**14**	5%	15	L.f Wall
26	A-101	C2/A-501	(1) Layer of 5/8" Gypsum Board on Both Sides of Header	30	0%	30	SF
27	A-101	A-601	**Infill Over New Door 130 (W4-P), Corridor 130 (7'-2" to 9'-**	**4**	5%	4	L.f Wall
28	A-101	A-601	(1) Layer of 5/8" Gypsum Board on Both Sides of Wall	15	0%	15	SF
29	A-101	AD100, A-601	**Infill Over New Door 117 (demolished wall segment), Corridor 117 (7'-2" to 9'-0")**	**3**	5%	3	L.f Wall
30	A-101	AD100, A-601	(1) Layer of 5/8" Gypsum Board on Both Sides of Wall	13	0%	13	SF
31	A-101	B1, C1/A-501	**Pharmacy Window A Returns, Head and Jambs (new opening in existing wall, 5 1/2" deep)**	**10**	5%	11	L.f Wall
32	A-101	B1, C1/A-501	(1) Layer of 5/8" Gypsum Board on Window Returns	5	0%	5	SF
			Ceilings & Soffits				
	A-150	A23	**Gypsum Board Ceiling @ Jan. 125 & Rest Room 120, 8'-0" AFF (framing by others)**				
33	A-150	A23	(1) Layer of 5/8" Moisture Resistant Gypsum Board on Ceiling	110	5%	115	SF
	A-150	A23, 4/A-301	**Gypsum Board Soffit @ Reception 123, 7'-7" AFF**				
34	A-150	A23, 4/A-301	(1) Layer of 5/8" Gypsum Board on Ceiling Soffit	50	5%	52	SF
	A-150	A-150	**Gypsum Board Soffit @ Pharmacy Window Niche, 7'-7"**				
35	A-150	A-150	(1) Layer of 5/8" Gypsum Board on Ceiling Soffit	7	5%	7	SF
36	A-150	4/A-301	**Soffit Face 7'-7" to 9'-0" (Reception 123 and Pharmacy**	**20**	5%	21	L.f Wall
37	A-150	4/A-301	(1) Layer of 5/8" Gypsum Board on Soffit Face	30	0%	30	SF
			Trims & Accessories				
38	A-101	A-101	1-1/4" Metal Corner Bead @ Wall End and L-Corner Outside Corners, to 8'-6" Ceiling (10 corners)	85	5%	89	LF
39	A-101	A-150	1-1/4" Metal Corner Bead @ Wall End Outside Corners, to 7'-7" Soffit (2 corners)	15	5%	16	LF
40	A-101	A-402	1-1/4" Metal Corner Bead @ Rest Room 120 Divider End, above Tile 5'-0" to 8'-0"	3	5%	3	LF
41	A-150	4/A-301	1-1/4" Metal Corner Bead @ Soffit Bottom Edges	20	5%	21	LF
42	A-101	B1, C1/A-501	1-1/4" Metal Corner Bead @ Pharmacy Window A Returns (head and jambs, both sides)	20	5%	21	LF
43	A-101	C2/A-501	5/8" J-Bead / L-Bead @ Storefront Head (both sides)	29	5%	30	LF
44	A-101	B1, C1/A-501	5/8" J-Bead / L-Bead @ Pharmacy Window A Frame (head and jambs, both sides)	20	5%	21	LF
			Drywall Finishes - Level 4 & Roll-On Texture				
			Walls				
45	A-101	A-101, A-402	Level 04 Finish 1-All Joints/Angles Mudded With a Skim Coat, 2-Two Additional Layers Of Compound For Flat Joints 3- One Additional Coat For Interior Angles. 4- Three Separate Mud Coats for Screws & Accessories 5- Any Ridges Need To Be Sanded Off	1334	0%	1334	SF
46	A-101	AF101	Level 02 Finish (FRP substrate, Jan. 125) Joint tape embedded in compound plus one coat over joints, angles and fasteners	156	0%	156	SF
47	A-101	A2/A-501	Level 01 Finish Embedding joint tape into a single layer of joint compound over all seams and interior angles (board above ceilings)	104	0%	104	SF
48	A-402	A-402	Cement Board Joints (Rest Room 120) Alkali-resistant mesh tape embedded in setting-type	124	0%	124	SF
			Ceilings, Soffits & Headers				

