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DRYWALL & FRAMING TAKEOFF — SAMPLE: SCHOOL INTERIOR REMODEL (PUBLIC BID SET 26KP10)

Sample takeoff — prepared by Prime Steel Framing LLC from publicly available bid documents (Kauri Sue Hamilton School Interior Remodel, Jordan School District, Riverton, Utah) for demonstration purposes.

Quantities only — no pricing. Division 09 only. All work on Level 1. Waste shown per material. Every quantity measured twice and reconciled run by run. Governing plan: AE111 as reissued by Addendum No. 2. Stud gauge 20 ga min. and 16" spacing are written in the set (Spec 092216).

Assembly / Wall Type	Material	Measured Qty	Unit	Net Length (LF)	Waste	Order Qty	Purchase Unit	Unit Price (client)	Total (client)	Drawing Ref
Type D6Bi — 6" metal studs @ 16" OC, 5/8" GWB both sides, to deck, 6" sound batt — 190.97 LF, 8 doors										
Type D6Bi	6" metal studs, 20 ga — 16 ft pieces (line, unions & double jambs incl.)	183	EA	—	5%	193	pcs — 20 packs of 10			AE111 + Spec 092216
Type D6Bi	6" cripple studs over headers — 8 ft pieces (3 per opening)	24	EA	—	5%	26	pcs — 3 packs of 10			Spec 092216 §3.4.D.2
Type D6Bi	6" regular track — 10 ft pieces (bottom + door head pieces)	34	EA	—	exact	34	pcs — 4 packs of 10			AE111
Type D6Bi	6" deflection track — 10 ft pieces (top, wall to deck)	26	EA	—	exact	26	pcs — 3 packs of 10			AE111
Type D6Bi	Gypsum board surface, both faces — purchase under Gypsum below	5,585.9	SF	—	—		SF			AE111
Type D6Bi	6" fiberglass sound batt — full cavity, no deductions	2,792.9	SF	—	10%	3,072.2	SF			AE111 wall schedule
Type D3Bi — 3-5/8" metal studs @ 16" OC, 5/8" GWB both sides, to deck, 3-1/2" sound batt — 110.02 LF, 3 doors										
Type D3Bi	3-5/8" metal studs, 20 ga — 16 ft pieces (line, unions & double jambs incl.)	115	EA	—	5%	121	pcs — 13 packs of 10			AE111 + Spec 092216
Type D3Bi	3-5/8" cripple studs over headers — 8 ft pieces (3 per opening)	9	EA	—	5%	10	pcs — 1 pack of 10			Spec 092216 §3.4.D.2
Type D3Bi	3-5/8" regular track — 10 ft pieces (bottom + door head pieces)	20	EA	—	exact	20	pcs — 2 packs of 10			AE111
Type D3Bi	3-5/8" deflection track — 10 ft pieces (top, wall to deck)	17	EA	—	exact	17	pcs — 2 packs of 10			AE111
Type D3Bi	Gypsum board surface, both faces — purchase under Gypsum below	3,218.1	SF	—	—		SF			AE111
Type D3Bi	3-1/2" fiberglass sound batt — labeled D3Bi runs only; purchase unified below	1,512.7	SF	—	10%		SF — see Insulation (unified)			AE111 wall schedule
Type S3A — chase boxes: 3-5/8" studs, 5/8" GWB both faces of each row, to 6" above ceiling — 21.49 LF by face rows										
Type S3A	3-5/8" metal studs, 20 ga — 12 ft pieces (counted per face row, plus box corners)	33	EA	—	5%	35	pcs — 4 packs of 10			AE111 + AE801
Type S3A	3-5/8" regular track — 10 ft pieces (top & bottom of each face row)	16	EA	—	exact	16	pcs — 2 packs of 10			AE111
Type S3A	Gypsum board surface, both faces of each row — see RFI #2 (shaftwall question)	451.3	SF	—	—		SF			AE111
Type H3A — stud furring: 3-5/8" studs, 5/8" GWB one side, to 6" above ceiling — 56.93 LF										
Type H3A	3-5/8" metal studs, 20 ga — 12 ft pieces (classroom furring, 10.5 ft high)	38	EA	—	5%	40	pcs — 4 packs of 10			AE111 + AE811
Type H3A	3-5/8" metal studs, 20 ga — 10 ft pieces (corridor column wraps & A119 corner, 9.5 ft high)	19	EA	—	5%	20	pcs — 2 packs of 10			AE811 Details 2, 3, 5, 6
Type H3A	3-5/8" regular track — 10 ft pieces (validated count: column wraps per leg — Assumptions #9)	16	EA	—	exact	16	pcs — 2 packs of 10			AE111 + AE811
Type H3A	Gypsum board surface, one side — purchase under Gypsum below	587.6	SF	—	—		SF			AE111
Type H3A	3-1/2" fiberglass sound batt inside column wraps — purchase unified below	83.6	SF	—	10%		SF — see Insulation (unified)			AE811 Details 2, 3, 5, 6
Type H0B — channel furring: 7/8" hat channel @ 16" OC, 5/8" GWB one side, to deck — 24.95 LF										
Type H0B	7/8" furring channel — 12 ft pieces (20 verticals at 14.625 ft, spliced; top & bottom horizontal runs) — cut layout proven, Assumptions #10	342.4	LF		342.4	exact	29 pcs			AE111 + AE811
Type H0B	Gypsum board surface, one side — purchase under Gypsum below	364.9	SF	—	—		SF			AE111
Unlabeled schedule row — plan default (Note 3): 3-5/8" studs @ 16" OC, 5/8" GWB both sides, to deck, NO batt										
Unlabeled schedule row	Framing & board are identical to Type D3Bi and are counted complete with those runs above. Batt NOT counted — no D3Bi tag on the 6.59 LF Storage A122 run; 96.4 SF of batt held as Open Question #1 (Assumptions & RFI).			—						AE111 Wall Schedule + Note 3
GYPSUM BOARD & INSULATION — PURCHASE BY PRODUCT (total wall surface 10,207.7 SF)										
Gypsum — all wall types	5/8" Type X gypsum board — 4x12 sheets (horizontal application)	8,890.2	SF	—	10%	204	sheets 4x12			Spec 092900 §3.3.B.2

