RIDGE & BEAM

RESIDENTIAL RENOVATIONS / FICTIONAL CONTRACTOR

CLIENT PROPOSAL / PUBLIC SAMPLE BR-10

Residential addition & renovation

Prepared by Ridge & Beam Residential Renovations, a fictional contractor used to demonstrate contractor-branded deliverables.

PROPOSED SAMPLE PRICE	PROJECT BASIS
$461,094.48	Anonymized 10-sheet architectural study 6 September 2019 / Client Review

DEMONSTRATION ONLY — NOT AN OFFER OR EXECUTABLE CONTRACT

This proposal illustrates presentation and scope organization. The amount is invented for demonstration and includes provisional allowances. A project-specific proposal requires confirmed drawings, selections, site conditions and final terms.

1. Preparation, demolition and structure

Provide protection, temporary facilities and coordinated selective demolition. Carry provisional scope for shoring, new crawlspace and garage foundations, basement drainage and slab work, structural wood and steel, floor and roof framing, and structural tie-ins.

2. Exterior envelope and site work

Provide roofing, flashing, siding, trim, stone and porch finishes; windows and exterior doors; garage door; gutters and leaders. Include provisional excavation, storm drainage, utility adjustments, paving, walks, patio and landscape restoration within the listed scope.

3. Interiors and building systems

Provide insulation, drywall, doors and trim, stairs and rails, hardwood and tile finishes, kitchen cabinets and countertops, appliances, paint and closets. Carry plumbing, water heating, HVAC and electrical installation allowances, an electric fireplace, testing and closeout.

SCOPE & SELECTIONS

Clear responsibilities.

INCLUDED SELECTION ALLOWANCES	SUPPLY AMOUNT
Window materials	$19,000.00
Exterior and garage door materials	$5,000.00
Cabinets and countertop materials	$13,500.00
Appliance purchase	$5,000.00
Permit / survey / testing	$4,250.00

The listed amounts are included within the sample price. Installation is included elsewhere in the scope. Other scope budgets remain provisional too. Selections exceeding these allowances, or changes in quantity or design, require a revised written price before ordering.

Contractor responsibilities

Coordinate trades and procurement; provide labor, materials and supervision for the agreed scope; protect work areas; manage debris and final cleaning; coordinate inspections and provide available closeout documents.

Owner responsibilities

Approve products and finish selections, provide the current design documents and site access, identify owner-retained items, and respond to design and scope questions. All approvals must precede ordering or concealed work.

Qualifications and exclusions

Exclude hazardous-material abatement, unforeseen rock or dewatering, major hidden-condition repairs beyond the defined allowances, owner relocation/storage, financing, generator equipment and gas extension, underground utility-service conversion and unselected premium upgrades. No separate tax amount is included; confirm applicable treatment before issuing an actual offer.

Outstanding design decisions

Confirm 515 versus 516 SF addition area; site and sanitary connections; equipment quantities and locations; window/door selections; structural conditions; finish extents; electrical service and fireplace type. Revised scope and price may result.

PROJECT DELIVERY

A practical path to construction.

ILLUSTRATIVE PHASE	WORKWEEKS	RELEASE / DEPENDENCY
Protection and demolition	1-3	Approved design, permits, access and shoring plan
Site and foundations	2-6	Layout, bearing review and required inspections
Structure and envelope	5-12	Foundation release, materials and weather
MEP rough-in	10-15	Coordinated routes, service and equipment selections
Insulation and drywall	15-18	Required rough inspections and enclosure
Interior finishes	18-23	Dry substrates, approved selections and deliveries
Testing and closeout	24	Trade completion, inspections and punch list

The 24-week sequence is a planning example, not a promised completion date. Design, permitting and long-lead procurement occur before the assumed start and are not timed here. Weather, hidden conditions, inspections and fabrication can extend the work.

Changes and acceptance

Document changes with an agreed description, price and schedule effect before proceeding. Final start date, payment milestones, proposal validity, warranty terms and tax treatment must be set in the actual project agreement. This sample requests no deposit, signature or acceptance.

Next steps

Review scope and selections, close the design questions, verify the site and complete pricing. The contractor then approves a project-specific proposal for the customer.

