

PLAN TO PRICE

ESTIMATING / BID-READY PACKAGE SAMPLE

PLAN-BASED RESIDENTIAL STUDY / BR-10

From drawings to a clearer bid.

Addition & whole-home renovation

A public demonstration of a bid-ready package: source register, quantity checks, internal costs, allowances, clarifications and a separate contractor-branded proposal.

SOURCE SET	PRICING BASIS
10 architectural sheets 6 September 2019 / Client Review	Invented demonstration inputs Prepared 5 October 2026
Anonymized residential scope Selected anonymized drawing excerpts included	No vendor quotes or current market-rate validation Not an actual bid for the source property

\$461,094.48

ILLUSTRATIVE SELLING PRICE / NOT AN ESTIMATING SERVICE FEE

The figure demonstrates the calculation only. Most trade values are lump-sum allowances, not completed measured takeoffs. Unresolved items must be closed before a real bid is issued.

What a contractor receives

This internal report and editable workbook explain the cost build-up. A separate client proposal shows the selling price and scope without exposing internal costs or markups.

What is evidenced

Plan-stated areas, selected schedule quantities and two slab-volume calculations are identified separately from assumed scope budgets. No site visit, engineered design verification or final procurement takeoff has been performed.

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01 / DOCUMENT CONTROL

Know the basis of the bid.

SHEET	REVIEWED CONTENT
T1	Title, construction data, general specifications and MEP notes
T2	Architectural notes, finish schedule and bid format
A1	Basement and first floor, foundation and utility notes
A2	Second floor and attic, finish and bathroom notes
A3	Floor, attic and roof framing
A4	Elevations, window and exterior door schedules
A5	Reflected ceiling plans and electrical symbols
A6	Sections, footing, foundation and assembly details
A7	Framing connection details
E1	Existing conditions, elevations and demolition notes

Scope overview

Selective demolition and structural alterations; new crawlspace and garage; replacement second floor and attic framing; roof and exterior envelope; interior finishes, kitchen and bathrooms; plumbing, HVAC, electrical and site restoration.

Pricing rules

All dollar inputs are fictional USD. LS means lump sum; SF means square feet; CY means cubic yards; EA means each. The workbook separates material, labor, equipment and subcontract inputs. Vendor/subcontract allowances include their own assumed incidental costs. No sales tax is calculated separately; actual treatment must be confirmed. General conditions are explicit; contingency is 5% of direct cost; overhead and profit are a 20% markup on direct cost plus contingency, not a 20% margin.

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02 / QUANTITY EVIDENCE

Separate facts from allowances.

PLAN / DERIVED QUANTITY	VALUE	SOURCE / LIMIT
Existing basement	720 SF	T1 construction data; existing reference area
New crawlspace	516 SF	T1 construction data; slab proxy only
Existing first floor	747 SF	T1 construction data; retained/altered area
First-floor addition	516 SF	T1 construction data; coverage table says 515 SF
New garage	278 SF	T1 construction data; separate from living area
Existing second floor removed	581 SF	T1 construction data; demolition reference
New second floor	1,324 SF	T1 construction data
Proposed first-floor living footprint	1,263 SF	747 + 516; derived gross area
First + second floor living footprint	2,587 SF	1,263 + 1,324; not a net finish takeoff

SCHEDULE CHECK	QUANTITY	BASIS
Window schedule marks	24	8 first floor + 13 second floor + 2 attic + 1 basement. A4; schedule entries are not a procurement release.
Individual window components	34	13 first floor + 18 second floor + 2 attic + 1 basement, interpreting 2-/3-unit combinations. Verify all occurrences.
Exterior door schedule	3 marks	D1 entry, D2 rear, D3 garage; A4. Interior doors excluded from this count.

Areas are gross source-table values; they must not be summed across all rows or used as flooring, drywall, siding or roofing quantities. Existing and new areas overlap in purpose. Attic area was not quantified.

03 / CALCULATION EXAMPLE

Show the math. Flag its limits.

SLAB SUPPLY ONLY	NET VOLUME	WITH 10%
Crawlspace: 516 SF x (3 / 12) ft / 27	4.78 CY	5.26 CY
Garage: 278 SF x (5 / 12) ft / 27	4.29 CY	4.72 CY

A1 notes a 3-inch crawlspace slab and 5-inch garage slab. Gross T1 areas are used as proxies, so volumes are illustrative calculations, not final concrete orders. Verify clear slab dimensions, thickness, slopes, thickened edges, footing volumes, truck minimums and placement losses.

