



## MODULE 04 - SCHEDULE OF VALUES

### Part A – Definitions

1. A Schedule of Values (SOV) provides a detailed break-down that defines various scopes of work and their associated costs. These costs sum to equal the total contract value of a project. We use this tool to estimate the total value of the project.
2. Bid Tally – Estimators and project managers use bid tallies to evaluate subcontractor bids.

### Part B – Directions

Our SOV is almost complete, but there are still a few trades that are missing estimated contract values! Please review all subcontractor bids, complete the bid tally provided and input the final contract values you determine into the SOV. For each trade, identify which scopes the subcontractor has included or excluded in their proposal via the bid tally. Use this information to assist in the selection of subcontractors. Please make sure to note any additional or missing scopes on each subcontractor's bid tally, along with an associated cost.

1. Bid Tally
  - a. Inclusions Section: Use the inclusions listed in the subcontractors' proposals to generate your list of inclusions in your bid tally, but also make sure to complete a personal review of the drawings to make sure they have included all scope required. Don't solely rely on the contractor's word!
  - b. Cost to Complete Section: This section is used to identify scopes that a subcontractor may not have priced, but that you know will be needed to complete the work. For example, if the painting subcontractor did not include a cost for touch-up paint in their price, and you know that touch-up paint will be required, make sure to include a line item under Cost to Complete with a lump sum cost for this missed scope. For the sake of this project, it is safe to assume that not all scopes, under any specific trade, need to be completed by the same contractor.
2. Self-Perform Drywall Take-off & Estimate: Follow the step-by-step instructions in **Part C** on the following pages to complete your drywall take-off in Bluebeam or On-Screen take-off. Using the Excel estimate template and provided unit costs, determine the total cost of the drywall scope. Include this cost in your SOV.



3. Schedule of Values: Once your bid tally is complete, select a subcontractor for each scope. Input their final number into your SOV. The cost that you input into the SOV should include the subcontractors cost plus any cost to completes you have identified. Include a detailed explanation of why this contractor was selected. Your jobsite management and site requirements total should align with your GCs. Don't forget to set percentage rates for your insurance, fee and contingencies. Feel free to explain the reasoning behind the percentage rates you choose.

### Part C – SPW Drywall Take-Off How-To

DPR Construction is a company built on a mission; 'To Build Great Things'. One of the things that makes DPR, DPR, is that we are a self-performing contractor, which we believe is one of the most important aspects of our company. It is one of our founders' dreams to one day be able to self-perform an entire project.

DPR's self-perform group is made up of teams within the company that specialize in specific trades, where they bid, manage, and perform the work associated. Concrete, drywall, surveying and layout, unistrut, ACT, and insulation can all be performed by our in-house craft teams, and that's just to name a few! Having a self-perform division creates a powerful tool for our company to utilize, since much of the competition in the industry today simply bids out work to subcontractors (incurring lesser fee and greater risk), or can only perform one or two trades.

A few of the many benefits of having SPW on a project include an increase of safety, management of the schedule, and management of cost. Overall, hiring a contractor who self-performs their own scopes of work creates a bigger benefit to the Owner.

Therefore, in this section, the focus is to put together an estimate for SPW Drywall. This includes performing a take-off to selecting unit prices for the specific types of work to create an overall estimate for the drywall. Remember, pay attention to the varied sizes and requirements of the wall types identified. *(Don't worry about the other items in the drywall that are not mentioned; we carried costs for these items in the drywall pricing, which has already been completed.)*

1. Quantity Take-Off
  - a. Begin by reviewing the required items to be estimated on the 'Drywall Estimate' spreadsheet, then proceed with starting your take-off of the interior walls, gyp ceilings, and soffits with the use of the drawings and details provided. Feel free to get creative and make changes to the line items as you see fit. Remember to identify your floor-to-ceiling heights so your square footage is quantified accurately.



**SPW DRYWALL ESTIMATE**  
\*\* Insert and delete rows as necessary for your estimate

ITEM #	TYPE	Description (Height, Width, Depth)	QUANTITY	UOM	QUANTITY	UOM	UNIT PRICE	TOTAL COST
1	Wall Types			LF		SF		
1.1				LF		SF		
1.2				LF		SF		
1.3				LF		SF		
1.4				LF		SF		
1.5				LF		SF		
1.6				LF		LF		
1.7				LF		LF		
1.8				LF		LF		
1.9				LF		LF		
2	Gyp Ceilings			LF		LF		
2.1				LF		LF		
3	Soffits			LF		LF		
3.1				LF		LF		
3.2				LF		LF		
3.3				LF		LF		
4	Overhead			LF		LF		
4.1				LF		LF		
4.2				LF		LF		
4.3				LF		LF		
4.4				LF		LF		
4.5				LF		LF		
5	Allowances & Cost to Completes			LF		LF		
5.1				LF		LF		
5.2				LF		LF		
5.3				LF		LF		
5.4				LF		LF		
5.5				LF		LF		

2. Next, after completing the take-off of the drywall assemblies, enter your quantities into the 'Drywall Estimate' spreadsheet.