ITEM #	DWG#	DETAIL #	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTE	UNIT
49	**A-150**	**A-150**	Level 04 Finish 1-All Joints/Angles Mudded With a Skim Coat, 2-Two Additional Layers Of Compound For Flat Joints 3- One Additional Coat For Interior Angles. 4- Three Separate Mud Coats for Screws & Accessories 5- Any Ridges Need To Be Sanded Off	199	0%	199	SF
50	**A-150**	**A2/A-501**	Level 01 Finish Embedding joint tape into a single layer of joint compound over all seams and interior angles (board above ceilings)	24	0%	24	SF
			Patch & Repair				
51	**AD100**	**X11, X12**	Patch & Repair Existing Gypsum Board @ Removed-Wall Tie-Ins, New Openings and X15 Tile Removal (both faces, 11 tie-ins, 2 openings, 1 X15)	14	0%	14	EA
			Roll-On Texture to Match Existing (AF100 Note J) - remove this block if texture is by the painter				
52	**A-101**	**AF100**	Roll-On Texture @ New Gypsum Board Walls (exposed faces,	1334	0%	1334	SF
	AF100	**AF100**	**Roll-On Texture @ Existing Gypsum Walls (existing wall faces x height)**				
53	**AF100**	**AF100**	**Existing Gypsum Wall Faces H=9'-0" (AF100 marked)**	**513**	0%	513	L.f Wall
54	**AF100**	**AF100**	**Existing Gypsum Wall Faces H=8'-6" (AF100 marked)**	**519**	0%	519	L.f Wall
55	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam 104 H=9'-0"	393	0%	393	SF
56	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam 105 H=9'-0"	384	0%	384	SF
57	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam/Procedure 106 H=9'-	440	0%	440	SF
58	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam 107 H=9'-0"	387	0%	387	SF
59	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam 108 H=9'-0"	399	0%	399	SF
60	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam 109 H=9'-0"	379	0%	379	SF
61	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam 110 H=9'-0"	374	0%	374	SF
62	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam 111 H=9'-0"	383	0%	383	SF
63	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam 112 H=9'-0"	399	0%	399	SF
64	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Billing Office 113 H=9'-0"	525	0%	525	SF
65	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Provider Office 129 H=9'-0"	465	0%	465	SF
66	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Vestibule 101 (north and south walls) H=9'-0"	92	0%	92	SF
67	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Entry 102 (less interior storefront and vestibule glazing) H=8'-6"	265	0%	265	SF
68	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Waiting 103 (existing walls only) H=8'-6"	422	0%	422	SF
69	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Corridor 117 (existing walls only) H=8'-6"	859	0%	859	SF
70	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Exam 118 (less new wall W6-P) H=8'-6"	241	0%	241	SF
71	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Pharmacy 128 (less new wall W6-P) H=8'-6"	343	0%	343	SF
72	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Break Room 114 H=8'-6"	539	0%	539	SF
73	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Lab 121 H=8'-6"	340	0%	340	SF
74	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Corridor 127 (existing walls only) H=8'-6"	577	0%	577	SF
75	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Corridor West of Break Room (existing walls only) H=8'-6"	427	0%	427	SF
76	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Corridor 130 (less new door 130 infill) H=8'-6"	196	0%	196	SF
77	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Passage East of Reception (existing wall) H=8'-6"	126	0%	126	SF
78	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Nurse Station 122 (existing wall segment) H=8'-6"	25	0%	25	SF
79	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Reception 123 (existing stub at east wall) H=8'-6"	22	0%	22	SF
80	**AF100**	**AF100**	Roll-On Texture @ Existing Walls, Passage East of Reception (existing stub faces) H=8'-6"	31	0%	31	SF
			FRP Wall Panels				

