
Activity List

<i>Activity Code</i>	<i>Cost Code</i>	<i>UM</i>	<i>Budget</i>
<i>Trade 110 Permits/Fees - Allowance - DNF</i>			
110-10 Building Permits	1150 Permits/Fees	TK Turnkey	
110-20 Impact Fee	1150 Permits/Fees	TK Turnkey	
110-30 Sewer & Water Tap Fees	1150 Permits/Fees	TK Turnkey	
110-40 Warranty Fee Deposit	1150 Permits/Fees	TK Turnkey	
<i>Trade 120 Architectural Plans - Allowance -</i>			
120-10 Architectural and Engineering	1200 Architectual & Engineering	TK Turnkey	
120-20 Blueprints - Unit allocation	1200 Architectual & Engineering	TK Turnkey	
<i>Trade 130 Surveyor</i>			
130-10 Surveys - Stakeout	1300 Surveyor	TK Turnkey	
130-20 Surveys - Brickpoint	1300 Surveyor	TK Turnkey	
130-30 Surveys - Location Survey	1300 Surveyor	TK Turnkey	
130-40 Surveys - Final Survey	1300 Surveyor	TK Turnkey	
<i>Trade 210 Excavator Subcontractor</i>			
210-10 Lot Clearing	2100 Excavator	TK Turnkey	
210-20 Excavate Foundation	2100 Excavator	TK Turnkey	
210-30 Backfill Foundation	2100 Excavator	TK Turnkey	
210-40 Rough Grade	2100 Excavator	TK Turnkey	
<i>Trade 220 Foundation Subcontractor</i>			
220-10 Dig & Pour Footings	2200 Concrete - Foundation	TK Turnkey	
220-20 Set & Pour Walls	2200 Concrete - Foundation	TK Turnkey	
<i>Trade 230 Waterproofing Subcontractor</i>			
230-10 Waterproofing	2300 Waterproofing	TK Turnkey	
<i>Trade 240 Termite Protection Subcontractor</i>			
240-10 Termite Protection	2500 Termite Protection	TK Turnkey	
<i>Trade 310 Steel Beams - Materials</i>			
310-10 Supply Steel Beams per Plan	3100 Steel Supplier	TK Turnkey	
310-20 Supply Posts & Hardware per Plan	3100 Steel Supplier	TK Turnkey	

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<i>Trade 315 Framing Lumber - Materials</i>			
315-10 Supply Framing Material - 1st Floor Deck & Walls	3200 Framing Materials Supplier	TK Turnkey	
315-20 Supply Framing Material - 2nd Floor Deck & Wall	3200 Framing Materials Supplier	TK Turnkey	
315-30 Supply Framing Material - Roof Package	3200 Framing Materials Supplier	TK Turnkey	
<i>Trade 320 Truss System - Materials</i>			
320-10 Supply Floor Trusses per Plan	3300 Truss System Supplier	TK Turnkey	
320-20 Supply Roof Trusses per Plan	3300 Truss System Supplier	TK Turnkey	
<i>Trade 325 Core Wall Subcontractor</i>			
325-10 Supply & Install Core Wall System	3350 Core Wall Supplier	TK Turnkey	
<i>Trade 326 Core Wall - Labor</i>			
326-10 Install Core Wall supplied by Others	3350 Core Wall Supplier	TK Turnkey	
<i>Trade 327 Core Wall - Materials</i>			
327-10 Supply Core Wall per Plan	3350 Core Wall Supplier	TK Turnkey	
<i>Trade 330 Framing - Labor</i>			
330-10 Framing Labor - Through First Deck	3400 Framing Labor	TK Turnkey	
330-20 Framing Labor - Through Second Deck	3400 Framing Labor	TK Turnkey	
330-30 Framing Labor - Through Under Roof	3400 Framing Labor	TK Turnkey	
330-40 Framing Labor - Windows & Doors Complete	3400 Framing Labor	TK Turnkey	
<i>Trade 335 Windows & Door - Materials</i>			
335-10 Supply Windows & Screens	3450 Windows & Door Supplier	TK Turnkey	
335-20 Supply Sliding Glass Door	3450 Windows & Door Supplier	TK Turnkey	
335-30 Supply Exterior Doors	3450 Windows & Door Supplier	TK Turnkey	
<i>Trade 340 Stair & Rail - Materials</i>			
340-10 Supply Stairs - Basement to First Deck	3500 Stair & Rail Supplier	TK Turnkey	
340-20 Supply Stairs - First Deck to Second Deck	3500 Stair & Rail Supplier	TK Turnkey	
340-30 Supply Rails - Basement to First Deck	3500 Stair & Rail Supplier	TK Turnkey	
340-40 Supply Rails - First Deck to Second Deck	3500 Stair & Rail Supplier	TK Turnkey	
<i>Trade 350 Roofing Subcontractor</i>			
350-10 Supply & Install Roofing System	3600 Roofing	TK Turnkey	
<i>Trade 351 Roofing - Labor</i>			
351-10 Install Roofing supplied by Others	3600 Roofing	TK Turnkey	