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\*\* Insert and delete rows as necessary for your estimate

ITEM #	TYPE	Description (Height, Width, Depth)	QUANTITY	UOM	QUANTITY	UOM	UNIT PRICE	TOTAL COST
1	Wall Types			LF		SF		
1.1				LF		SF		
1.2				LF		SF		
1.3				LF		SF		
1.4				LF		SF		
1.5				LF		SF		
1.6				LF		LF		
1.7				LF		LF		
1.8				LF		LF		
1.9				LF		LF		
2	Gyp Ceilings			LF		LF		
2.1				LF		LF		
3	Soffits			LF		LF		
3.1				LF		LF		
3.2				LF		LF		
3.3				LF		LF		
4	Overhead			LF		LF		
4.1				LF		LF		
4.2				LF		LF		
4.3				LF		LF		
4.4				LF		LF		
4.5				LF		LF		
5	Allowances & Cost to Completes			LF		LF		
5.1				LF		LF		
5.2				LF		LF		
5.3				LF		LF		
5.4				LF		LF		
5.5				LF		LF		

3. Determining the Cost of Work
  - a. The 'Unit Cost' spreadsheet will be the next tool to be utilized to determine an estimate for the drywall assemblies. Choose items from this list and plug into the 'Unit Price' column on the 'Drywall Estimate' spreadsheet. Make sure you are accounting for a partition type and a partition assembly in your final unit cost. For example, if you have a 1C wall, you will combine the unit cost of a Partition Type C (\$4.43/SF) + Partition Assembly 1 (\$4.25/SF) for a combined unit cost total of (\$8.58/SF).



**DRYWALL ESTIMATE**

**UNIT COST SPREADSHEET**

ITEM #	DESCRIPTION	UOM	UNIT PRICE
1	Partition Type A	SF	\$ 8.66
2	Partition Type B	SF	\$ 4.25
3	Partition Type C	SF	\$ 4.33
4	Partition Type D	SF	\$ 5.75
5	Partition Type E	SF	\$ 6.50
6	Partition Type F	SF	\$ 6.00
7	Partition Type G	SF	\$ 6.10
8	Partition Type H	SF	\$ 6.12
9	Partition Type J	SF	\$ 9.65
10	Partition Assembly 1	SF	\$ 4.25
11	Partition Assembly 2	SF	\$ 5.78
12	Partition Assembly 3	SF	\$ 3.30
13	Partition Assembly 4	SF	\$ 4.88
14	Partition Assembly 5	SF	\$ 5.45
15	Partition Assembly 6	SF	\$ 6.00
16	Partition Assembly 7	SF	\$ 5.20
17	Partition Assembly 8	SF	\$ 4.95
18	Partition Assembly 9	SF	\$ 5.91

4. Once you have determined the total cost of work of the drywall scope for SPW, **INPUT** this cost into the designated line item in the SOV.

**SPW DRYWALL ESTIMATE**

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1	Wall Types			LF	SF			
1.1				LF	SF			
1.2				LF	SF			
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1.6				LF	SF			
1.7				LF	SF			
1.8				LF	SF			
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3.1				LF	LF			
3.2				LF	LF			
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4.1				LF	LF			
4.2				LF	LF			
4.3				LF	LF			
4.4				LF	LF			
4.5				LF	LF			
5	Allowances & Cost to Completes			LF	LF			
5.1				LF	LF			
5.2				LF	LF			
5.3				LF	LF			
5.4				LF	LF			
5.5				LF	LF			

5. Notice that your drywall unit prices do not include overhead costs. Please identify overhead items in your estimate that DPR Drywall would need to create a complete drywall proposal. These potential items would be a project manager, project engineer, superintendent, trailers, computers, BIM, etc.





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1	Wall Types			LF		SF		
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1.6				LF		LF		
1.7				LF		LF		
1.8				LF		LF		
1.9				LF		LF		
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2.1				LF		LF		
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3.1				LF		LF		
3.2				LF		LF		
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4.1				LF		LF		
4.2				LF		LF		
4.3				LF		LF		
4.4				LF		LF		
4.5				LF		LF		
5	Allowances & Cost to Completes			LF		LF		
5.1				LF		LF		
5.2				LF		LF		
5.3				LF		LF		
5.4				LF		LF		
5.5				LF		LF		

6. Use Section 5 to account for any drywall scope that is identified but not clearly defined, or additional items the team needs to carry allowances for. This could be items such as MEP block-outs, backing, patch and repairs, etc.

5	Allowances & Cost to Completes			LF		LF		
5.1				LF		LF		
5.2				LF		LF		
5.3				LF		LF		
5.4				LF		LF		
5.5				LF		LF		

7. Don't forget to input your final drywall estimate into your SOV module!

### Part D – References

- Self-Perform Work (SPW):** a scope of work which is performed in-house by the General Contractor.
- Drywall:** (aka plasterboard, wallboard, sheetrock, gypsum board) is a panel made of gypsum plaster pressed between two thick sheets of paper.
- Soffit:** the underside of an architectural structure such as an arch, balcony, or overhanging eaves.
- Furred Wall:** walls typically measure 1x2 or 1x3 inches. They can be laid out perpendicular to studs or joists and nailed to them or set vertically against an existing wall surface. The spacing between the strips depends on the type of finishing material.
- Priority Wall:** a full-height – usually a fire-rated – wall where drywall cannot be out in-place if ductwork (or other specialty trade work) has been installed.
- Shaft Wall:** non-load-bearing gypsum wall partition assemblies constructed from outside the shaft at each floor.
- Fire-Rated Wall:** a wall that is not only designed to prevent the spread of fire from one side of a building to the next, but it provides structural support. It also extends from below the floor to above the roof line.



8. **Drywall Compound:** this is a white powder of primarily gypsum dust mixed with water to form a mud the consistency of cake frosting, which is used with paper or fiber joint tape to seal joint between sheets of drywall to create a seamless base for paint on interior walls.
9. **Drywall Tape:** tape used to cover joints in drywall which prevents future cracking.

Required Deliverables:

1. Complete bid tallies and submit in PDF **and** excel format
2. SPW Take-Off & Estimate:
  - a. Take-off for Drywall Assemblies in PDF format
  - b. Completed 'Drywall Estimate' spreadsheet and submit in PDF **and** excel format
3. Complete Schedule of Values and submit in PDF **and** excel format