

Executive Summary

Contractor-Facing Estimate Workbook | Project | MEP Excluded

Item	Value	Type	Notes
Project Bid Summary			
Project Name	Project	Source	Design Deck Cover Sheet
Square Footage	1954	Unit	SF
Bedrooms	3	Bathrooms	3.5
Direct Cost Budget	Included	Internal	Material + labor + supervision
Contractor Bid	Included	Owner Facing	
Hidden Profit	Included	Internal	Targeted gross profit
Gross Margin	Included	Internal	Profit / Bid
Project Notes			Smallest unit. 3-story luxury townhome with custom kitchen, three full bath packages, powder bath, balconies, carport, landscaping, and driveway/flatwork.

Project Inputs

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Input	Value	Unit / Note	Source / Location
Project Name	Project		Design deck / user direction
Project Type	Luxury multi-story urban townhome finish-out		Brownstone product
Project SF	Included	SF	Design deck cover
Bedrooms	Included	count	Design deck cover
Bathrooms	Included	count	Design deck cover
Bid Amount	Included	\$	Target contractor-facing price
Direct Cost Budget	Included	\$	Calculated from Scope Breakdown
Target Margin	Included	%	Hidden internal margin
MEP Status	Included	HVAC / electrical / plumbing	Mep Not Included
Start Date	Included		Schedule assumption
Planned Duration	Included	calendar days	Adjust per owner schedule

Scope Breakdown

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Scope Item	Preferred Vendor / Source	Total Cost	Material Cost	Labor/Sub Cost	% of Cost
Insulation	Depends On Location and State	Included	Included	Included	Included
Drywall, tape, texture	Depends On Location and State	Included	Included	Included	Included
Interior paint	Depends On Location and State	Included	Included	Included	Included
Cabinetry & vanities	Depends On Location and State	Included	Included	Included	Included
Countertops	Depends On Location and State	Included	Included	Included	Included
Flooring, tile & backsplash	Depends On Location and State	Included	Included	Included	Included
Interior doors, trim & hardware	Depends On Location and State	Included	Included	Included	Included
Appliance package	Depends On Location and State	Included	Included	Included	Included
Exterior siding, stucco & paint	Depends On Location and State	Included	Included	Included	Included
Balcony/deck/turf/rail finish	Depends On Location and State	Included	Included	Included	Included
Landscaping, fencing & irrigation finish	Depends On Location and State	Included	Included	Included	Included
Driveway, walks & flatwork	Depends On Location and State	Included	Included	Included	Included
Supervision, cleanup, dumpsters, punch	Depends On Location and State	Included	Included	Included	Included
TOTAL		\$0	\$0	\$0	0.0%



Notes	Status
Low-VOC insulation package; confirm attic/wall R-values.	Included
Hang, tape, texture, corner bead, sanding, ready for paint.	Included
SW Origami White throughout; accent color per design deck; low/zero VOC.	Included
Kitchen, island, powder, primary, bath 2, bath 3.	Included
White Ice Granite, Eternal Dor Quartz, Lime Delight Quartz allowances.	Included
Engineered wood flooring, bath tile, shower tile, backsplashes.	Included
Solid core flush slab doors, brushed nickel hardware, base/case/closet shelving.	Included
SKS/Fisher & Paykel level package allowance. Install excludes MEP connections beyond setting.	Included
Hardie, stucco, exterior paint, soffit/fascia finish as applicable.	Included
Balcony finish surfaces, turf/decking allowance, railing finish coordination.	Included
Front yard, fencing stain, plants, turf/rock and irrigation finish coordination.	Included
Carport/drive, walks, final flatwork. Verify thickness and reinforcement.	Included
Project management, deliveries, cleanup, protection, final punch and warranty reserve.	Included