ITEM #	DWG#	DETAIL #	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTE	UNIT
81	**A-402, AF100**	**AF101 (W3)**	**FRP @ Jan./Storage 125 Walls, Full Height to 8'-0" Gypsum Ceiling**	**26**	10%	28	L.f Wall
82	**A-402**	**AF101**	0.090" FRP Wall Panel, Class A, Smooth/Pebbled White, Adhered over 5/8" Gypsum Board	227	0%	227	SF
	A-402	**AF101**	**FRP Vinyl Trims (Jan. 125)**				
83	**A-402**	**AF101**	FRP Inside Corner Molding (3 corners x 8'-0")	24	0%	24	LF
84	**A-402**	**AF101**	FRP Outside Corner Molding @ Divider End (1 corner x 8'-0")	8	0%	8	LF
85	**A-402**	**AF101**	FRP Division Bar @ Panel Joints (4 joints x 8'-0")	32	0%	32	LF
86	**A-402**	**AF101**	FRP Edge / J-Cap Molding (top at ceiling, bottom at tile base, open edge at Rest Room 120)	60	5%	63	LF
			Sealants				
87	**A-101**	**B2, C2/A-501**	3/8" Backer Rod and Clear Silicone Sealant Each Side @ Interior Storefront Head and Jambs	61	5%	64	LF
88	**A-101**	**A1, B1, C1/A-501**	Clear Silicone Sealant Each Side @ Pharmacy Window A Head, Jambs and Sill	28	5%	29	LF
89	**A-402**	**AF100 Note C**	Clear Silicone Sealant @ FRP Top and Bottom Edges, Open Edge and Mop Sink	64	5%	67	LF

MATERIAL LIST - MEDICAL CLINIC TI (DRYWALL, FRP & CEMENT BOARD)

DESCRIPTION	Ord Qty	Ordr Un	Qty 2	Unit 2
DRYWALL BOARDS & CEMENT BOARD				
54"x12' x5/8" Gypsum Board Sheet (walls, hung horizontal)	26	SHEETS	1404	SF
4'x12' x5/8" Gypsum Board Sheet (soffits, soffit faces, headers, door infill)	4	SHEETS	192	SF
4'x12' x5/8" Moisture Resistant Gypsum Board Sheet (Jan. 125, Rest Room 120 walls and ceiling)	9	SHEETS	432	SF
3'x5' x1/2" Durock Cement Board Sheet	9	SHEETS	135	SF
FINISHING MATERIALS				
500' Paper Joint Tape Roll	3	ROLLS		
All-Purpose Joint Compound (4.5 Gallon = EA)	3	EA		
Setting-Type Joint Compound 18 lb Bag (cement board joints, Level 1 and patching)	3	BAGS		
Alkali-Resistant Mesh Tape 2" x 150' Roll (cement board joints)	1	ROLLS		
Roll-On Texture Compound, New Board (4.5 Gallon = EA, ~450 SF/EA)	3	EA		
Roll-On Texture Compound, Existing Walls (4.5 Gallon = EA, ~450 SF/EA)	21	EA		
FASTENERS				
1-1/4" Type W Drywall Screws (5/8" board to wood framing)	11	POUNDS		
1-1/4" Durock Cement Board Screws	1	POUNDS		
TRIMS & ACCESSORIES				
1-1/4" Metal Corner Bead x 10'	16	PCS	160	LF
5/8" J-Bead / L-Bead x 10'	6	PCS	60	LF
FRP WALL PANELS				
4'x8' x0.090" FRP Wall Panel, Class A, White	8	PANELS	256	SF
FRP Adhesive (1 Gallon = EA, ~40 SF/gal)	6	GAL		
FRP Inside Corner Molding x 8'	3	PCS		
FRP Outside Corner Molding x 8'	1	PCS		
FRP Division Bar x 8'	4	PCS		
FRP Edge / J-Cap Molding x 8'	8	PCS		
SEALANTS				
3/8" Closed-Cell Backer Rod (storefront and pharmacy window)	93	LF		
Clear Silicone Sealant 10.1 oz Tube (storefront and pharmacy window, ~12 LF/tube at 3/8" joint, AF100 note C)	8	TUBES		
Clear Silicone Sealant 10.1 oz Tube (FRP and mop sink, ~25 LF/tube)	3	TUBES		