At an invented \$100/CY supply rate: crawlspace \$526; garage \$472. These are included in the Foundation subtotal. Base, reinforcing, vapor barrier, placing and finishing are carried separately to avoid double counting.

Allowance map

Every cost line marked A is a provisional scope budget. Lines marked D use derived quantities with fictional unit prices. Roofing, siding, framing, finishes and MEP quantities remain unmeasured; their lump sums should be replaced by detailed takeoffs and supplier or subcontract quotations for a live bid.

SELECTION / SCOPE	INCLUDED DIRECT ALLOWANCE	TREATMENT
Window materials	\$19,000	Install labor/equipment additional within openings trade.
Exterior door / garage door materials	\$5,000	Install labor additional within openings trade.
Cabinet and countertop materials	\$13,500	Install labor additional within interiors trade.
Appliance purchase	\$5,000	Setting and MEP connections carried separately.
Permit / survey / testing	\$4,250	Included in General; reconcile actual scope and fees.

These amounts are already inside the estimate, not additions. All other trade budgets are also provisional. Reconcile approved selections and scope changes before commitment.

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04 / INTERNAL ESTIMATE

A traceable cost build-up.

TRADE	DIRECT COST
General	\$16,250.00
Demolition	\$17,000.00
Site	\$29,250.00
Foundation	\$31,048.00
Structure	\$54,250.00
Envelope	\$32,500.00
Openings	\$30,250.00
Interiors	\$105,150.00
MEP	\$48,000.00
Closeout	\$2,250.00
Direct cost subtotal	\$365,948.00
Contingency: 5% x direct cost	\$18,297.40
Overhead & profit: 20% x (direct + contingency)	\$76,849.08
Illustrative selling price	\$461,094.48

The companion Excel workbook contains all 32 line items, quantity and rate inputs, formulas, the allowance register and RFI log. Blue cells are editable assumptions; totals calculate from those inputs.

Prevent scope overlap

Slab concrete supply is separate from installation. Structural wood and sheathing are in Structure; finish roofing and siding are in Envelope. Gutters are included once as a separate Envelope line. Cabinetry, appliances and electric fireplace are in Interiors; connections are in MEP. Subcontract MEP budgets include equipment and fixtures; do not add them again.

This is a format demonstration, not a fixed-price recommendation. The source drawing date does not establish a pricing date, and the illustrative amount is not an actual historical or current construction cost.

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05 / BID CLARIFICATIONS

Questions before commitment.

RFI	TOPIC	REQUIRED CLARIFICATION
01	Area discrepancy	T1 lists 516 SF in construction data and 515 SF in coverage. Confirm approved dimensions; sample uses 516 SF.
02	Drawing status / civil scope	All supplied sheets carry 6 Sept 2019 Client Review. Obtain current issued set, site/civil/landscape documents and addenda.
03	Sanitary and drainage	T1 refers to both septic and sanitary sewer. Confirm connection, utility limits, drywell sizing and permits.
04	Water heating / HVAC	T1 water-heater wording and A1 basement equipment locations need reconciliation. Confirm quantity, fuel, locations and engineered HVAC loads.
05	Windows and exterior doors	Approve products and rough openings; D2 type/model entries differ. Confirm 24 schedule marks against plan occurrences before ordering.
06	Structure / existing conditions	Confirm existing foundations, bearing and concealed conditions; obtain framing supplier package, steel details and temporary shoring design.
07	Finishes / fixture selections	Obtain room finish areas, cabinetry layouts, tile patterns, plumbing fixtures, lighting and appliance selections.
08	Electrical / fireplace	Confirm utility-approved service and panel arrangement. A1 electric fireplace conflicts with generic T1 gas provisions; sample uses electric.
09	Attic and basement use	Confirm final room use, finish extent, insulation strategy and applicable approved assemblies. No occupancy approval inferred.
10	Alternates and contract	Resolve alternates, tax treatment, allowance adjustments, start date, duration, warranty and project-specific commercial terms.

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06 / SCOPE CONTROL & RELEASE

Make the handoff explicit.

BASE SAMPLE INCLUDES	EXCLUDED / SEPARATE
Trade scopes and provisional amounts listed in workbook; gutters; standard assumed site access; general conditions; 5% contingency; 20% overhead/profit markup.	Hazardous-material abatement; unforeseen rock/dewatering; major concealed-condition repairs beyond listed allowances; owner relocation/storage; financing; unlisted premium upgrades. No separate tax provision.