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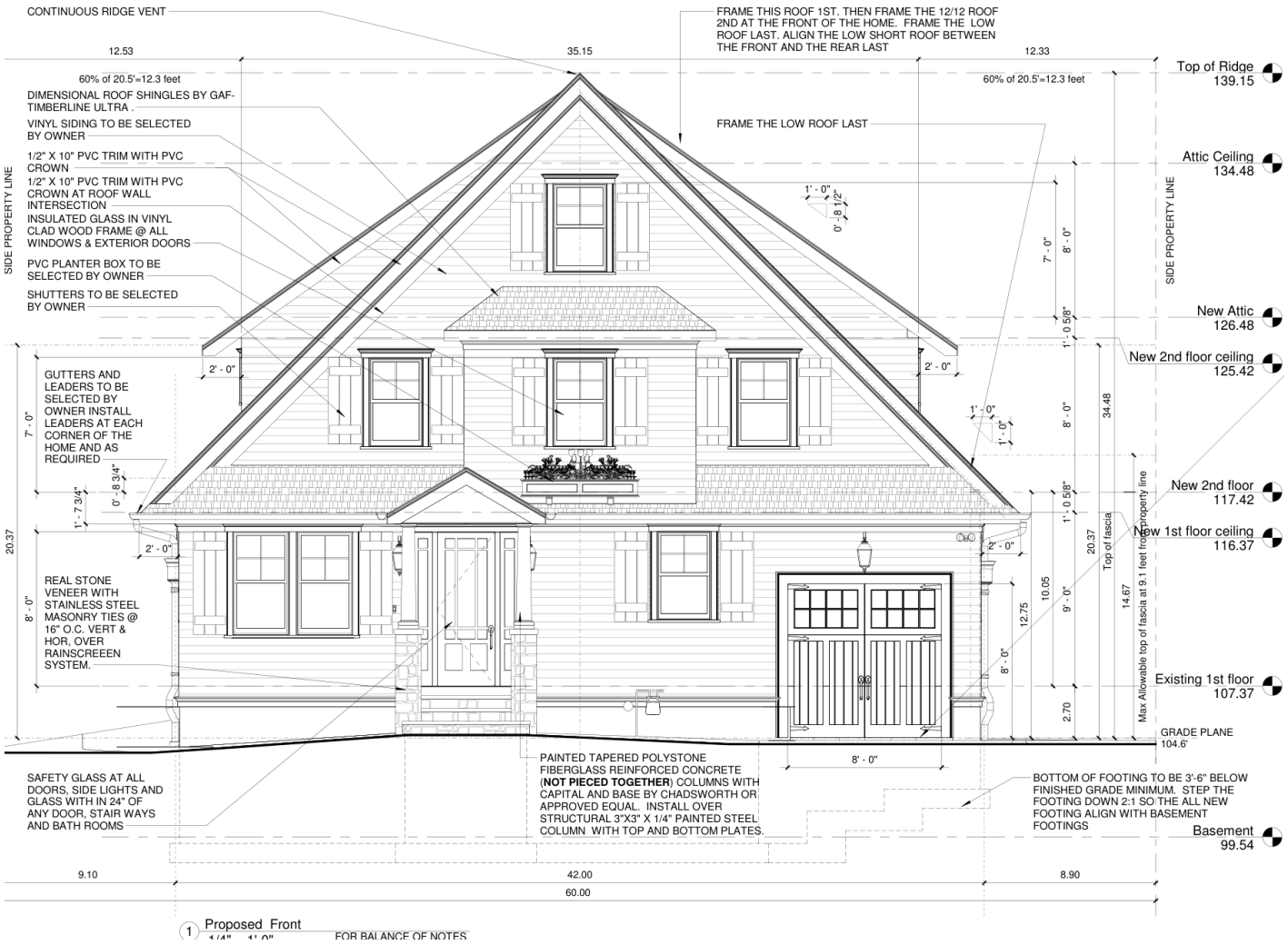
Prepared as a demonstration by Plan to Price Estimating.

DRAWING REFERENCE / ANONYMIZED EXCERPT

Architectural design reference.



A4 / Proposed front elevation / 6 September 2019 / Client Review. Reduced reproduction; do not scale.

Visual reference for the sample exterior scope. Final products, colors and details require owner approval and current design documents.

Architectural design by the original project architect, copyright 2019. Drawings supplied for this study; Plan to Price prepared the estimating sample, not the architectural design. Identifying title blocks omitted.