Material Breakdown

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Material / Package	Vendor / Source	Qty Basis	Unit	Material Budget	Labor / Install Budget
Insulation	Depends On Location and State	Allowance	LS	Included	Included
Drywall, tape, texture	Depends On Location and State	Allowance	LS	Included	Included
Interior paint	Depends On Location and State	Allowance	LS	Included	Included
Cabinetry & vanities	Depends On Location and State	Allowance	LS	Included	Included
Countertops	Depends On Location and State	Allowance	LS	Included	Included
Flooring, tile & backsplash	Depends On Location and State	Allowance	LS	Included	Included
Interior doors, trim & hardware	Depends On Location and State	Allowance	LS	Included	Included
Appliance package	Depends On Location and State	Allowance	LS	Included	Included
Exterior siding, stucco & paint	Depends On Location and State	Allowance	LS	Included	Included
Balcony/deck/turf/rail finish	Depends On Location and State	Allowance	LS	Included	Included
Landscaping, fencing & irrigation finish	Depends On Location and State	Allowance	LS	Included	Included
Driveway, walks & flatwork	Depends On Location and State	Allowance	LS	Included	Included
Supervision, cleanup, dumpsters, punch	Depends On Location and State	Allowance	LS	Included	Included
TOTAL				\$0	\$0



Total Budget	Notes
Included	Low-VOC insulation package; confirm attic/wall R-values.
Included	Hang, tape, texture, corner bead, sanding, ready for paint.
Included	SW Origami White throughout; accent color per design deck; low/zero VOC.
Included	Kitchen, island, powder, primary, bath 2, bath 3.
Included	White Ice Granite, Eternal Dor Quartz, Lime Delight Quartz allowances.
Included	Engineered wood flooring, bath tile, shower tile, backsplashes.
Included	Solid core flush slab doors, brushed nickel hardware, base/case/closet shelving.
Included	SKS/Fisher & Paykel level package allowance. Install excludes MEP connections beyond setting.
Included	Hardie, stucco, exterior paint, soffit/fascia finish as applicable.
Included	Balcony finish surfaces, turf/decking allowance, railing finish coordination.
Included	Front yard, fencing stain, plants, turf/rock and irrigation finish coordination.
Included	Carport/drive, walks, final flatwork. Verify thickness and reinforcement.
Included	Project management, deliveries, cleanup, protection, final punch and warranty reserve.
\$0	

Material Locations

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Material	Installed Location	Procurement Source	Delivery / Pickup	Needed Before
Insulation	Walls / ceilings / attic areas	Depends On Location and State	Included	Included
Drywall board, bead, mud	Entire unit	Depends On Location and State	Included	Included
Paint	Interior walls, trim, doors	Depends On Location and State	Included	Included
Cabinets	Kitchen, baths, specialty built-ins	Depends On Location and State	Included	Included
Countertops	Kitchen, island, vanities, specialty tops	Depends On Location and State	Included	Included
Flooring & tile	Living, baths, showers, backsplash	Depends On Location and State	Included	Included
Appliances	Kitchen / laundry as applicable	Depends On Location and State	Included	Included
Lighting/fixtures by finish scope only	Owner-selected finish fixtures	Depends On Location and State	Included	Included
Exterior finish materials	Siding, stucco, trim, paint	Depends On Location and State	Included	Included
Concrete / flatwork material	Driveway, walks, carport flatwork	Depends On Location and State	Included	Included

Labor Hours

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Trade	Crew Size	Estimated Hours	Loaded Rate	Labor Cost	Basis
Insulation	Included	Included	Included	Included	Included
Drywall	Included	Included	Included	Included	Included
Paint	Included	Included	Included	Included	Included
Cabinet install	Included	Included	Included	Included	Included
Countertop install	Included	Included	Included	Included	Included
Flooring/tile	Included	Included	Included	Included	Included
Trim/doors	Included	Included	Included	Included	Included
Appliance setting	Included	Included	Included	Included	Included
Exterior finish	Included	Included	Included	Included	Included
Deck/balcony finish	Included	Included	Included	Included	Included
Landscape/fence	Included	Included	Included	Included	Included
Concrete flatwork	Included	Included	Included	Included	Included
Supervision/cleanup/punch	Included	Included	Included	Included	Included
TOTAL		1229.1		Included	



