



Riverton Commerce Center | Illustrative tenant-improvement project

REV D0

Issued 22 October 2026

CONCEPTUAL MARKUPS • CSI TRADE REGISTER • FICTIONAL PRICING

9,600 SF

96 line items

11 groups

5 marked exhibits



EXECUTIVE OVERVIEW

PROJECT BRIEF & DELIVERABLES

PROJECT / PURPOSE

A 9,600 SF (120 x 80 ft) single-story office tenant-improvement demonstration. Nine zones span two 34-ft office strips separated by a 12-ft circulation spine.

Model includes selected architectural and partial MEP trade allowances - NOT a complete issued-for-bid scope.

DELIVERY SNAPSHOT

AREA	9,600 SF
REGISTER	96 LINES
DIRECT DEMO	\$545,567
ALL-IN DEMO	\$703,782

INCLUDED

01

VECTOR PLAN MARKUPS

Room zoning, finish legend, ceilings and partition/door basis.

02

TRADE QUANTITY REGISTER

96 traceable takeoff / allowance items across 11 CSI groupings.

03

EDITABLE EXCEL ESTIMATE

Live calculations, room inputs, rates, cost summary and integrity checks.

04

SCOPE + RISK NOTES

Qualifications, allowance flags, exclusions and QA reconciliation.

DEMONSTRATION ONLY / No client drawings, actual pricing, field measurements or official contract documents used.



A-101 / CONCEPT MARKUP

ARCHITECTURAL FINISH TAKEOFF



A-101
FINISH PLAN

FINISH LEGEND

- LVT | 2,664 SF
- Carpet | 5,304 SF
- Tile | 816 SF
- Sealed | 816 SF

MEASUREMENT BASIS

Net floor = room width x depth.
Finish-type waste is applied in the BOQ; each zone has a referenced line item.

PLAN STATUS

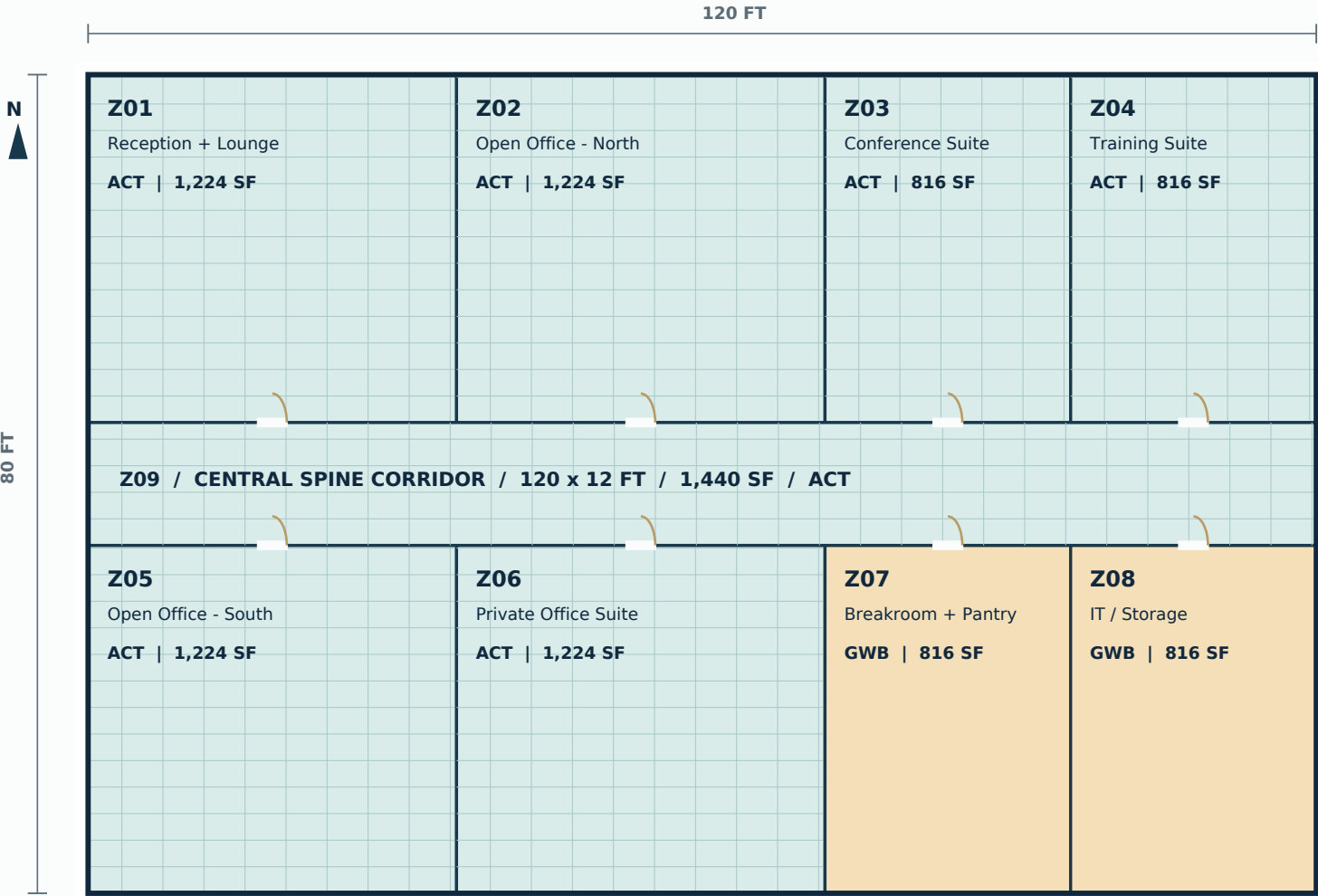
Concept diagram / not field surveyed
or architect-issued.

