Drywall & Framing Takeoff Sample

Representative sample project: 6,000 SF office tenant fit-out in a 100' x 60' single-story building

Sample deliverable — prepared on a representative project to show format and level of detail. Not a client project. Quantities are computed from the sample project dimensions stated below; unit costs are illustrative (pricing basis: September 2026, national average, not a quote).

TAKEOFF LINE ITEMS	PRICED LINE ITEMS	DIRECT LABOR HOURS	SAMPLE TOTAL (ILLUSTRATIVE)	PER SF
26	23	1,110	$145,219	$24.20

Sample project description

Metal stud framing, gypsum board assemblies, sound insulation and acoustical ceilings for the sample 6,000 SF commercial tenant fit-out. Partitions include Type P1 standard office walls (3-5/8" 25 ga studs to 10'-0", 1' above the 9'-0" ceiling), Type P2 full-height deck-to-deck sound/demising walls (3-5/8" 20 ga studs to 16'-0" metal deck with mineral wool fire-safing and acoustic sealant), and Type P3 furring on exterior perimeter walls. Ceilings include 2x2 acoustic tile in open office and private offices, plus suspended moisture-resistant drywall ceilings in restrooms.

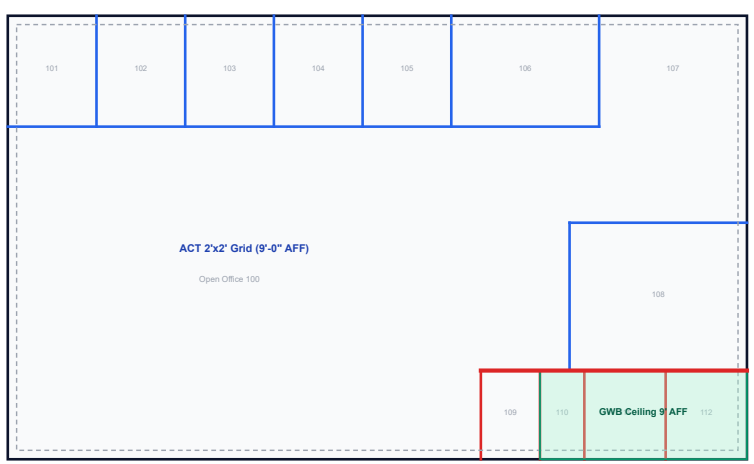
Scope included

- Light gauge metal stud framing 3-5/8" (25 ga & 20 ga) and track
- Exterior perimeter wall hat furring channels and fasteners
- R-11 sound batt insulation in all interior partition cavities
- Acoustical sealant and UL firestop joint at deck flutes on P2 walls
- 5/8" Type X and mold-resistant gypsum wallboard and suspended ceilings
- Level 4 finish on exposed surfaces; Level 1 fire-tape above ceiling
- Corner beads, casing beads, screws, joint compound and tape
- 2x2 Acoustical suspended ceiling grid and lay-in tegular tiles

Exclusions / by others

- Doors, frames, and finish hardware installation (Div 08)
- Interior painting and wall coverings (Div 09)
- Electrical cutouts, junction boxes, or wiring (Div 26)
- Plumbing access panels supply (Div 22)
- Structural steel framing or heavy gauge structural studs
- Demolition or disposal of existing finishes

Takeoff markup (sample plan)



Sample partition plan A-101: P1 office walls (blue, to 10'), P2 full-height sound walls (red, to 16' deck), perimeter furring (dashed), and restroom GWB ceilings (green tint).

Assumptions & basis

Every quantity in this sample is computed from these inputs. The name column is the named range used by the Excel formulas.