Gypsum — tiled wet walls (Restrooms A129, A133, A138; Janitor A125)	5/8" glass-mat tile backer — 4x8 sheets	901.1	SF	—	10%	31	sheets 4x8	AE501 / AE502 + Spec 092900 §2.4
Gypsum — stone wainscot WT1 (Corridors A126, A119)	Cementitious backer board — 4x8 sheets	335.8	SF	—	10%	12	sheets 4x8	AE111 Note 12 + Spec 093033
Gypsum — Janitor A125, above wainscot	5/8" Type X moisture- & mold-resistant board — 4x12 sheets	80.6	SF	—	10%	2	sheets 4x12	AE111 Note 11 + Spec 092900
Insulation — unified purchase	3-1/2" fiberglass sound batt (labeled D3Bi runs + column wraps)	1,596.3	SF	—	10%	21	bags — declared coverage 85 SF/bag	AE111 wall schedule
GYPSUM CEILINGS — TYPE C1 (490.5 SF: Restrooms A129, A133, A138; Corridor A126)								
Type C1	1/2" Type X gypsum board — 4x12 sheets	490.5	SF	—	10%	12	sheets 4x12	Spec 092900 §2.3.C
Type C1	7/8" furring channel — 10 ft pieces @ 16" OC (net 388 LF)	39	EA		388 5%	41	pcs	Spec 092216 §3.5.A
Type C1	Carrying channel (main runners) — 16 ft pieces @ 48" OC (net 123 LF)	8	EA		123 5%	9	pcs	Spec 092216 §3.5.A
Type C1	12 ga hanger wire — approx. 6 ft pieces (declared average length)	36	EA	—	—	36	pcs	Spec 092216 §3.5.A
Type C1	Perimeter angle — 10 ft pieces (net 176 LF)	18	EA		176 5%	19	pcs	AE111 RCP
CONSUMABLES — declared service yields, on 10,698 SF of total board								
Consumables	Drywall screws, board to metal (yield: 0.8 per SF; 285 per lb)	8,559	EA	—	—	7	boxes 5 lb	Declared yield
Consumables	Joint tape (yield: 0.37 LF per SF)	3,958	LF	—	—	16	rolls 250 ft	Declared yield
Consumables	Joint compound (yield: 1 bucket per 450 SF)	10,698	SF	—	—	24	buckets 4.5 gal	Declared yield
HELD OUT OF TOTALS — DECLARED (not in the numbers above)								
ALTERNATE — S3A chases IF the Spec 092116.23 shaftwall system governs	1" Type X shaftliner — 2x12 panels, in place of the counted cavity-face board (plus 0.030" min. system studs & track in place of the counted S3A studs)	225.6	SF	—	10%	11	panels 2x12	Spec 092116.23 — RFI #2
EXCLUDED — H3A furring east of grid B, Classroom A135 — 11.46 LF	Excluded per the AE811 Detail 4 reading (new D6Bi wall east of grid B) — RFI #5			—				AE811 Detail 4
NOT ATTRIBUTED — AE801 Detail 10 head bracing over existing soffit	The set does not assign this detail door by door; candidate doors A127, A129, A131 — RFI #3			—				AE801 Detail 10
NOT ATTRIBUTED — AE801 Details 6 & 9 gypsum soffits	No lengths attributed on the ceiling plan — RFI #4			—				AE801 Details 6, 9
EXCLUDED — Type A1 acoustic ceilings (Spec 095113)	Outside this sample's verified totals — declared here, not buried			—				Spec 095113