Texture compound lines are carried for the roll-on texture (AF100 note J); remove them if the painter carries texture.

NOTES, ASSUMPTIONS & EXCLUSIONS

Project: Medical Clinic Tenant Improvement
Address: Idaho
Scope: Drywall Boards & Ceilings, Drywall Finishing & Roll-On Texture, Trims, Sealants, FRP and Durock Cement Board (quantities only)
Date: 11-13-2026

No.	Item	Note
1.	**BASIS**	
1.1	**Drawings**	Architectural set, Issue for AHJ Review 10/30/26, and Addendum 1 (11/05-11/06/26, electrical only; it confirms the reception hard-lid ceiling).
1.2	**Measurement**	Measured on the marked sheets AD100, A-101, A-150, A-402 and AF100 at 3/16" and 3/8" = 1'-0"; scale checked against printed dimensions.
1.3	**Waste**	5% on board, cement board, trims and sealants; 10% on FRP. The Material List rounds up once per item.
2.	**SCOPE**	
2.1	**New partitions**	W4-P / W6-P walls are wood framed (studs by others). 5/8" GB both faces to 6" above the adjacent ceiling per the A-101 legend, A-150 note F and A2/A-501.
2.2	**Rest Room 120**	1/2" Durock to 5'-0" on all tiled faces, new and existing walls; 5/8" MR board above the tile on new and existing walls.
2.3	**Jan./Storage 125 FRP**	FRP taken full height to the 8'-0" gyp ceiling on all four walls. AF101 schedules W3 (FRP) with no paint and gives no height; a 4'-0" wainscot would be about 103 SF instead of 206 SF.
2.4	**Finish**	Level 4 on exposed board, Level 2 behind FRP, Level 1 on board above ceilings.
3.	**ASSUMPTIONS**	
3.1	**Roll-on texture**	AF100 note J texture is carried as its own block: one line for new board and room-by-room lines for existing walls in the contract area. If the painter carries texture, exclude the whole block and the texture compound on the Material List from the drywall budget.
3.2	**Existing wall texture**	Existing gypsum wall faces traced on AF100 x ceiling height (9'-0" exam and office rooms, 8'-6" others). No deduction for doors or existing windows; storefront glazing, open sides, casework-covered walls and new walls not included.
3.3	**Base bid**	Existing finishes remain in Rest Rooms 119 / 124, Storage 126 and Mech./Server 115; bid alternate wall tile not carried.
3.4	**Gyp ceilings**	Jan./Rest Room 120 ceiling and both soffits are gypsum board per A-150 (A23) where AF100 tags C2; carried as gyp board.
4.	**EXCLUSIONS**	
4.1	**By others**	Wood studs, blocking, backing and ceiling framing; insulation; acoustical ceiling tile and grid (A24, A12).
4.2	**Not included**	Tile, tile trims and setting materials; painting and primer; access panels; penetration seals.
4.3	**Existing demising walls**	Field verification or upgrade of the existing tenant demising walls to deck and 1-hour rating (A-150 note I).
4.4	**Outlet boxes**	Acoustical sealant or putty at outlet boxes (G-401 A1 staggered outlet detail), by electrical.