Section	Parameter	Name	Value	Unit	Note / basis
Building	Tenant area	gross_sf	6,000 = 100 × 60	SF	100' x 60'
Building	Structure deck height	deck_ht	16	ft	Bottom of metal roof deck
Building	Acoustical ceiling height	act_ht	9	ft	9'-0" AFF
Building	Partition P1 wall framing height	p1_ht	10	ft	1'-0" above ACT for return air
Building	Partition P2 wall framing height	p2_ht	16	ft	Deck to deck 16'-0"
Building	Exterior perimeter length	perim_lf	320 = 2 × (100+60)	LF	Exterior wall furring
Partition LF	Type P1 partition linear footage	p1_lf	214 = 80+6 × 15+20+24	LF	Office fronts, demising, break
Partition LF	Type P2 full-height linear footage	p2_lf	84 = 36+4 × 12	LF	Support core, restrooms, IT room
Partition LF	Type P3 perimeter furring linear footage	p3_lf	320 = perim_lf	LF	Furring on inside of exterior walls
Openings	Interior commercial single doors	n_doors	14	EA	Office 101-105, Conf, Lobby, Break, Core
Openings	Standard door opening width	door_wd	3.17	ft	3'-2" rough opening for 3070 door
Openings	Standard door opening height	door_ht	7.17	ft	7'-2" rough opening for 3070 door
Openings	Drywall area deduction per opening (2 sides)	door_ded_sf	45.46 = 2 × door_wd × door_ht	SF	45.4 SF per door
Ceilings	Suspended drywall ceiling area (restrooms/janitor)	drywall_ceil_sf	336 = 11 × 12+11 × 12+6 × 12	SF	Restrooms 111, 112 & Janitor 110
Ceilings	Open ceiling area (Electrical / IT)	elec_ceil_sf	96 = 8 × 12	SF	Exposed to structure
Ceilings	Acoustical ceiling area (ACT 2x2)	act_ceil_sf	5,568 = gross_sf-drywall_ceil_sf-elec_ceil_sf	SF	Remaining tenant area
Ceilings	Ceiling wall angle perimeter	grid_perim_lf	916 = perim_lf+2 × (p1_lf+p2_lf)	LF	Wall track / perimeter L-angle
Factors	Metal stud spacing	stud_oc	16	in	16" on-center
Factors	Stud count multiplier per LF	stud_factor	0.75 = 12/stud_oc	EA/LF	0.75 studs/LF + corners/jambs
Factors	Drywall screws per SF of board	screw_p_sf	1	EA/SF	Approx. 1 screw per SF (12" o.c.)
Factors	Joint tape LF per SF of drywall	tape_p_sf	0.85	LF/SF	Industry standard rule of thumb
Factors	Joint compound gal per SF (3-coat Level 4)	mud_p_sf	0.06	GAL/SF	~1.8 gal per 4x8 sheet
Factors	Standard sheet area (4x10 sheet)	board_sf	40	SF	4'-0" x 10'-0" drywall sheets
Factors	Outside corner bead linear feet	crnr_bead_lf	120 = 12 × 10	LF	12 outside corners at 10'-0"
Rates	Light-gauge metal framer (burdened)	rate_framing	78	$/hr	Illustrative
Rates	Drywall hanger / board installer (burdened)	rate_hanger	74	$/hr	Illustrative
Rates	Drywall finisher / taper (burdened)	rate_finisher	76	$/hr	Illustrative
Rates	Acoustical ceiling mechanic (burdened)	rate_ceiling	75	$/hr	Illustrative
Markups	Sales tax on material	tax_rate	7.0%	%	Assumption
Markups	Overhead	oh_pct	10.0%	%	Assumption

Section	Parameter	Name	Value	Unit	Note / basis
Markups	Profit	`profit_pct`	10.0%	%	Assumption

Sample drawing list

Sheets of the representative sample project (described here so the takeoff can be traced; not a real plan set).

Sheet	Title
A-101	Tenant Partition Plan & Wall Types (sample)
A-102	Reflected Ceiling Plan (sample)
A-501	Partition Head & Base Details, Deflection Track (sample)
A-601	Door Schedule & Opening Details (sample)

Interior partition types and gypsum wallboard areas

Partition lengths are scaled from plan grid lines. Gross GWB SF equals wall length x height x number of boarded sides. Door opening deductions are calculated in the takeoff summary.

Type	Assembly Description	Stud Size	Gauge	Spacing	Framing Ht	Wall LF	GWB Sides	Gross GWB SF	Batt Sound
P1	Office demising & corridor (slab to 1' above ACT)	3-5/8"	25 ga	16" oc	10	214	2	4,280	R-11
P2	Core sound & fire separation (slab to deck)	3-5/8"	20 ga	16" oc	16	84	2	2,688	R-11
P3	Perimeter exterior wall furring	7/8" hat	25 ga	16" oc	10	320	1	3,200	None
Totals						**618**		**10,168**	

Quantity takeoff

Qty is computed from the assumptions; the formula column is the exact expression used (the workbook holds it as a live Excel formula).