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<i>Trade 352 Roofing - Materials</i>			
352-10 Supply Roofing per Plan	3600 Roofing	TK Turnkey	
<i>Trade 360 Garage Door Subcontractor</i>			
360-10 Supply & Install Garage Doors per Plan	3700 Garage Door	TK Turnkey	
<i>Trade 410 Fireplace Subcontractor</i>			
410-10 Supply & Install Firebox per Plan	4100 Fireplace	TK Turnkey	
410-20 Supply & Install Surround per Plan	4100 Fireplace	TK Turnkey	
410-30 Supply & Install Mantel per Plan	4100 Fireplace	TK Turnkey	
<i>Trade 415 HVAC Subcontractor</i>			
415-10 Draw 1 - HVAC Rough In	4200 HVAC	TK Turnkey	
415-20 Draw 2 - HVAC Trim Out	4200 HVAC	TK Turnkey	
<i>Trade 420 Plumbing Subcontractor</i>			
420-10 Street Connection/Sewer and Water	4300 Plumbing	TK Turnkey	
420-20 Underslab Rough In	4300 Plumbing	TK Turnkey	
420-30 Draw 1 - Plumbing Rough In	4300 Plumbing	TK Turnkey	
420-40 Draw 2 - Plumbing Trim Out	4300 Plumbing	TK Turnkey	
<i>Trade 425 Fire Sprinkler Subcontractor</i>			
425-10 Draw 1 - Fire Sprinkler Rough In	4400 Fire Sprinkler	TK Turnkey	
425-20 Draw 2 - Fire Sprinkler Trim Out	4400 Fire Sprinkler	TK Turnkey	
<i>Trade 430 Electrical Subcontractor</i>			
430-10 Draw 1 - Electrical Rough In	4500 Electrical	TK Turnkey	
430-20 Draw 2 - Electrical Trim Out	4500 Electrical	TK Turnkey	
<i>Trade 435 Multi-Media Subcontractor</i>			
435-10 Draw 1 - Multi-Media Rough In	4600 Multi-Media	TK Turnkey	
435-20 Draw 2 - Multi Media Trim Out	4600 Multi-Media	TK Turnkey	
<i>Trade 440 Alarm System Subcontractor</i>			
440-10 Draw 1 - Alarm System Rough In	4700 Alarm System	TK Turnkey	
440-20 Draw 2 - Alarm System Trim Out	4700 Alarm System	TK Turnkey	
<i>Trade 445 Insulation Subcontractor</i>			
445-10 Supply & Install Firestop/Airseal	4850 Insulation	TK Turnkey	
445-20 Supply & Install Batt Insulation	4850 Insulation	TK Turnkey	

