

PORTFOLIO SAMPLE / 03

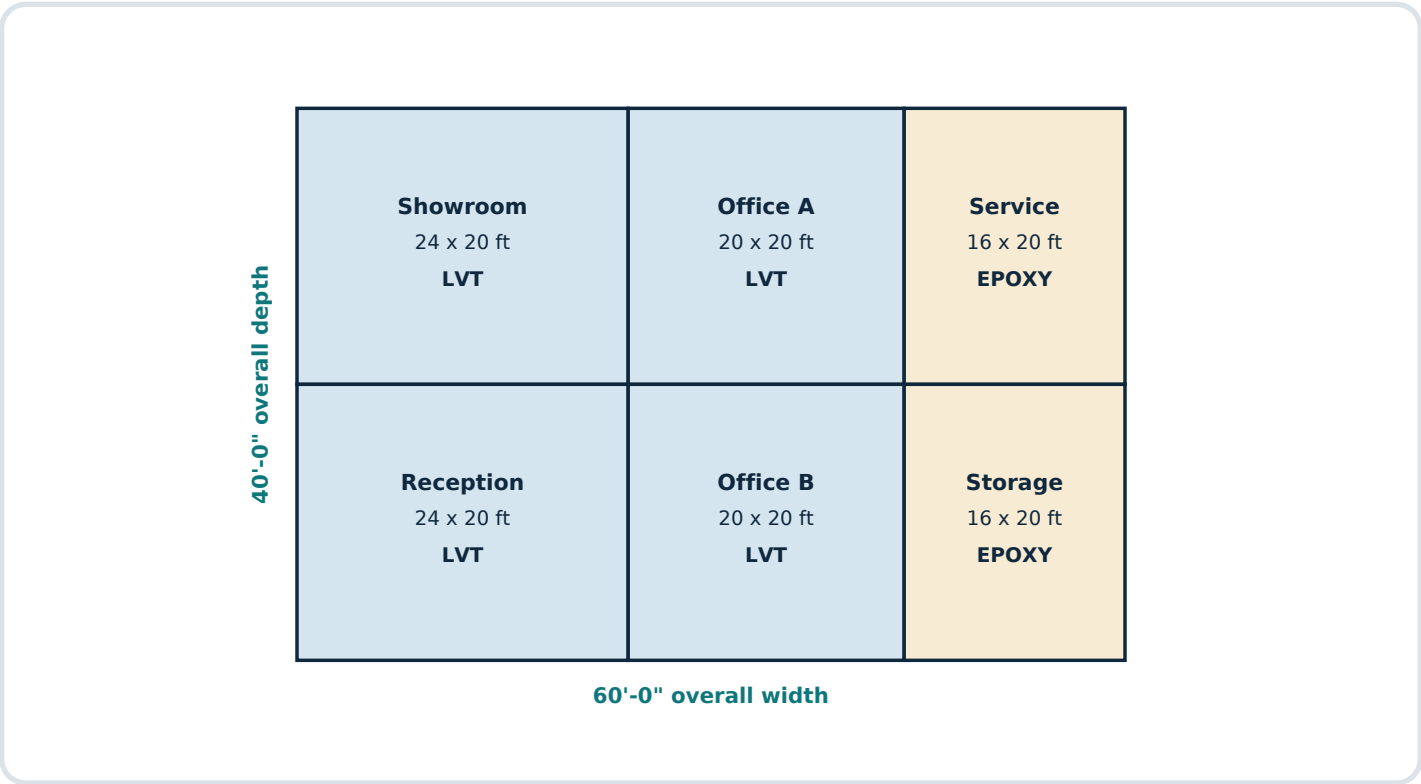
# Commercial Multi-Trade Takeoff

Tenant improvement | quantity and example rate study

A coordinated small commercial takeoff with a fully linked illustrative cost extension.

|            |           |                 |
|------------|-----------|-----------------|
| FLOOR AREA | LVT / NET | PARTITION BOARD |
| 2,400 SF   | 1,760 SF  | 2,590 SF        |

## Conceptual room / scope diagram



SCHEMATIC ONLY - DIMENSIONS ARE FICTIONAL. Not an issued plan, field survey, architectural drawing or approved specification.

## Traceable quantity takeoff register

Reference set: DEM-A101 / A201 / A301 / A401 / A601 / RCP101. Quantities use US customary units. Net = measured geometry; gross = net plus stated allowance, except explicitly rounded procurement items.