#	CSI	Description	Qty	Unit	Waste	Qty w/ waste	Formula / basis
Light-gauge metal framing							
1	09 22 16	3-5/8" 25 ga metal studs @ 16" o.c. (10' stock) Includes starter studs, corners, clips	182	EA	5%	**191.10**	`ROUNDUP(p1_lf × stud_factor+p1_lf × 0.1,0)`
2	09 22 16	3-5/8" 25 ga top and bottom runner track	428	LF	8%	**462.24**	`2 × p1_lf`
3	09 22 16	3-5/8" 20 ga metal studs @ 16" o.c. (16' stock) Heavy duty studs to metal deck	72	EA	5%	**75.60**	`ROUNDUP(p2_lf × stud_factor+p2_lf × 0.1,0)`
4	09 22 16	3-5/8" 20 ga deep-leg deflection track (top) & standard (bottom) Top slotted deflection track accommodates live deflection	168	LF	8%	**181.44**	`2 × p2_lf`
5	09 22 16	7/8" 25 ga hat furring channel @ 16" o.c. on exterior walls Mechanically fastened to perimeter masonry/concrete	2,400	LF	8%	**2,592**	`p3_lf × 10 × 0.75`
6	09 22 16	Door opening framing package (double 20 ga jamb studs + box header) Includes header track, cripples, jamb anchors	14	EA	0%	**14**	`n_doors`
Thermal & acoustic insulation							
7	07 21 00	R-11 fiberglass sound attenuation batts 3-1/2" (P1 walls) Friction fit between studs	2,140	SF	5%	**2,247**	`p1_lf × p1_ht`
8	07 21 00	R-11 fiberglass sound attenuation batts 3-1/2" (P2 walls to deck) Full height sound barrier	1,344	SF	5%	**1,411.20**	`p2_lf × p2_ht`
9	07 92 00	Acoustical sealant (continuous bead at perimeter of P2 walls) Top, bottom and vertical perimeter joints	336	LF	5%	**352.80**	`4 × p2_lf`
10	07 84 43	Firestop joint sealant & mineral wool safing at metal deck flutes 1-hour UL rated head-of-wall joint assembly	84	LF	5%	**88.20**	`p2_lf`
Gypsum board assemblies							
11	09 29 00	Gross wallboard area (P1 + P2 + P3) Sum of all wall sides	10,168	SF	0%	**10,168**	`2 × p1_lf × p1_ht+2 × p2_lf × p2_ht+p3_lf × 10`
12	09 29 00	Opening deductions (doors) Both sides of single door openings	636.41	SF	0%	**636.41**	`n_doors × door_ded_sf`
13	09 29 00	Net wallboard area installed on partitions Net wallboard surface area	9,531.59	SF	0%	**9,531.59**	`gross_gwb-ded_gwb`
14	09 29 00	5/8" Type X gypsum board (standard partitions & furring) 4'x10' sheets hung horizontally, staggered	8,859.59	SF	8%	**9,568.36**	`net_wall_gwb-2 × drywall_ceil_sf`
15	09 29 00	5/8" Mold & moisture-resistant gypsum board (restroom walls) Purple / mold-tough board around wet walls	672	SF	8%	**725.76**	`2 × (11 × 12+11 × 12+6 × 12)`
16	09 29 00	5/8" Type X gypsum board for suspended ceilings (restrooms & janitor) Overhead hanging rate	336	SF	10%	**369.60**	`drywall_ceil_sf`
17	09 29 00	Drywall fasteners (1-1/4" Type S bugle head screws) 1,000 screws/box; labor included in hanging	11	BOX	0%	**11**	`ROUNDUP((gross_gwb+drywall_ceil_sf) × screw_p_sf/1000,0)`
Finishing & trims							
18	09 29 00	Level 4 drywall tape & 3-coat finish (occupied areas to ceiling) Tape, 2 coats joint compound, light sand ready for prime	8,691.59	SF	5%	**9,126.17**	`net_wall_gwb-(2 × p2_lf × (deck_ht-act_ht))+drywall_ceil_sf`
19	09 29 00	Level 1 fire-tape only (above ceiling line to deck on P2 walls) 1 coat tape and compound for smoke/fire seal	1,176	SF	5%	**1,234.80**	`2 × p2_lf × (deck_ht-act_ht)`
20	09 22 00	Paper-faced metal corner bead (outside corners) Crimped/glued and feathered into field	120	LF	8%	**129.60**	`crnr_bead_lf`