ASSUMPTIONS, OPEN QUESTIONS & VALIDATION NOTES — SAMPLE

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DECLARED ASSUMPTIONS

1. Underside-of-deck height 14 ft 7-1/2 in (14.625 ft) is a DERIVED dimension — Addendum No. 2, Wall Type Note 13 (Level 2 floor at 15'-0" less a 4-1/2" composite deck). It is used for every wall that runs to deck and for the Type H0B furring, and it is labeled derived wherever it appears.
2. Runs without their own written dimension chain were taken from the governing drawing's vector geometry, anchored to and closure-checked against the written grid and block dimension chains (the east chain closes exactly on grid line 6). Nothing was measured off the graphic scale bar.
3. Openings are NOT deducted from gypsum or insulation quantities (field practice; plan Note 2: the wall type continues at openings). Waste is its own line per material — framing 5%, board and insulation 10% — while wall tracks and the Type H0B wall furring convert to exact pieces from net length instead of a waste percentage; ceiling suspension channels are counted as net pieces plus 5 % waste, as shown on the Quantities sheet.
4. Cripple studs over door headers: 3 per opening, per Spec 092216 §3.4.D.2 (one next to each jamb group plus layout inside the 3 ft opening). All 16 scheduled doors are 3'-0" x 7'-0" hollow metal; no opening exceeds 4 ft, so no box headers are counted.

5. Door cross-check closes: the 16 doors on Schedule AE601 = 11 counted in new partitions with full jamb packages + 5 excluded with stated reasons — A122, A128 and A132 sit in existing walls; A127A and A135A are wood observation booths (AE801 Details 1, 5, 8), outside the Division 09 metal scope.
6. Column wraps are measured at 2.20 LF of furring per column, from the leg dimensions drawn in AE811 Details 2, 3, 5 and 6, with the batt those details show inside the wrap.
7. Ceiling hangers: 36 pieces at a declared average length of about 6 ft between ceiling and derived deck. Ceiling suspension follows the specification (Spec 092216 §3.5.A), which governs over our standard ceiling rules.
8. Consumables use declared service yields, printed on the Quantities sheet. Batt bags use the declared coverage of 85 SF per bag.

FIELD VALIDATIONS — the two points the documents could not decide, ruled by a working framer (8 years in the field) and applied to this sheet

9. Column-wrap track: track does NOT run in one piece around a column. Four pieces are cut to size — one per side — forming a frame, top and bottom; the counting unit is the leg. Applied here: the eight pieces of each column are cut from a single 10 ft piece (the column is the fabrication unit; no pieces are shared between columns). Type H3A regular track is validated at 16 pieces (first presented: 14, grouped; a per-wrap conversion would give 20).
10. Channel splices: furring channels longer than the commercial piece are spliced to each other, and the splice generally does not steal dimension. Applied here: the 29 Type H0B pieces are a demonstrated physical cut layout — 20 pieces form the 12 ft body of each vertical channel, the twenty 2.625 ft splice stubs are cut four-per-piece from 5 pieces, and the two horizontal runs come from 4 pieces with their 0.95 ft stubs taken from the offcuts. Stock 348 LF, placed 342.4 LF, 5.6 LF left over.

OPEN QUESTIONS — for the client (RFI)

11. RFI #1 — Unlabeled schedule row: is it the Note 3 default type "D3B"? At stake: 96.4 SF of 3-1/2" batt on the unlabeled 6.59 LF run at Storage A122, held out of totals until confirmed. Its framing and board are identical either way and are counted.

12. RFI #2 — S3A chases: conventional stud wall per the wall schedule (as measured), or the Spec 092116.23 shaftwall system? The set limits that section to "mechanical chase walls within classrooms" without assigning it run by run. If the shaftwall system governs, the ALTERNATE held out of totals applies: 11 shaftliner panels plus 0.030" min. system framing in place of the counted chase framing.
13. RFI #3 — AE801 Detail 10 (stud bracing over an existing soffit at door heads): which doors does it apply to? Not assigned in the set; candidates by position are A127, A129 and A131. Not in totals.
14. RFI #4 — AE801 Details 6 & 9 gypsum soffits: where do they run, and at what lengths? No lengths are attributed on the ceiling plan. Not in totals.
15. RFI #5 — Type H3A furring east of grid B in Classroom A135 (11.46 LF): excluded under the AE811 Detail 4 reading adopted here. If read as continuous furring, add 11.46 LF of Type H3A.
16. Excludes: demolition, finishes, door and hardware supply, Type A1 acoustic ceilings, work of other trades, and concealed conditions inside existing construction. Quantities only — no pricing.

SAMPLE DELIVERABLE — what every order includes

1. Quantities workbook (this file): one line per material x wall type x floor — net, waste and order quantities in purchase units, with pieces and packs counted the way the material is actually bought. Your price columns are left empty: quantities only.
2. Marked-up plans: one color per wall type, totals in the legend.
3. Assumptions & open-questions page: anything the set does not answer is flagged before you price — never guessed.
4. Count register: every run listed with its length source, and every stud layout reproducible mark by mark. The register reconciles exactly to the quantities sheet — on this sample, Type D6Bi: 162 line studs + 21 documented extras = 183 net.
5. Quality record: this sample set was certified before measuring (five acceptance conditions), measured twice, audited independently against the documents, and validated by a working field framer. The independent audit challenged two purchase conversions; field validation changed one number on this sheet — H3A track 14 to 16 pieces — and re-based the H0B channel order on a proven cut layout. Every change is documented in this file.

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