

(555) 010-0100 • estimating@example.com
100 Example Plaza, Sample City, CA 00000

SUBMITTED TO

Avery and Morgan Example
customer@example.com
(555) 010-0200

PROJECT

Example Residence Addition
200 Fictional Lane
Sample City, CA 00000

VALID UNTIL

30 Days
from date of bid

SCOPE OF WORK

Construct a new single-story ground-floor addition of approximately 345 square feet with an interior loft of approximately 172 square feet and a new 424 square foot covered rear patio. Work includes foundations, structural framing, tile roofing, weatherproofing, insulation, exterior stucco, doors and windows, drywall and paint, custom loft guardrail, and complete electrical rough-in and finish. Added improvements include approximately 560 square feet of stamped colored concrete, two architectural stack-stone pilasters approximately 9 feet tall, and a painted shiplap wood ceiling at the patio-cover underside. General conditions include inspections, project supervision, mobilization, temporary facilities and protection, cleanup, and closeout.

01 00 00 (DIVISION 01 - GENERAL CONDITIONS)

\$41,275.00

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Special inspections and third-party testing Structural inspections, concrete sampling, and other special inspections required by the local jurisdiction for foundations, framing, and nailing.	1	LS	\$2,340.00	\$2,340.00
Project management and supervision General contractor project management, coordination with owner, subcontractors, and inspectors for the duration of construction.	1	LS	\$25,920.00	\$25,920.00
Mobilization and demobilization Initial mobilization, delivery and removal of tools and equipment, site setup, and final demobilization at completion.	1	LS	\$2,025.00	\$2,025.00
Temporary protections and site preparation Install and maintain dust barriers, floor protection, weather protection, and protection for the existing structure and landscaping.	1	LS	\$3,375.00	\$3,375.00
Temporary facilities, utilities, and dumpsters Portable toilet, temporary power, water connections, debris boxes, and general site utilities during construction.	1	LS	\$2,730.00	\$2,730.00
Construction cleaning and final cleanup Rough and final cleaning of interior and exterior work areas, removal of construction debris, and preparation for occupancy.	1	LS	\$1,215.00	\$1,215.00
Punch list completion and closeout Labor for punch-list items, minor adjustments, and final walkthrough corrections.	1	LS	\$810.00	\$810.00

General liability insurance and bonding allowance Contractor insurance, bonding, and administrative overhead related to the project.	1	LS	\$2,860.00	\$2,860.00
03 00 00 (DIVISION 03 - CONCRETE)				\$27,721.53
DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Slab on grade form, place, and finish Form, place, consolidate, and finish 4 in slab on grade for the new addition, including control joints and reinforcement coordination (345 SF).	1	LS	\$3,260.25	\$3,260.25
Slab concrete and reinforcing steel Ready-mix 3,000 psi concrete for 4 in slab with #3 rebar at 24 in on-center each way, including chairs and tie wire (approx. 4.3 CY).	1	LS	\$1,229.80	\$1,229.80
Vapor barrier installation Install 15-mil vapor barrier beneath the slab; lap joints and seal penetrations (345 SF).	1	LS	\$698.63	\$698.63
Vapor barrier material 15-mil polyethylene vapor barrier and tape for 345 SF coverage.	1	LS	\$358.80	\$358.80
Continuous footing excavation and placement Trench, form as needed, place, and finish 15 in wide x 12 in deep continuous footing F2 with (3) #4 bars (52 LF).	1	LS	\$2,808.00	\$2,808.00
Continuous footing concrete and rebar Concrete and reinforcing steel for the F2 continuous footing (approx. 2.4 CY plus #4 bars and ties).	1	LS	\$811.20	\$811.20
Pad footings layout and placement Excavate, form, and place 30 in x 30 in x 12 in pad footings PF-1 for patio posts, including rebar installation (4 EA).	1	LS	\$945.00	\$945.00
Pad footing concrete and reinforcing Concrete and reinforcing steel for four PF-1 pad footings (approx. 0.9 CY, #4 bars at 10 in on-center each way).	1	LS	\$304.20	\$304.20
Grade beam forming and placement Excavate, form, place, and finish 12 in wide x 18 in deep grade beam GB1, including bar placement (11 LF).	1	LS	\$668.25	\$668.25
Grade beam concrete and steel Concrete and reinforcing steel for GB1 grade beam (approx. 0.6 CY plus reinforcing).	1	LS	\$202.80	\$202.80
Patio stamped concrete base prep and forming Prepare subgrade, install and compact base, set forms, and place reinforcement for new 4 in stamped patio slab (560 SF).	1	LS	\$2,912.00	\$2,912.00
Patio stamped concrete placement and finishing Place, screed, float, stamp, and finish new 4 in stamped colored patio slab, including control joints and edging (560 SF).	1	LS	\$8,008.00	\$8,008.00
Stamped concrete ready-mix and reinforcement Concrete for 560 SF stamped patio (approx. 7 CY at 3,000 psi), including reinforcement, chairs, and tie wire.	1	LS	\$2,602.60	\$2,602.60
Integral color, release, and stamping materials Integral color or color hardener, release agents, stamps, and joint materials for 560 SF.	1	LS	\$2,184.00	\$2,184.00
Concrete sealer for stamped patio Exterior concrete sealer and application materials for 560 SF.	1	LS	\$728.00	\$728.00