| ID   | TRADE                  | ZONE                 | BASIS                             | UNIT    | NET      | ALLOW | GROSS    |
|------|------------------------|----------------------|-----------------------------------|---------|----------|-------|----------|
| F-01 | LVT flooring           | Showroom + reception | 480 + 480                         | SF      | 960.00   | 8%    | 1,036.80 |
| F-02 | LVT flooring           | Office A + B         | 400 + 400                         | SF      | 800.00   | 8%    | 864.00   |
| F-03 | Epoxy floor            | Service + storage    | 320 + 320                         | SF      | 640.00   | 0%    | 640.00   |
| F-04 | Epoxy procurement      | Service + storage    | 640 x 2 / 125 x 1.10              | GAL     | 12.00    | 0%    | 12.00    |
| C-01 | ACT ceiling            | LVT zones            | 480 + 480 + 400 + 400             | SF      | 1,760.00 | 5%    | 1,848.00 |
| D-01 | Partition drywall      | Both faces           | 140 LF x 10 x 2 - 210             | SF      | 2,590.00 | 10%   | 2,849.00 |
| P-01 | Partition paint        | Both faces           | 2,590 SF x 2 coats                | COAT-SF | 5,180.00 | 0%    | 5,180.00 |
| P-02 | Painted open ceiling   | Service + storage    | 640 SF x 2 coats                  | COAT-SF | 1,280.00 | 0%    | 1,280.00 |
| P-03 | Wall paint purchase    | All partitions       | (5,180 / 350) x 1.08; 5 gal pails | GAL     | 20.00    | 0%    | 20.00    |
| P-04 | Ceiling paint purchase | Open ceiling         | (1,280 / 400) x 1.10; 5 gal pails | GAL     | 5.00     | 0%    | 5.00     |
| T-01 | Wood base              | LVT rooms            | 2x(88-3) + 2x(80-3)               | LF      | 324.00   | 10%   | 356.40   |
| T-02 | Epoxy cove base        | Service + storage    | 2 x (72 - 3)                      | LF      | 138.00   | 10%   | 151.80   |
| O-01 | Interior doors         | Scheduled openings   | 5 doors                           | EA      | 5.00     | 0%    | 5.00     |
| O-02 | Glazed fronts          | Showroom + office    | 2 openings                        | EA      | 2.00     | 0%    | 2.00     |

### QUANTITY CONTROL

1,760 SF LVT + 640 SF epoxy = 2,400 SF; 2,590 SF partition board is a separate two-face wall measurement.

## Measurement basis & assumptions

- 01 A single-level 60 x 40 ft rectangular tenancy; six conceptual zones with no corridors omitted.
- 02 Three partition runs total 140 LF (two 40-ft lines and one 60-ft line), 10 ft high, board both sides.
- 03 Five assumed 3 x 7 internal doors: 5 x 21 SF x 2 faces deducted from partition board.
- 04 LVT allowance 8%; ACT allowance 5%; drywall 10%; base materials 10%.
- 05 Epoxy is in service and storage only, while ACT ceilings cover the four LVT zones.

## Cross-checks

- 01 Six zones total 2,400 SF
- 02 LVT net  $(480 + 480 + 400 + 400) = 1,760$  SF
- 03 Epoxy net  $320 + 320 = 640$  SF
- 04 Board net  $140 \times 10 \times 2 - 210 = 2,590$  SF
- 05 ACT ceiling = LVT-zone floor area = 1,760 SF

## Scope exclusions / clarifications

- 01 Mechanical, electrical and plumbing work
- 02 New structure, external works and roof systems
- 03 Firestopping, life safety and code compliance
- 04 Actual supplier quotations and contractor overhead
- 05 Permit fees, taxes, escalation and contingency

NEXT STEP FOR A REAL PROJECT: confirm drawing issue/revision, scope boundaries, specifications, project location, pricing date and unresolved RFIs before producing a bid-ready estimate.

## Illustrative direct-cost extension

RATES BELOW ARE FICTIONAL WORKED EXAMPLES, NOT CURRENT MATERIAL QUOTES OR SERVICE PRICES. Material quantities and labor-installed quantities can use different units, as shown in the workbook.

| TRADE / ITEM          | MATERIAL EXTENSION | LABOR EXTENSION | DIRECT TOTAL |
|-----------------------|--------------------|-----------------|--------------|
| LVT floor             | \$5,037.12         | \$3,960.00      | \$8,997.12   |
| Epoxy floor           | \$864.00           | \$1,984.00      | \$2,848.00   |
| ACT ceiling           | \$7,022.40         | \$4,224.00      | \$11,246.40  |
| Partition drywall     | \$2,991.45         | \$5,568.50      | \$8,559.95   |
| Partition paint       | \$760.00           | \$3,108.00      | \$3,868.00   |
| Exposed ceiling paint | \$190.00           | \$864.00        | \$1,054.00   |
| Wood base             | \$588.06           | \$583.20        | \$1,171.26   |
| Epoxy cove base       | \$485.76           | \$372.60        | \$858.36     |
| Interior doors        | \$1,625.00         | \$975.00        | \$2,600.00   |
| Glazed fronts         | \$1,900.00         | \$900.00        | \$2,800.00   |

ILLUSTRATIVE DIRECT COST (USD)

\$44,003.09

This demonstration omits contractor general conditions, overhead, profit, tax, escalation, contingency, equipment and the listed excluded trades. Not a complete project estimate. Change rates only after receiving real quotations.