Preconstruction Planning Package

Estimate, scope coordination, procurement, schedule logic, and risk register

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	Preconstruction planning

What the client receives

Includes the detailed estimate deliverables plus a preliminary work sequence, procurement priorities, scope decision log, risk register, and action checklist.

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 | Cost plan and executive decisions

Demonstration estimate from the detailed construction example

COST ELEMENT	DEMONSTRATION VALUE
Direct material allowances	$15,230.40
Direct labor allowances	$9,521.00
Direct cost	$24,751.40
Contingency 10%	$2,475.14
Illustrative total	$27,226.54

Owner / contractor decisions needed

PRIORITY	DECISION	IMPACT
High	Confirm cabinet layout and specifications	Cabinet quantities and long-lead procurement
High	Confirm countertop material and cutouts	Fabrication lead time and cost
Medium	Confirm lighting / electrical scope	Trade hours, inspection, and sequence
Medium	Verify floor substrate condition	Leveling scope and allowance
Medium	Confirm occupied-site access windows	Work staging and cleanup

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 | Preliminary schedule logic

Illustrative work sequence only; durations are hypothetical working-day ranges, not commitments.

PHASE	DURATION	PREDECESSOR	HOLD POINT
Scope freeze & selections	3–7 days	Client approvals	Signed selections / plan
Order long-lead items	Variable	Scope freeze	Supplier confirmations
Site protection / demo	2–3 days	Site access	Hidden conditions review
Rough electrical / plumbing	2–4 days	Demo	Inspection if applicable
Substrate and wall prep	2–3 days	Rough work	Ready for finishes
Cabinet installation	2–4 days	Prep + delivery	Level and layout check
Counter template / fabrication	Supplier dependent	Cabinet install	Approved template
Flooring / backsplash / paint	4–7 days	Prep / trade coordination	Finish inspections
Final reconnect & punch	1–3 days	Finishes	Client walkthrough

Schedule caveat

Some activities overlap; others cannot begin until inspection, material delivery, or selections are complete. A project-specific schedule requires contractor and trade input. No critical path has been validated.

04 | Procurement and lead-time watchlist

ITEM	ORDER TRIGGER	LEAD-TIME STATUS	REQUIRED ACTION
Cabinetry	Final layout approval	Unverified	Obtain supplier quote and ship date
Quartz countertops	Cabinets installed for template	Unverified	Confirm fabricator and template slot
Tile / grout	Final finish selection	Unverified	Confirm stock, lot, and overage
LVP flooring	Substrate check / product approval	Unverified	Confirm availability and acclimation rules
Fixtures / hardware	Final fixture schedule	Unverified	Confirm finish and compatibility

Procurement control notes

Record supplier, quote date, validity, lead time, alternates, deposit requirements, and actual delivery confirmations. Allowances remain provisional until quotes and specifications are verified.

05 | Risk and scope-control register

RISK	LIKELIHOOD	IMPACT	MITIGATION / OWNER
Concealed water damage	Unknown	High	Contractor to inspect after demo; allowance or change order
Cabinet delivery delay	Unknown	High	Supplier confirmation before committing install dates
Electrical scope growth	Unknown	Medium	Clarify fixture count and permit needs
Floor substrate correction	Unknown	Medium	Site survey and separate repair allowance
Owner finish changes	Possible	Medium	Approval milestone and documented change control
Counter fabrication delay	Unknown	High	Book template and verify production slot

Change management

A minor specification substitution with no meaningful scope impact may be reviewed within the agreed revision allowance. Added cabinets, relocated utilities, structural changes, or major scope expansion require a documented fee and estimate update.

06 | Project coordination handoff

Pre-start checklist

■ Confirm final drawings, dimensions, and finish selections.

■ Obtain current supplier / subcontractor quotes and validate labor rates.

■ Determine permits, inspections, and licensed trade requirements.

■ Verify lead times before committing construction dates.

■ Assign owner to each procurement and approval item.

■ Review jobsite access, protection, dust, debris, and occupant constraints.

■ Confirm contractor markup, tax, and final bid pricing separately.

■ Log scope changes and approvals in writing.

Deliverable package

Executive cost summary; detailed line-item takeoff; assumptions and exclusions; preliminary sequence; procurement watchlist; risk register; decision log; and handoff checklist.

Professional limitations

This is conceptual preconstruction support, not engineering design, construction management, a permit-ready schedule, a licensed professional opinion, or a guarantee of final cost or completion date.

Revision terms

One reasonable coordinated revision within the approved scope may be included. Material redesign, added work, or repeated changes are priced separately with prior written approval.