#	CSI	Description	Qty	Unit	Waste	Qty w/ waste	Formula / basis
21	09 22 00	L-trim / tear-away casing bead at door frames and terminations Clean termination bead at steel frames	245.14	LF	8%	**264.75**	`n_doors × (door_wd+2 × door_ht)`
Ceiling systems							
22	09 51 13	Acoustical ceiling tile 2' x 2' fine-fissured tegular (Armstrong Cortega or equiv.) Lay-in tegular edge acoustic panels	5,568	SF	8%	**6,013.44**	`act_ceil_sf`
23	09 51 13	15/16" intermediate-duty exposed suspension grid system Main runners @ 4'-0" o.c., 2' & 4' cross tees	5,568	SF	6%	**5,902.08**	`act_ceil_sf`
24	09 51 13	15/16" perimeter wall angle molding Fastened to stud walls at 9'-0" AFF	916	LF	6%	**970.96**	`grid_perim_lf`
25	09 51 13	12-gauge galvanized hanger wire and eye-pin deck fasteners Hangers @ 4'-0" o.c. each way	348	EA	5%	**365.40**	`ROUNDUP(act_ceil_sf/16,0)`
26	09 22 26	Suspended drywall ceiling grid & carrying channel (restrooms) 1-1/2" CRC + 7/8" drywall furring channels	336	SF	8%	**362.88**	`drywall_ceil_sf`

Pricing

Illustrative unit costs and labor productivity, September 2026 national average. Not a quote.