Notes	Status
Every Project is different Notes Will be Added	Included
Every Project is different Notes Will be Added	Included
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Equipment / Tools

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Equipment / Tool	Use	Qty	Duration	Cost Basis	Budget
Dumpsters	Info Based on Project	Included	Project	Included	Included
Material lift / forklift	Info Based on Project	Included	As needed	Included	Included
Tile saws / specialty tools	Info Based on Project	Included	As needed	Included	Included
Concrete finishing tools	Info Based on Project	Included	Pour days	Included	Included
Protection materials	Info Based on Project	Included	Project	Included	Included
Cleaning supplies/final clean	Info Based on Project	Included	Closeout	Included	Included
TOTAL					Included

Excluded

Notes	Status
Every Project is Different Notes will Depend on Scopes	Included
Every Project is Different Notes will Depend on Scopes	Included
Every Project is Different Notes will Depend on Scopes	Included
Every Project is Different Notes will Depend on Scopes	Included
Every Project is Different Notes will Depend on Scopes	Included
Every Project is Different Notes will Depend on Scopes	Included

Overhead / Profit

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Description	Amount	Formula / Basis	Notes
Direct Cost Budget	Included	Included	Included
Contractor Bid Amount	Included	Included	Included
Hidden Profit	Included	Included	Included
Gross Margin	Included	Included	Included
Cost Ratio	Included	Included	Included
Contingency Included	Included	Included	

Contractor Bid Sched

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Bid Line	Description	Scope Included	Amount	Billing Phase
Included	General conditions / supervision	Included	Included	Included
Included	Interior finish package	Included	Included	Included
Included	Appliance / specialty material package	Included	Included	Included
Included	Exterior finish package	Included	Included	Included
Included	Site finish package	Included	Included	Included
TOTAL			Included	



Section
Included Scope
MEP Exclusion
Vendor Pricing
Design Basis
Change Orders
Payment

Proposal Notes

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Note
Included
Included
Included
Included
Included
Included

Progress Gantt

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Project Start Date

Total
Contract Included
6/8/26 Value

Planned Days 112

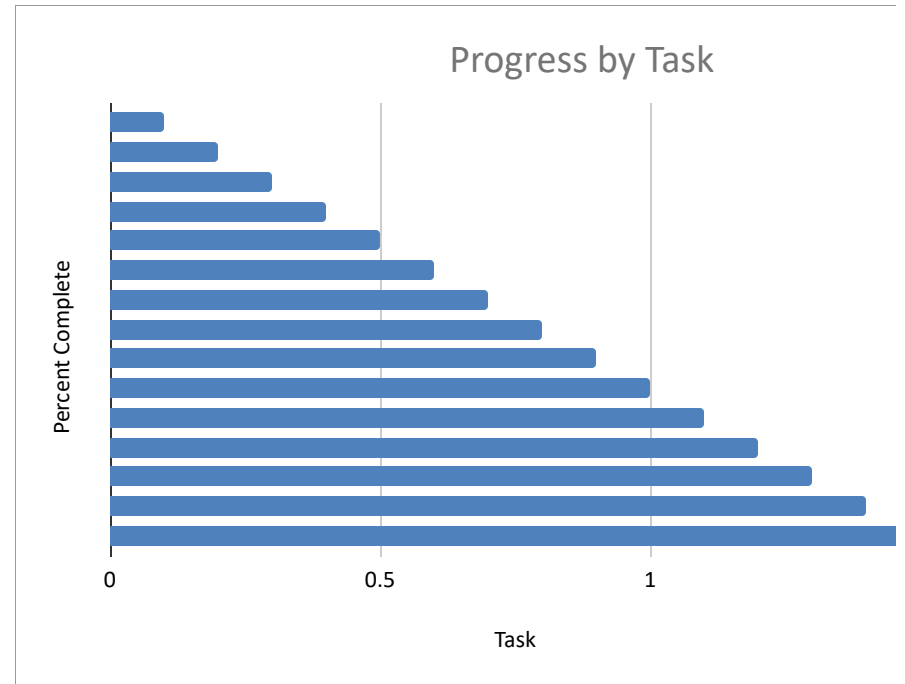
Update blue cells: Start Date, Duration, % Complete, Status. Planned dates and Gantt bars update automatically.