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445-30 Supply & Install Ceiling Insulation	4850 Insulation	TK Turnkey	
<i>Trade 450 Drywall Subcontractor</i>			
450-10 Stock and Hang Drywall	4900 Drywall	TK Turnkey	
450-20 Sand and Finish Drywall	4900 Drywall	TK Turnkey	
<i>Trade 451 Drywall - Labor</i>			
451-10 Hang/Finish Drywall supplied by Others	4900 Drywall	TK Turnkey	
<i>Trade 452 Drywall - Materials</i>			
452-10 Stock Drywall per Plan	4900 Drywall	TK Turnkey	
<i>Trade 510 Exterior Trim - Materials</i>			
510-10 Supply Exterior Trim per Plan	5100 Exterior Trim	TK Turnkey	
510-20 Supply Posts and Columns per Plan	5100 Exterior Trim	TK Turnkey	
<i>Trade 515 Masonry Subcontractor</i>			
515-10 Supply and Install Brick Veneer	5200 Masonry	TK Turnkey	
<i>Trade 520 Siding Subcontractor</i>			
520-10 Supply & Install Siding Complete	5300 Siding	TK Turnkey	
520-20 Supply & Install Shutters Complete	5300 Siding	TK Turnkey	
<i>Trade 521 Siding - Labor</i>			
521-10 Install Siding & Accessories supplied by Others	5300 Siding	TK Turnkey	
<i>Trade 522 Siding - Materials</i>			
522-10 Supply Siding & Accessories per Plan	5300 Siding	TK Turnkey	
<i>Trade 525 Gutters Subcontractor</i>			
525-10 Supply & Install Gutters and Downspouts per Pla	5400 Gutters	TK Turnkey	
<i>Trade 530 Flat Concrete Subcontractor</i>			
530-10 Supply & Install Foundation Slab per Plan	5500 Concrete - Flatwork	TK Turnkey	
530-20 Supply & Install Garage Slab per Plan	5500 Concrete - Flatwork	TK Turnkey	
530-30 Supply & Install Driveway per Plan	5500 Concrete - Flatwork	TK Turnkey	
530-40 Supply & Install Leadwalk per Plan	5500 Concrete - Flatwork	TK Turnkey	
530-50 Supply & Install Public Sidewalk per Plan	5500 Concrete - Flatwork	TK Turnkey	
<i>Trade 535 Paving Subcontractor</i>			
535-10 Supply & Install Driveway Base	5550 Paving	TK Turnkey	
535-20 Supply & Install Asphalt Driveway	5550 Paving	TK Turnkey	

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<i>Trade 540 Sundeck Subcontractor</i>			
540-10 Supply and Install Sun Deck per Plan	5600 Decking	TK Turnkey	
<i>Trade 541 Sundeck - Labor</i>			
541-10 Install Sundeck Materials supplied by Others	5600 Decking	TK Turnkey	
<i>Trade 542 Sundeck - Materials</i>			
542-10 Supply Sundeck Materials per Plan	5600 Decking	TK Turnkey	
<i>Trade 545 Landscaping Subcontractor</i>			
545-10 Supply and Install Shrubbery and Trees	5700 Landscaping	TK Turnkey	
545-20 Supply and Install Sod	5700 Landscaping	TK Turnkey	
545-30 Supply and Install Irrigation System	5700 Landscaping	TK Turnkey	
<i>Trade 550 Fencing Subcontractor</i>			
550-10 Supply and Install Fencing per Plan	5750 Fencing	TK Turnkey	
<i>Trade 551 Fencing - Labor</i>			
551-10 Install Fence supplied by Others	5750 Fencing	TK Turnkey	
<i>Trade 552 Fencing - Materials</i>			
552-10 Supply Fence per Plan	5750 Fencing	TK Turnkey	
<i>Trade 555 Ornamental Iron Subcontractor</i>			
555-10 Supply and Install Metal Railing per Plan	5800 Ornamental Iron/Metal Work	TK Turnkey	
<i>Trade 610 Interior Trim & Doors - Material</i>			
610-10 Supply Pre-Hung Doors per Plan	6100 Interior Trim & Doors	TK Turnkey	
610-20 Supply Flat Trim per Plan	6100 Interior Trim & Doors	TK Turnkey	
<i>Trade 620 Interior Trim - Labor</i>			
620-10 Install Interior Trim supplied by Others	6200 Interior Trim Installer	TK Turnkey	
<i>Trade 630 Painting Subcontractor</i>			
630-10 Paint Interior Complete	6300 Painting	TK Turnkey	
630-20 Paint Exterior Trim Complete	6300 Painting	TK Turnkey	
<i>Trade 632 Light Fixtures - Materials</i>			
632-10 Supply Light Fixtures per Plan	6320 Light Fixture Supplier	TK Turnkey	
<i>Trade 636 Cabinets & Vanities Subcontract</i>			
636-10 Supply & Install Kitchen & Bath Cabinetry per Pla	6360 Cabinets & Vanities	TK Turnkey	
636-20 Supply & Install Bath Vanity Tops per Plan	6360 Cabinets & Vanities	TK Turnkey	

