# Detailed Construction Estimate

Multi-trade quantity takeoff, cost build-up, and bid support

SAMPLE ESTIMATE | DEMONSTRATION PROJECT | NOT A REAL CUSTOMER OR SUPPLIER QUOTE

| PROJECT INFORMATION | VALUE |
|---|---|
| Sample project | Residential kitchen remodel |
| Project ID | DEMO-KIT-001 |
| Scope | 180 SF kitchen, 240 SF adjacent flooring |
| Document status | Illustrative estimating methodology only |
| Service tier | Detailed construction estimate |

## What the client receives

A contractor-facing executive summary plus detailed material and labor cost schedule, trade-level assumptions, scope exclusions, and quality-control record.

## Illustrative figures only

All quantities, unit rates, labor assumptions, timelines, and costs in this sample are invented for demonstration. They are not current local market prices, verified plans, subcontractor bids, or guaranteed construction costs.

# 01 | Executive estimate summary

Illustrative project: replace kitchen cabinets, countertops, backsplash, and flooring, with limited MEP reconnection and repainting.

| CATEGORY | MATERIALS | LABOR | TOTAL |
|---|---|---|---|
| Demo & disposal | $1,076.00 | $1,472.00 | $2,548.00 |
| Cabinetry | $6,806.00 | $1,984.00 | $8,790.00 |
| Counters / tile | $4,248.00 | $1,956.00 | $6,204.00 |
| Flooring | $1,574.40 | $1,392.00 | $2,966.40 |
| Paint / finish | $651.00 | $1,192.00 | $1,843.00 |
| MEP allowances | $875.00 | $1,525.00 | $2,400.00 |

**Direct costs: $24,751.40 | Contingency: $2,475.14 | Demonstration total: $27,226.54**

## Estimate classification

Conceptual detailed sample based on assumed measurements; not a final construction bid. Contractor to validate scope, site conditions, trade requirements, and local pricing.

## Measurement and quantity basis

| TAKEOFF ELEMENT | BASIS / FORMULA |
|---|---|
| Kitchen floor | 12 ft x 15 ft = 180 SF |
| Adjacent flooring | 60 SF; 240 SF total installation |
| LVP material | 240 SF x 1.10 waste = 264 SF |
| Countertops | Assumed 48 SF from conceptual cabinet layout |
| Backsplash | Assumed 36 SF net wall area |
| Painting | Assumed 480 SF paintable wall surface |
| Cabinetry | 16 LF base; 12 LF wall; verify elevations |

# 02 | Detailed quantity and cost schedule

Each line shows the estimating basis. Material and labor are separate illustrative allowances.

| DESCRIPTION | QTY | MAT / UNIT | LAB / UNIT | EXTENDED |
|---|---|---|---|---|
| Remove cabinets | 22 LF | $35.00 | $42.00 | $1,694.00 |
| Remove existing backsplash | 36 SF | $3.50 | $8.00 | $414.00 |
| Disposal / haul-off | 1 LS | $180.00 | $260.00 | $440.00 |
| Base cabinets - stock allowance | 16 LF | $265.00 | $75.00 | $5,440.00 |
| Wall cabinets - stock allowance | 12 LF | $190.00 | $58.00 | $2,976.00 |
| Hardware allowance | 22 EA | $13.00 | $4.00 | $374.00 |
| Quartz countertop allowance | 48 SF | $75.00 | $22.00 | $4,656.00 |
| Backsplash tile & setting | 36 SF | $18.00 | $25.00 | $1,548.00 |
| LVP material incl. waste | 264 SF | $4.60 | $0.00 | $1,214.40 |
| Flooring install | 240 SF | $0.60 | $4.70 | $1,272.00 |
| Base / transitions | 48 LF | $4.50 | $5.50 | $480.00 |
| Wall prep and paint | 480 SF | $1.20 | $1.90 | $1,488.00 |
| Finish cleanup | 1 LS | $75.00 | $280.00 | $355.00 |
| Electrical device / lighting allowance | 1 LS | $650.00 | $850.00 | $1,500.00 |
| Plumbing reconnection allowance | 1 LS | $225.00 | $675.00 | $900.00 |

| COST RECAP | AMOUNT |
|---|---|
| Material subtotal | $15,230.40 |
| Labor subtotal | $9,521.00 |
| Direct-cost subtotal | $24,751.40 |
| Contingency allowance (10%) | $2,475.14 |
| ILLUSTRATIVE TOTAL | $27,226.54 |

## Pricing model note

Labor rates are illustrative unit allowances rather than actual employee wages or verified subcontractor quotes. No contractor markup, profit, tax, permit fees, or escalation allowance is included unless explicitly stated.

# 03 | Scope assumptions and exclusions

## Assumptions

• One-story occupied residential property with ordinary daytime access.

• Existing framing, subfloor, wiring, and plumbing connections are serviceable.

• No structural relocation, load-bearing modifications, or appliance relocation.

• Cabinet and countertop allowances reflect assumed midrange selections.

• No hidden mold, asbestos, lead paint, water damage, or hazardous remediation.

## Exclusions requiring separate pricing

• Permits, design, engineering, code analysis, and inspection fees.

• Structural changes, new circuits, major plumbing relocation, HVAC work.

• Sales tax, contractor overhead and profit, bonds, and financing charges.

• Unforeseen site conditions and owner-requested design revisions beyond allowance.

## Allowances / decisions to confirm

| ITEM | NEEDS CONFIRMATION |
|---|---|
| Cabinetry | Door style, box construction, finish, final layout, fillers, and panels |
| Countertops | Material grade, edge profile, seam count, sink cutouts |
| Flooring | Product, substrate condition, transitions, moisture readings |
| MEP | Exact fixtures, outlet and lighting changes, trade access |

# 04 | Estimate quality-control and delivery

## Internal quality review checklist

■ Plan version and scope checked against intake notes.

■ Units verified: LF, SF, EA, and lump sum not mixed.

■ Waste factor explicitly identified for floor finish.

■ Quantity x unit material + quantity x unit labor recalculated.

■ All allowance categories and scope exclusions disclosed.

■ Contingency distinguished from contractor markup.

■ Executive totals reconciled to line-item schedule.

■ Client-facing PDF reviewed for placeholders and correct project ID.

## Revision policy

One reasonable minor revision within the originally agreed scope may be included for this service tier. Material redesign or new work is subject to an additional written fee. METRUM errors are corrected without charge.

## What is delivered

1. Executive estimate summary PDF; 2. Detailed supporting line-item PDF; 3. documented assumptions, allowances, exclusions, and revision terms. Editable calculation workbook remains internal unless separately agreed.

## Sample status

This example demonstrates report depth and structure only. Actual paid deliverables depend on the project documentation and the signed proposal.