06 00 00 (DIVISION 06 - CARPENTRY AND FRAMING)				\$43,124.60
DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Exterior wall framing labor Frame exterior walls with 2x4 studs at 16 in on-center, plates, blocking, and headers to 9 ft (462 SF wall area).	1	LS	\$5,613.30	\$5,613.30
Exterior wall framing lumber and fasteners Studs, plates, headers, blocking, nails, and hardware for 462 SF of 2x4 wall framing.	1	LS	\$3,603.60	\$3,603.60
Loft floor framing labor Install 2x12 joists at 16 in on-center, rim boards, blocking, and connections for 172 SF loft.	1	LS	\$2,322.00	\$2,322.00
Loft floor joists and hardware Dimensional lumber, joist hangers, fasteners, and blocking for 172 SF loft framing.	1	LS	\$1,565.20	\$1,565.20
Addition roof framing labor Frame roof over new addition with 2x10 rafters at 16 in on-center, ridge, blocking, and connections (386 SF).	1	LS	\$4,168.80	\$4,168.80
Addition roof rafters and connectors Rafters, ridge members, blocking, and connectors for 386 SF addition roof.	1	LS	\$3,010.80	\$3,010.80
Patio cover roof framing labor Frame patio cover roof with 2x10 rafters, beams, and blocking over 424 SF.	1	LS	\$4,006.80	\$4,006.80
Patio cover framing lumber and connectors Rafters, ledgers, blocking, post caps, bases, and mechanical fasteners for 424 SF patio cover.	1	LS	\$3,031.60	\$3,031.60
Floor and roof sheathing installation Install 1-1/2 in APA-rated sheathing at loft floor, addition roof, and patio roof (approx. 1,000 SF).	1	LS	\$3,375.00	\$3,375.00
Sheathing panels and fasteners APA-rated sheathing panels, nails, and adhesives for 1,000 SF of floor and roof surfaces.	1	LS	\$2,860.00	\$2,860.00
Structural beams and posts installation Set PSL beams, wood beams, and 4x4 posts, including shimming and alignment (9 EA).	1	LS	\$3,037.50	\$3,037.50
Structural beams and posts material PSL beams, solid wood beams, and 4x4 posts as specified (9 members).	1	LS	\$4,680.00	\$4,680.00
Framing hardware installation Install holdowns, straps, anchors, post bases, hangers, and engineered hardware.	1	LS	\$810.00	\$810.00
Framing hardware and anchors Simpson or equal connectors, expansion anchors, fasteners, and miscellaneous hardware.	1	LS	\$1,040.00	\$1,040.00
07 00 00 (DIVISION 07 - THERMAL AND MOISTURE PROTECTION)				\$20,625.53
DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Tile roof installation labor Install Class A fire-rated tile roofing on addition and patio cover, including underlayment, battens, ridge, and trim (810 SF).	1	LS	\$7,654.50	\$7,654.50
Tile roofing materials Roof tiles, underlayment, fasteners, ridge and hip components, and flashings for 810 SF to match existing residence.	1	LS	\$7,371.00	\$7,371.00

Exterior wall insulation installation Install R-15 batt insulation in exterior walls (462 SF).	1	LS	\$748.44	\$748.44
Exterior wall insulation material R-15 batt insulation for 462 SF of wall cavities.	1	LS	\$660.66	\$660.66
Ceiling/roof insulation installation Install R-22 batt insulation in addition roof/ceiling assembly (386 SF).	1	LS	\$677.43	\$677.43
Ceiling/roof insulation material R-22 batt insulation for 386 SF roof/ceiling area.	1	LS	\$602.16	\$602.16
Loft floor insulation installation Install R-22 batt insulation in 172 SF loft floor assembly.	1	LS	\$348.30	\$348.30
Loft floor insulation material R-22 batt insulation for 172 SF loft floor.	1	LS	\$313.04	\$313.04
Flashing and waterproofing labor Install roof-to-wall flashings, counterflashings, sealants, and waterproof transitions at existing structure.	1	LS	\$1,080.00	\$1,080.00
Flashing and waterproofing materials Metal flashings, sealants, membranes, and accessories for weatherproof integration.	1	LS	\$1,170.00	\$1,170.00