The exclusions above are sample proposal qualifications, not a claim that the source design excludes these items. Obtain agreement on any qualification that changes the intended scope.

ALTERNATE FROM SOURCE NOTES	STATUS / BASE ASSUMPTION
Underground electrical / telecom service (A1)	Not priced; overhead/service arrangement assumed pending utility review.
Alternative window series / removable grilles (A4)	Not priced; baseline schedule mixture assumed pending vendor confirmation.
Water-pressure booster / cast-iron waste option (T1)	Not priced; excluded from base until selected.
Generator gas provision (T1)	Not priced; generator equipment and gas extension excluded.

Release checklist

Resolve RFIs; reconcile quantities against the current issued set; complete site verification; secure trade quotes; approve selections and alternates; confirm tax, permit and insurance treatment; set payment and change-order terms; then obtain contractor approval of the selling price.

Sample planning sequence

Illustrative 24-week construction sequence after design, permits and procurement are ready: protection/demolition 1-3; site/foundations 2-6; structure/envelope 5-12; MEP rough-in 10-15; insulation/drywall 15-18; finishes 18-23; testing/punch/closeout 24. Inspection holds, curing, access and lead times can extend this period.

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Exterior scope at a glance.



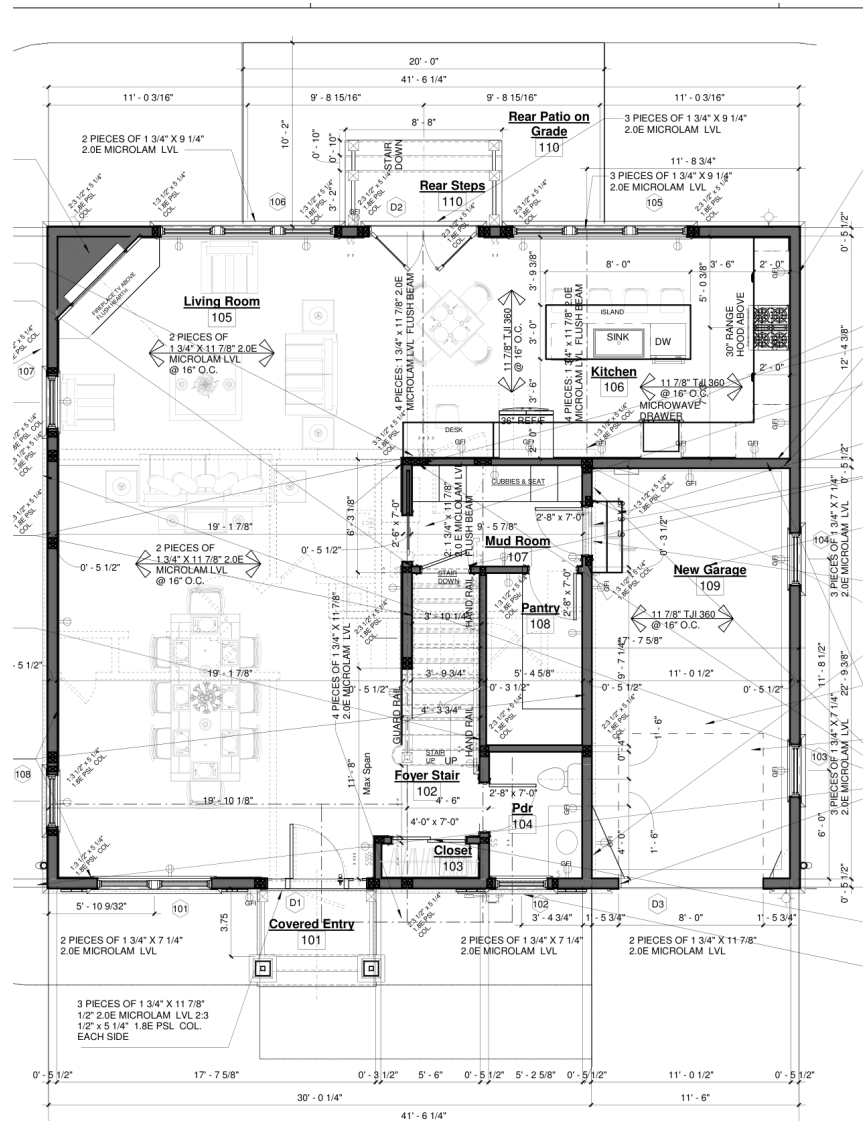
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DRAWING REFERENCE / ANONYMIZED EXCERPT

First-floor scope.