#	Description	Qty	Unit	Mat $/unit	Material $	Hr/unit	Labor hrs	Rate	Labor $	Equip $	Total $
1	3-5/8" 25 ga metal studs @ 16" o.c. (10' stock)	191.10	EA	$7.40	$1,414.14	0.1800	34.4	$78.00	$2,683.04	$0.00	**$4,097.18**
2	3-5/8" 25 ga top and bottom runner track	462.24	LF	$0.85	$392.90	0.0350	16.2	$78.00	$1,261.92	$0.00	**$1,654.82**
3	3-5/8" 20 ga metal studs @ 16" o.c. (16' stock)	75.60	EA	$16.80	$1,270.08	0.3200	24.2	$78.00	$1,886.98	$0.00	**$3,157.06**
4	3-5/8" 20 ga deep-leg deflection track (top) & standard (bottom)	181.44	LF	$1.65	$299.38	0.0450	8.2	$78.00	$636.85	$0.00	**$936.23**
5	7/8" 25 ga hat furring channel @ 16" o.c. on exterior walls	2,592	LF	$0.65	$1,684.80	0.0300	77.8	$78.00	$6,065.28	$0.00	**$7,750.08**
6	Door opening framing package (double 20 ga jamb studs + box header)	14	EA	$34.00	$476.00	0.8500	11.9	$78.00	$928.20	$0.00	**$1,404.20**
7	R-11 fiberglass sound attenuation batts 3-1/2" (P1 walls)	2,247	SF	$0.55	$1,235.85	0.0120	27.0	$74.00	$1,995.34	$0.00	**$3,231.19**
8	R-11 fiberglass sound attenuation batts 3-1/2" (P2 walls to deck)	1,411.20	SF	$0.55	$776.16	0.0150	21.2	$74.00	$1,566.43	$0.00	**$2,342.59**
9	Acoustical sealant (continuous bead at perimeter of P2 walls)	352.80	LF	$0.45	$158.76	0.0200	7.1	$74.00	$522.14	$0.00	**$680.90**
10	Firestop joint sealant & mineral wool safing at metal deck flutes	88.20	LF	$3.80	$335.16	0.1200	10.6	$74.00	$783.22	$0.00	**$1,118.38**
14	5/8" Type X gypsum board (standard partitions & furring)	9,568.36	SF	$0.58	$5,549.65	0.0220	210.5	$74.00	$15,577.29	$0.00	**$21,126.93**
15	5/8" Mold & moisture-resistant gypsum board (restroom walls)	725.76	SF	$0.74	$537.06	0.0250	18.1	$74.00	$1,342.66	$0.00	**$1,879.72**
16	5/8" Type X gypsum board for suspended ceilings (restrooms & janitor)	369.60	SF	$0.62	$229.15	0.0300	11.1	$74.00	$820.51	$0.00	**$1,049.66**
17	Drywall fasteners (1-1/4" Type S bugle head screws)	11	BOX	$38.00	$418.00	0.0000	0.0	$74.00	$0.00	$0.00	**$418.00**
18	Level 4 drywall tape & 3-coat finish (occupied areas to ceiling)	9,126.17	SF	$0.18	$1,642.71	0.0260	237.3	$76.00	$18,033.31	$0.00	**$19,676.02**
19	Level 1 fire-tape only (above ceiling line to deck on P2 walls)	1,234.80	SF	$0.08	$98.78	0.0120	14.8	$76.00	$1,126.14	$0.00	**$1,224.92**
20	Paper-faced metal corner bead (outside corners)	129.60	LF	$0.42	$54.43	0.0350	4.5	$76.00	$344.74	$0.00	**$399.17**
21	L-trim / tear-away casing bead at door frames and terminations	264.75	LF	$0.38	$100.61	0.0250	6.6	$76.00	$503.03	$0.00	**$603.63**
22	Acoustical ceiling tile 2' x 2' fine-fissured tegular (Armstrong Cortega or equiv.)	6,013.44	SF	$1.45	$8,719.49	0.0220	132.3	$75.00	$9,922.18	$0.00	**$18,641.66**
23	15/16" intermediate-duty exposed suspension grid system	5,902.08	SF	$1.15	$6,787.39	0.0280	165.3	$75.00	$12,394.37	$0.00	**$19,181.76**
24	15/16" perimeter wall angle molding	970.96	LF	$0.65	$631.12	0.0300	29.1	$75.00	$2,184.66	$0.00	**$2,815.78**
25	12-gauge galvanized hanger wire and eye-pin deck fasteners	365.40	EA	$1.20	$438.48	0.0600	21.9	$75.00	$1,644.30	$0.00	**$2,082.78**
26	Suspended drywall ceiling grid & carrying channel (restrooms)	362.88	SF	$1.85	$671.33	0.0550	20.0	$75.00	$1,496.88	$0.00	**$2,168.21**
	Direct cost totals				**$33,921.44**		**1,109.9**		**$83,719.45**	**$0.00**	**$117,640.89**

Summary

Group	Lines	Material	Labor hrs	Labor	Equipment	Total
Light-gauge metal framing	6	$5,537.30	172.6	$13,462.27	$0.00	$18,999.57
Thermal & acoustic insulation	4	$2,505.93	65.8	$4,867.13	$0.00	$7,373.06
Gypsum board assemblies	4	$6,733.86	239.7	$17,740.45	$0.00	$24,474.32
Finishing & trims	4	$1,896.53	263.3	$20,007.21	$0.00	$21,903.75
Ceiling systems	5	$17,247.81	368.6	$27,642.38	$0.00	$44,890.20
Direct cost subtotal		**$33,921.44**	**1,109.9**	**$83,719.45**	**$0.00**	**$117,640.89**
Sales tax on material — 7.0% of material (assumption)						$2,374.50
Overhead — 10.0% of running subtotal (assumption)						$12,001.54
Profit — 10.0% of running subtotal (assumption)						$13,201.69
SAMPLE TOTAL (illustrative)						**$145,219**

Group	Lines	Material	Labor hrs	Labor	Equipment	Total
Cost per SF						$24.20

Sample deliverable on a representative project; not a client project. Unit costs illustrative (September 2026, national average, not a quote). Companion workbook sheets: Cover & Basis, Partition Assembly Schedule, Quantity Takeoff, Pricing, Summary.