08 00 00 (DIVISION 08 - OPENINGS)

\$15,982.50

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
120x96 aluminum sliding door installation Set and plumb 120 in x 96 in aluminum sliding glass door; foam and anchor frame and coordinate flashing and trim.	1	LS	\$1,215.00	\$1,215.00
120x96 aluminum sliding door unit Aluminum framed sliding glass door, 120 in x 96 in, insulated glazing to match existing aesthetic.	1	LS	\$5,850.00	\$5,850.00
108x96 aluminum sliding door installation Set and plumb 108 in x 96 in aluminum sliding glass door, including shimming, fastening, and frame insulation.	1	LS	\$1,215.00	\$1,215.00
108x96 aluminum sliding door unit Aluminum framed sliding glass door, 108 in x 96 in, insulated Low-E glazing.	1	LS	\$5,590.00	\$5,590.00
30x48 vinyl sliding window installation Install 30 in x 48 in vinyl sliding window; square and flash opening and air-seal perimeter.	1	LS	\$270.00	\$270.00
30x48 vinyl sliding window unit Vinyl frame double-pane Low-E window, U-factor 0.3, SHGC 0.23, 30 in x 48 in.	1	LS	\$520.00	\$520.00
Door and window trim and blocking installation Install blocking, shims, and interior/exterior trim at new openings.	1	LS	\$607.50	\$607.50
Door and window trim materials Interior and exterior trim boards, shims, sealants, and fasteners.	1	LS	\$715.00	\$715.00

09 00 00 (DIVISION 09 - FINISHES)

\$33,210.68

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
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Exterior stucco application Apply three-coat smooth-finish stucco to match existing walls (300 SF).	1	LS	\$3,240.00	\$3,240.00
Exterior stucco materials Lath, stucco base and finish coats, reinforcement, and accessories for 300 SF.	1	LS	\$2,340.00	\$2,340.00
Fascia installation labor Install new 8 in fascia boards on roof eaves (100 LF).	1	LS	\$1,080.00	\$1,080.00
Fascia boards and fasteners Primed fascia boards, nails, and accessories for 100 LF.	1	LS	\$780.00	\$780.00
Interior drywall hanging and finishing Hang, tape, and finish 5/8 in gypsum board on interior walls and ceilings (979 SF).	1	LS	\$2,907.63	\$2,907.63
Interior drywall board and mud Gypsum board, joint compound, corner bead, screws, and accessories for 979 SF.	1	LS	\$1,781.78	\$1,781.78
Interior painting labor Prime and apply two finish coats to new interior walls, ceilings, and trim (approx. 979 SF).	1	LS	\$2,378.97	\$2,378.97
Interior paint and sundries Primer, finish paint, caulk, masking materials, roller covers, and supplies.	1	LS	\$1,145.43	\$1,145.43
Loft guardrail fabrication and installation Fabricate and install custom metal loft guardrail with HSS rails and square-bar infill (25 LF).	1	LS	\$2,868.75	\$2,868.75
Loft guardrail materials HSS rails and verticals, square-bar infill, anchors, and finish for 25 LF.	1	LS	\$3,575.00	\$3,575.00
Interior trim and finish carpentry Install baseboards, door casings, and miscellaneous trim at addition and loft.	1	LS	\$1,620.00	\$1,620.00
Interior trim materials Baseboards, casings, and fasteners for new openings and wall intersections.	1	LS	\$1,170.00	\$1,170.00
Patio cover shiplap wood lid installation Install shiplap wood boards at patio-cover underside, including cuts around beams, posts, and fixtures (424 SF).	1	LS	\$3,582.80	\$3,582.80
Shiplap wood boards and fasteners for patio lid Primed or stain-grade shiplap boards, fasteners, and accessories for 424 SF.	1	LS	\$3,307.20	\$3,307.20
Preparation and caulking of wood lid Fill fastener holes, caulk joints, sand, and spot-prime before finish painting (424 SF).	1	LS	\$881.92	\$881.92
Paint materials for patio cover lid Exterior-grade primer, finish paint, caulk, masking materials, and sundries for 424 SF.	1	LS	\$551.20	\$551.20
26 00 00 (DIVISION 26 - ELECTRICAL)				\$11,978.00
DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Recessed can light installation Install 6 in LED recessed can lights, including wiring connections and trims (8 EA).	1	LS	\$1,728.00	\$1,728.00
Recessed can light fixtures and materials LED recessed fixtures, trims, wiring devices, and boxes for 8 locations.	1	LS	\$1,144.00	\$1,144.00
Ceiling fan installation Install ceiling fan, rated box, bracing, switch, and balance (1 EA).	1	LS	\$351.00	\$351.00