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Trade 637 Cabinet & Vanities - Materials			
637-10 Supply Kitchen & Bath Cabinetry per Plan	6360 Cabinets & Vanities	TK Turnkey	
637-20 Supply Bath Vanity Tops per Plan	6360 Cabinets & Vanities	TK Turnkey	
Trade 640 Kitchen Countertop Subcontracto			
640-10 Supply and Install Laminated Tops per Plan	6400 Countertops	TK Turnkey	
Trade 641 Laminated Kitchen Countertop -			
641-10 Supply Laminated Countertops per Plan	6400 Countertops	TK Turnkey	
Trade 642 Corian Kitchen Countertop Subc			
642-10 Supply & Install Corian Countertops per Plan	6400 Countertops	TK Turnkey	
Trade 643 Granite Countertop Subcontracto			
643-10 Supply & Install Granite Countertops per Plan	6400 Countertops	TK Turnkey	
Trade 650 Ceramic Tile Subcontractor			
650-10 Supply and Install Bath Tile Surround	6500 Ceramic Tile	TK Turnkey	
650-20 Supply and Install Floor Tile	6500 Ceramic Tile	TK Turnkey	
Trade 660 Flooring Subcontractor			
660-10 Supply and Install Resilient Flooring	6600 Flooring	TK Turnkey	
660-20 Supply and Install Carpeting	6600 Flooring	TK Turnkey	
660-30 Supply and Install Hardwood Flooring	6600 Flooring	TK Turnkey	
Trade 670 Locks & Hardware - Materials			
670-10 Supply Locks and Misc Hardware per Plan	6700 Locks & Hardware	TK Turnkey	
Trade 680 Appliances - Materials			
680-10 Supply Range	6800 Appliances	TK Turnkey	
680-12 Range - Delivery Charge	6800 Appliances	TK Turnkey	
680-20 Supply Range Hood	6800 Appliances	TK Turnkey	
680-22 Range Hood - Delivery Charge	6800 Appliances	TK Turnkey	
680-30 Supply Disposal	6800 Appliances	TK Turnkey	
680-32 Disposal - Delivery Charge	6800 Appliances	TK Turnkey	
680-40 Supply Dishwasher	6800 Appliances	TK Turnkey	
680-42 Dishwasher - Delivery Charge	6800 Appliances	TK Turnkey	
680-50 Supply Refrigerator	6800 Appliances	TK Turnkey	
680-52 Refrigerator - Delivery Charge	6800 Appliances	TK Turnkey	

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680-60 Supply Washer	6800 Appliances	TK Turnkey	
680-62 Washer - Delivery Charge	6800 Appliances	TK Turnkey	
680-70 Supply Dryer	6800 Appliances	TK Turnkey	
680-72 Dryer - Delivery Charge	6800 Appliances	TK Turnkey	
680-80 Supply Microwave	6800 Appliances	TK Turnkey	
680-82 Microwave - Delivery Charge	6800 Appliances	TK Turnkey	
<i>Trade 690 Cleaning Subcontractor</i>			
690-10 Rough Clean	6900 Final Cleaning	TK Turnkey	
690-20 Final Clean	6900 Final Cleaning	TK Turnkey	
<i>Trade 910 Contingency - Allowance - DNF</i>			
910-10 Per Unit - Take Off Error Allowance	9200 Soft Cost (Budget Only)	TK Turnkey	
910-20 Per Unit - Materials Stolen Allowance	9200 Soft Cost (Budget Only)	TK Turnkey	
910-30 Per Unit - Materials Misused Allowance	9200 Soft Cost (Budget Only)	TK Turnkey	
910-40 Per Unit - Materials Damaged per Persons Know	9200 Soft Cost (Budget Only)	TK Turnkey	
910-50 Per Unit - Materials Damaged by Persons Unkno	9200 Soft Cost (Budget Only)	TK Turnkey	
910-60 Per Unit - Site Conditions Allowance	9200 Soft Cost (Budget Only)	TK Turnkey	
910-70 Per Unit - Unknown/Unclassified	9200 Soft Cost (Budget Only)	TK Turnkey	
<i>Trade 920 Area Costs - Allowance - DNF</i>			
920-10 Per Unit - Area Cost allowance	9200 Soft Cost (Budget Only)	TK Turnkey	
<i>Trade 930 Warranty Reserve - Allowance -</i>			
930-10 Per Unit - Warranty Reserve	9200 Soft Cost (Budget Only)	TK Turnkey	
<i>Trade 999 Internal Reminder/Checklist</i>			
999-10 For use with Construction Schedules		TK Turnkey	