SAMPLE 01 ESTIMATING

Estimate Summary – Base Bid

Complete flooring, tile, casework and countertop estimate prepared from the bid documents for a trade subcontractor. Quantities are measured room-by-room, waste is applied by material, and labor is built from production rates so every number traces back to the takeoff.

PROJECT	Riverside Medical Office Build-Out
PREPARED FOR	Summit Surfaces & Interiors, LLC
BIDDING TO	Northgate Builders, Inc.
OWNER	Riverside Health Partners
BID DATE	08/13/26 2:00 PM
ESTIMATE NO.	EST-26118 Rev 0

BASE BID	FLOORING MEASURED	CASEWORK	LABOR	GROSS MARGIN
$306,900	**9,160 SF**	**308 LF**	**1,138 hrs**	**15.0%**
Lump sum, tax included	4 floor finishes, 21 room groups	174 LF base / 134 LF wall	Field + PM + drafting	OH + profit on bid

Estimate Summary by Division

All amounts in USD. Material includes freight-in; sales tax applied to materials only.

Div	Description	Material	Labor	Labor Hrs	Total	% of Bid
01	General Requirements	$8,930	$19,396	248.0	$28,326	9.2%
06	Wood Casework (06 41 16)	$84,150	$13,951	199.3	$98,101	32.0%
09	Finishes - Flooring & Tile	$52,884	$42,180	622.3	$95,064	31.0%
12	Countertops (12 36 61)	$21,498	$4,767	68.1	$26,265	8.6%
	Subtotal – direct cost	**$167,462**	**$80,294**	**1,137.7**	**$247,756**	**80.7%**
	Sales tax on materials @ 7.75%				$12,978	4.2%
	Overhead @ 10% of direct cost				$26,073	8.5%
	Profit @ 7%				$20,077	6.5%
	Rounding				$15.78	
	BASE BID (LUMP SUM)				**$306,900**	**100.0%**

Alternates (add / deduct to base bid)

Alt	Description	Amount
ALT-1	Moisture mitigation system (2-part epoxy) at SV-1 & PT-1 areas, 1,300 SF @ $5.85/SF	$7,600
ALT-2	Upgrade LVT-1 to 28 mil wear layer (Medical Grade Plus line)	$3,490
ALT-3	Delete wall cabinets at exam rooms (credit)	($18,250)

Basis of Estimate

- Drawings: Lumen Architecture Studio, A0.1–A9.2 and ID-101–ID-602, Bid Set dated 07/17/26; Addendum 01 (07/31/26) and Addendum 02 (08/07/26) acknowledged.
- Specifications: 06 41 16, 09 30 13, 09 65 13, 09 65 16, 09 65 19, 09 68 13, 12 36 61. Finish schedule ID-601.
- Labor at blended open-shop rates: flooring $66/hr, tile $72/hr, casework install $70/hr. Work performed in one continuous mobilization per phase, normal hours.
- Bid valid for 60 days. Detailed takeoff (p.2), pricing detail (p.3) and inclusions/exclusions (p.4) form part of this estimate.

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Quantity Takeoff – Room by Room

Net measured quantities from ID-101 (floor finish plan), ID-401 (enlarged restrooms) and A8.1–A8.4 (casework elevations). Waste applied on p.3.

Room	Name	Floor Finish	Floor SF	Base Type	Base LF	Wall Tile SF	Base Cab LF	Wall Cab LF	Tall Cab EA	Quartz SF	Solid Surf. SF	Cutouts EA
101	Waiting / Reception	CPT-1	1,240	RB-1	165	–	–	–	–	–	–	–
102	Reception Desk	LVT-1	180	RB-1	58	–	18	–	–	52	–	–
103	Corridor A	LVT-1	1,120	RB-1	470	–	–	–	–	–	–	–
104	Corridor B	LVT-1	860	RB-1	360	–	–	–	–	–	–	–
105	Nurse Station	LVT-1	320	RB-1	60	–	16	10	–	28	–	–
106-117	Exam Rooms (12 @ 120 SF)	LVT-1	1,440	RB-1	528	–	72	72	–	–	156	12
118	Break Room	LVT-1	290	RB-1	70	–	14	10	1	31	–	1
119	Procedure Room 1	SV-1	240	FC	64	–	10	10	1	–	18	1
120	Procedure Room 2	SV-1	240	FC	64	–	10	10	1	–	18	1
121	Laboratory	SV-1	310	FC	72	–	20	14	2	–	38	1
122	Clean Utility	SV-1	110	FC	42	–	8	8	–	–	14	1
123	Soiled Utility	SV-1	95	FC	39	–	6	–	–	–	11	1
124	Public Restroom 1	PT-1	65	TB	34	240	–	–	–	–	–	–
125	Public Restroom 2	PT-1	65	TB	34	240	–	–	–	–	–	–
126	Staff Restroom	PT-1	60	TB	32	220	–	–	–	–	–	–
127	Patient Restroom	PT-1	70	TB	36	260	–	–	–	–	–	–
128-133	Offices (6 @ 130 SF)	LVT-1	780	RB-1	276	–	–	–	–	–	–	–
134	Conference	CPT-1	360	RB-1	78	–	–	–	–	–	–	–
135	Open Admin	CPT-1	1,050	RB-1	150	–	–	–	–	–	–	–
136	Medical Records	LVT-1	220	RB-1	60	–	–	–	–	–	–	–
138	Janitor	SV-1	45	FC	27	–	–	–	–	–	–	–
	TOTAL		**9,160**		**2,719**	**960**	**174**	**134**	**5**	**111**	**255**	**18**