A1 / Proposed first floor / 6 September 2019 / Client Review. Reduced reproduction; do not scale.

Relates to kitchen, living spaces, powder room, stairs, garage and structural alterations. Read with the current full set before a real bid.

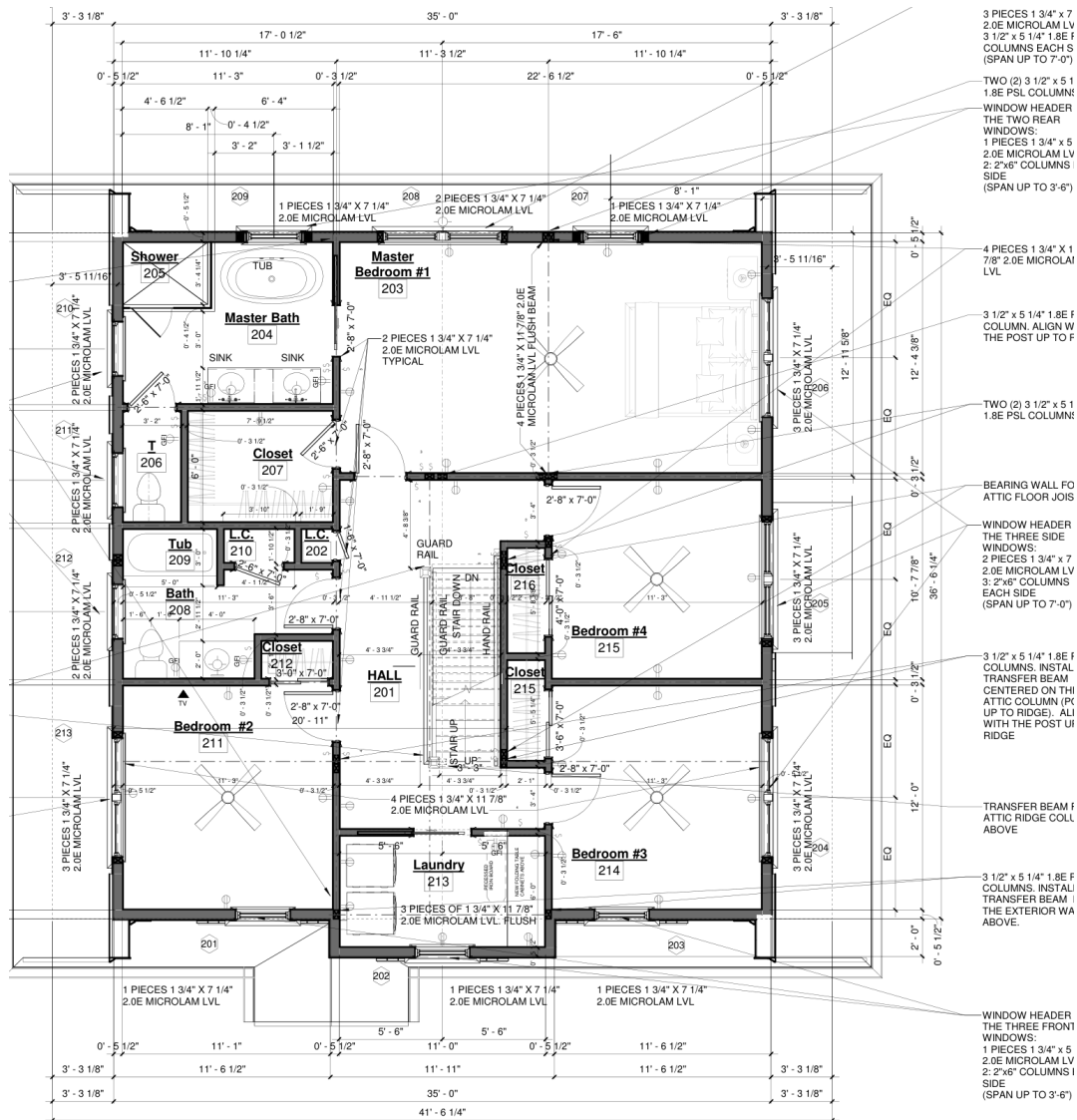
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DRAWING REFERENCE / ANONYMIZED EXCERPT

Second-floor scope.