Ceiling fan fixture and materials Ceiling fan unit, fan-rated box, support, switch, and wiring materials.	1	LS	\$455.00	\$455.00
Duplex outlet installation Install standard and GFCI duplex receptacles to meet code and plans (8 EA).	1	LS	\$1,296.00	\$1,296.00
Duplex outlets and wiring devices Receptacles, GFCI devices, boxes, plates, and wiring for 8 outlets.	1	LS	\$520.00	\$520.00
Smoke and CO detector installation Install hardwired combination smoke/CO detectors with battery backup (4 EA).	1	LS	\$810.00	\$810.00
Smoke and CO detector units Combination smoke/CO detectors, boxes, and wiring materials for 4 locations.	1	LS	\$624.00	\$624.00
Branch circuit rough-in and homeruns Labor for new branch circuits, homeruns to panel, conduit or cable, and device wiring.	1	LS	\$2,970.00	\$2,970.00
Branch circuit and panel materials Cable, conduit, breakers, boxes, connectors, and miscellaneous branch-circuit materials.	1	LS	\$2,080.00	\$2,080.00
27 00 00 (DIVISION 27 - MASONRY)				\$15,615.60
DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Pilaster concrete footing excavation and forming Excavate, form, and prepare footings for two 9 ft tall, 2.5 ft x 2.5 ft stack-stone pilasters.	1	LS	\$650.00	\$650.00
Pilaster footing concrete and reinforcing steel Concrete and reinforcing steel for two pilaster footings, including anchor dowels and ties.	1	LS	\$629.20	\$629.20
Pilaster CMU/block core construction Construct CMU/block cores for two 9 ft pilasters, including grout and reinforcement.	1	LS	\$1,690.00	\$1,690.00
CMU, grout, and rebar for pilaster cores CMU, grout, and reinforcing steel for two full-height structural cores.	1	LS	\$1,372.80	\$1,372.80
Stack stone veneer installation on pilasters Install stack-stone veneer on all exposed faces, including substrate preparation and joint finishing (approx. 180 SF).	1	LS	\$4,212.00	\$4,212.00
Stack stone veneer material for pilasters Natural or manufactured stack stone, mortar, lath, and accessories for approx. 180 SF.	1	LS	\$4,914.00	\$4,914.00
Pilaster stone caps installation Set and align stone caps on two pilasters, including bedding mortar and joint tooling.	1	LS	\$468.00	\$468.00
Pilaster stone caps material Precast or custom stone caps sized for 2.5 ft x 2.5 ft pilaster tops.	1	LS	\$743.60	\$743.60
Pilaster waterproofing and sealing Apply masonry sealer to pilasters and cap joints.	1	LS	\$468.00	\$468.00
Masonry sealer materials for pilasters Penetrating masonry sealer and application supplies for approx. 180 SF.	1	LS	\$468.00	\$468.00
01 - General Conditions				\$41,275.00
03 - Concrete				\$27,721.53

06 - Carpentry and Framing	\$43,124.60
07 - Thermal and Moisture Protection	\$20,625.53
08 - Openings	\$15,982.50
09 - Finishes	\$33,210.68
26 - Electrical	\$11,978.00
27 - Masonry	\$15,615.60
TOTAL	\$209,533.44

PAYMENT SCHEDULE

Description	Percentage	Amount
Payment 1 - Contract / mobilization	10%	\$20,953.34
Payment 2 - Foundation and framing progress	40%	\$83,813.38
Payment 3 - Enclosure and finishes progress	40%	\$83,813.38
Payment 4 - Final completion and closeout	10%	\$20,953.34

TERMS & CONDITIONS

- This document is a fictional sample created for demonstration and training use; names, addresses, contact details, and estimate identifiers are invented.
- Pricing and scope quantities reproduce the supplied reference estimate and are not a current market quotation.
- Final pricing is subject to approved plans, site verification, engineering, selections, permit requirements, and subcontractor/vendor quotations.
- Unforeseen concealed conditions, hazardous materials, utility upgrades, owner changes, and work outside the written scope are excluded unless added by written change order.
- Payment due dates and construction schedule are to be established in the executed construction agreement.