Finish	LVT-1	CPT-1	SV-1	PT-1 floor	PT-2 wall	Tile base	Flash cove	RB-1 base
Net qty	5,210 SF	2,650 SF	1,040 SF	260 SF	960 SF	136 LF	308 LF	2,275 LF

Base types: RB-1 = 4" rubber cove base; FC = 6" integral flash cove (SV-1); TB = porcelain tile cove base. Rm 137 IT/Electrical is sealed concrete by GC (not included). Exam rooms and offices are typical rooms, measured once and multiplied.

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Pricing Detail

Order quantity = net quantity × (1 + waste), rounded up. Labor = net quantity × production rate × crew rate.

Code	Description	Unit	Net Qty	Waste	Order Qty	Mat Unit	Material	Hrs/Unit	Labor Hrs	Rate	Labor	Total
DIVISION 01 – GENERAL REQUIREMENTS												
01 31 00	Project management, submittals & coordination	HR	60	–	60	$0.00	$0	1.000	60.0	$85	$5,100	$5,100
01 31 00	Field supervision (lead foreman)	HR	120	–	120	$0.00	$0	1.000	120.0	$78	$9,360	$9,360
01 33 23	Shop drawings - casework & countertops	HR	32	–	32	$0.00	$0	1.000	32.0	$80	$2,560	$2,560
01 56 39	Floor protection - ram board (finished floors)	SF	9,000	–	9,000	$0.32	$2,880	0.004	36.0	$66	$2,376	$5,256
01 55 00	Freight, delivery & material handling	LS	1	–	1	$3,850.00	$3,850	–	0.0	$66	$0	$3,850
01 54 00	Equipment: floor scrubber, RH test kits, small tools	LS	1	–	1	$2,200.00	$2,200	–	0.0	$66	$0	$2,200
	Division 01 subtotal						**$8,930**		**248.0**		**$19,396**	**$28,326**
DIVISION 06 – WOOD CASEWORK (06 41 16)												
06 41 16	PL-1 plastic laminate base cabinets (shop-built)	LF	174	–	174	$285.00	$49,590	0.650	113.1	$70	$7,917	$57,507
06 41 16	PL-1 plastic laminate wall cabinets (shop-built)	LF	134	–	134	$215.00	$28,810	0.550	73.7	$70	$5,159	$33,969
06 41 16	PL-1 tall storage cabinets 84" (shop-built)	EA	5	–	5	$1,150.00	$5,750	2.500	12.5	$70	$875	$6,625
	Division 06 subtotal						**$84,150**		**199.3**		**$13,951**	**$98,101**
DIVISION 09 – FINISHES - FLOORING & TILE												
09 65 19	LVT-1 luxury vinyl plank 7"x48", 20 mil, glue-down	SF	5,210	8%	5,627	$3.85	$21,664	0.030	156.3	$66	$10,316	$31,980
09 68 13	CPT-1 carpet tile 24"x24", quarter-turn	SF	2,650	5%	2,783	$3.10	$8,627	0.018	47.7	$66	$3,148	$11,776
09 65 16	SV-1 homogeneous sheet vinyl, heat-welded	SF	1,040	12%	1,165	$5.40	$6,291	0.062	64.5	$66	$4,257	$10,548
09 65 16	SV-1 integral flash cove 6" w/ cap & fillet	LF	308	5%	324	$1.10	$356	0.095	29.3	$66	$1,934	$2,290
09 30 13	PT-1 porcelain floor tile 12"x24", thinset	SF	260	10%	286	$5.95	$1,702	0.120	31.2	$72	$2,246	$3,948
09 30 13	PT-2 porcelain wall tile 3"x12", full-height wet walls	SF	960	12%	1,076	$5.30	$5,703	0.145	139.2	$72	$10,022	$15,725
09 30 13	PT-1 tile cove base 6"x12"	LF	136	8%	147	$6.25	$919	0.105	14.3	$72	$1,030	$1,948
09 65 13	RB-1 rubber cove base 4", coiled	LF	2,275	5%	2,389	$1.45	$3,464	0.024	54.6	$66	$3,604	$7,068
09 05 61	Floor prep: scrape, patch & skim (allowance)	SF	9,160	–	9,160	$0.35	$3,206	0.008	73.3	$66	$4,838	$8,044
09 65 13	Transition strips & reducers	EA	34	–	34	$28.00	$952	0.350	11.9	$66	$785	$1,737
	Division 09 subtotal						**$52,884**		**622.3**		**$42,180**	**$95,064**
DIVISION 12 – COUNTERTOPS (12 36 61)												
12 36 61	QZ-1 quartz countertop 3 cm, eased edge, incl. 4" splash	SF	111	–	111	$58.00	$6,438	0.200	22.2	$70	$1,554	$7,992
12 36 61	SS-1 solid surface countertop 1/2", incl. 4" splash	SF	255	–	255	$46.00	$11,730	0.180	45.9	$70	$3,213	$14,943
12 36 61	Undermount sink cutouts, polished (sinks by plumber)	EA	18	–	18	$185.00	$3,330	–	0.0	$70	$0	$3,330
	Division 12 subtotal						**$21,498**		**68.1**		**$4,767**	**$26,265**
	TOTAL DIRECT COST (before tax & markup)						**$167,462**		**1,137.7**		**$80,294**	**$247,756**