A2 / Proposed second floor / 6 September 2019 / Client Review. Reduced reproduction; do not scale.

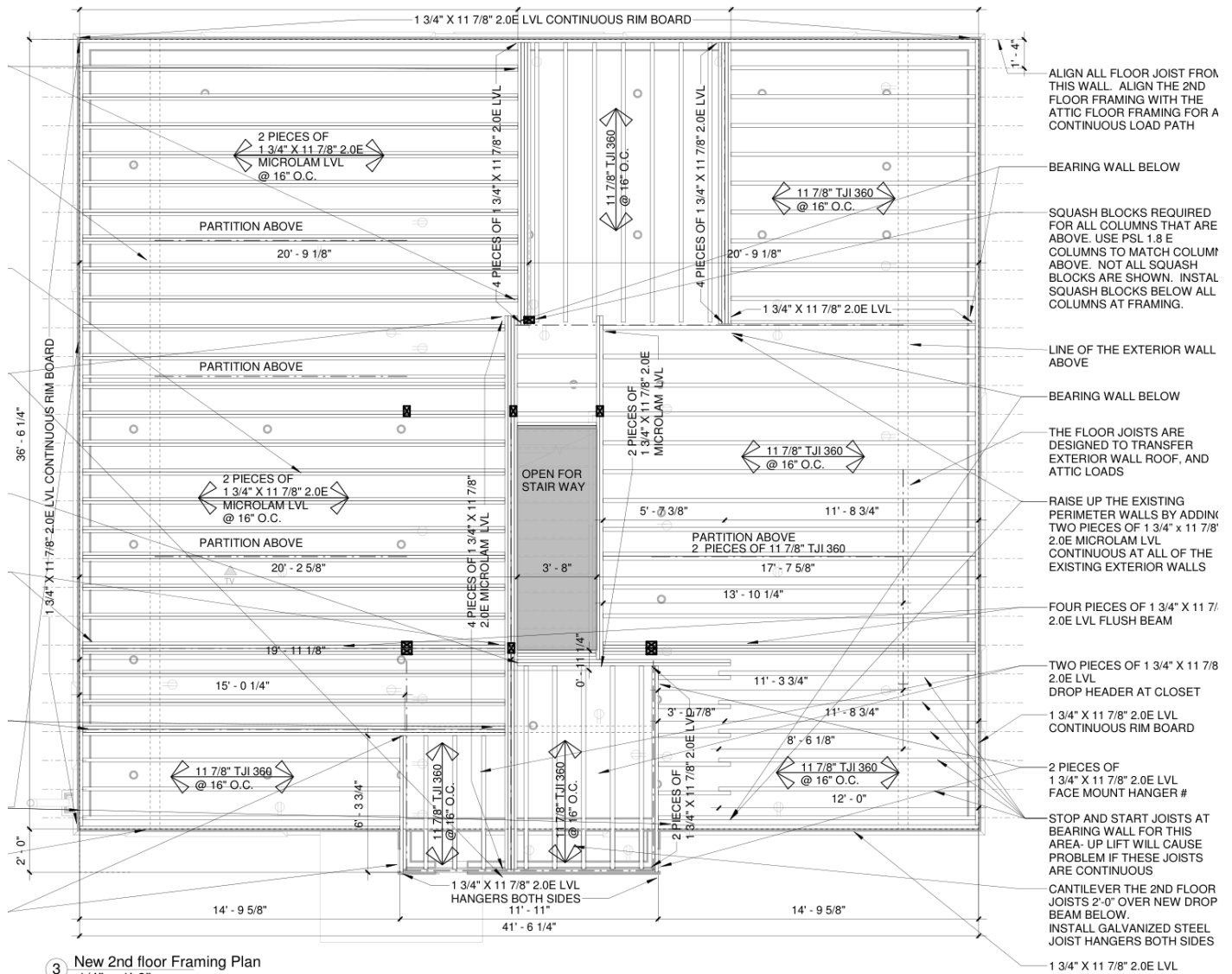
Relates to bedrooms, bathrooms, laundry, openings, finishes and building systems. Gross plan area is not a net flooring or wall-finish takeoff.

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The structural scope behind it.



A3 / New second-floor framing / 6 September 2019 / Client Review. Reduced reproduction; do not scale.

Relates to the structural wood and engineered-member allowance. Final quantities, member specifications, connections and supplier review remain to be completed.

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