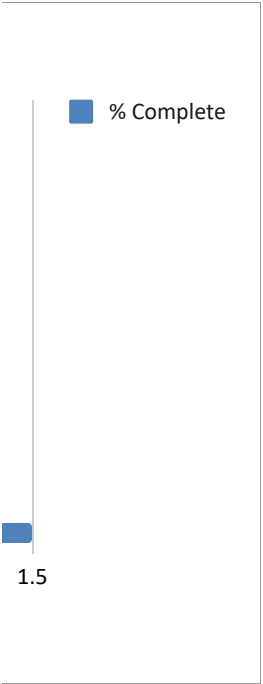
ID	Task	Duration	Weight	Planned Start	Planned Finish	% Complete	Status	Week 1	Week 2
1	Mobilization / material verification	Included	Included	Date	Date	100.0%	Completed		
2	Insulation and inspection coordination	Included	Included	Date	Date	100.0%	Completed		
3	Drywall hang, tape and texture	Included	Included	Date	Date	100.0%	Completed		
4	Interior prime and paint	Included	Included	Date	Date	100.0%	Completed		
5	Exterior siding/stucco/paint finish	Included	Included	Date	Date	100.0%	Completed		
6	Cabinet install and built-ins	Included	Included	Date	Date	100.0%	Completed		
7	Countertop template, fabrication and install	Included	Included	Date	Date	100.0%	Completed		
8	Tile showers, bath tile, backsplash	Included	Included	Date	Date	100.0%	Completed		
9	Flooring install	Included	Included	Date	Date	100.0%	Completed		
10	Doors, trim, hardware, closets	Included	Included	Date	Date	100.0%	Completed		
11	Appliances, accessories and finish items	Included	Included	Date	Date	100.0%	Completed		
12	Balcony/deck/turf/rail finish	Included	Included	Date	Date	100.0%	Completed		
13	Landscape, fencing and irrigation finish	Included	Included	Date	Date	100.0%	Completed		
14	Driveway, walks and flatwork	Included	Included	Date	Date	100.0%	Completed		
15	Final clean, punch and closeout	Included	Included	Date	Date	100.0%	Completed		

Progress Dashboard

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Task	% Complete
Mobilization / material verification	10.0%
Insulation and inspection coordination	20.0%
Drywall hang, tape and texture	30.0%
Interior prime and paint	40.0%
Exterior siding/stucco/paint finish	50.0%
Cabinet install and built-ins	60.0%
Countertop template, fabrication and install	70.0%
Tile showers, bath tile, backsplash	80.0%
Flooring install	90.0%
Doors, trim, hardware, closets	100.0%
Appliances, accessories and finish items	110.0%
Balcony/deck/turf/rail finish	120.0%
Landscape, fencing and irrigation finish	130.0%
Driveway, walks and flatwork	140.0%
Final clean, punch and closeout	150.0%







How To Use

Contractor-Facing Estimate Workbook | Project | MEP Excluded

Step	Instruction
Step 1	Active Worksheet Included if Need
Step 2	Active Worksheet Included if Need
Step 3	Active Worksheet Included if Need
Step 4	Active Worksheet Included if Need
Step 5	Active Worksheet Included if Need
Step 6	Active Worksheet Included if Need