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Inclusions

- Furnish & install all LVT-1, CPT-1, SV-1, PT-1, PT-2 per finish schedule ID-601, incl. adhesives, setting materials & grout.
- Integral flash cove at all SV-1 rooms; heat-welded seams; tile cove base at restrooms; RB-1 base elsewhere.
- Normal floor prep: scraping, crack/divot patching and skim coat up to 1/8" (9,160 SF allowance).
- Shop-built PL-1 casework per AWI Custom grade, incl. hardware, fillers, finished end panels & ADA knee-space panels.
- QZ-1 3 cm quartz and SS-1 solid surface tops with 4" splashes; 18 polished undermount sink cutouts.
- Shop drawings, product data & samples; field verification of casework dimensions prior to fabrication.
- Ram-board protection of finished floors through our scope completion; 2% attic stock of each floor finish.

Exclusions

- Moisture mitigation / RH testing remediation (see ALT-1); floor leveling beyond 1/8" (unit price $2.95/SF per 1/8").
- Sinks, faucets, appliances, plumbing & electrical connections; in-wall blocking (by GC).
- Demolition of existing finishes, abatement, sealed concrete at Rm 137, wall protection & corner guards.
- Performance & payment bond (available at 1.4% of contract), permits, testing & inspection fees.
- Overtime, after-hours or phased work beyond two mobilizations per scope.

Clarifications & Qualifications

- Slab to be broom-clean, dry, and within ASTM F710 tolerances; HVAC operating at 65–85 °F for 48 hrs before flooring.
- Casework installed after drywall finish & prime coat; countertops templated after casework is set and secured.
- Pricing based on manufacturer basis-of-design products listed in the finish schedule; substitutions offered separately.
- Material escalation: pricing held for orders released by 10/15/26.

Waste & Production Factors Used

Material	Waste	Basis	Production rate	Crew
LVT-1 plank	8%	Plank pattern, corridor run-outs	0.030 hr/SF (33 SF/hr)	Flooring
CPT-1 carpet tile	5%	Quarter-turn, minimal cut-off	0.018 hr/SF (56 SF/hr)	Flooring
SV-1 sheet vinyl	12%	6'-6" roll width, seam layout	0.062 hr/SF (16 SF/hr)	Flooring
PT-1 / PT-2 tile	10% / 12%	Large format, 1/3 offset	0.120 / 0.145 hr/SF	Tile
Casework	–	Shop-built, net LF	0.65 hr/LF base, 0.55 hr/LF wall	Casework
Countertops	–	Fabricator template & yield	0.20 hr/SF QZ, 0.18 hr/SF SS	Casework

Prepared by	Reviewed by	Status
Axentra Estimating Team (estimator: J. Ramirez)	D. Whitfield, Summit Surfaces & Interiors	Submitted 08/13/26 – awarded 08/31/26

SAMPLE