Net floor 9,600 SF = LVT 2,664 + Carpet 5,304 + Tile 816 + Sealed concrete 816.



A-102 / CONCEPT MARKUP

REFLECTED CEILING TAKEOFF



A-102

CEILING PLAN

CEILING SYSTEMS

ACT | 7,968 SF

GWB | 1,632 SF

Ceiling plan uses the same zone areas as A-101. ACT grid/module marks are schematic only.

KEY QA CHECK

7,968 SF ACT + 1,632 SF GWB = 9,600 SF total.

Ceiling schedules are conceptual; support locations, penetrations and plenum elevations require verified drawings.



A-201 / CONCEPT MARKUP

PARTITION & DOOR MEASUREMENT



A-201

PARTITIONS

WALL SCHEDULE

Room dividers	204 LF
Corridor edges	240 LF
Gross partition	444 LF
Height	10 FT
Door openings	8 x 3 x 7
Wall board / 2 faces	8,544 SF

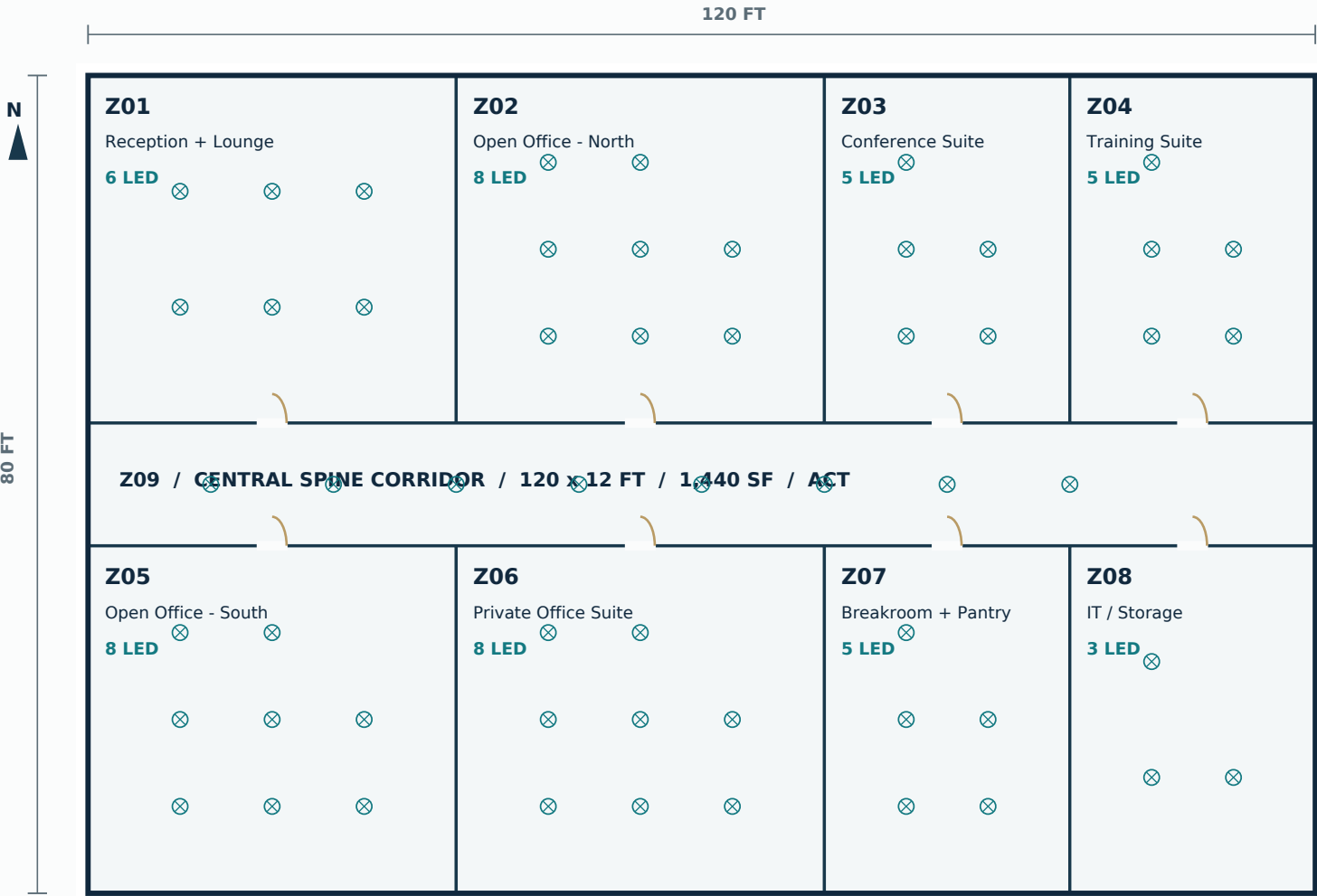
Partition run includes opening widths.
Net gypsum surface deducts both faces
at openings: 2 x (444 x 10 - 8 x 3 x 7).

Partition lengths are internal concept takeoff quantities; final rated wall types, heights and details require construction drawings.



E-101 / CONCEPT MARKUP

LIGHTING / REFLECTED CEILING COORDINATION



E-101
LIGHTING

LED FIXTURE SCHEDULE		
Z01	Reception + Lounge	6
Z02	Open Office - North	8
Z03	Conference Suite	5
Z04	Training Suite	5
Z05	Open Office - South	8
Z06	Private Office Suite	8
Z07	Breakroom + Pantry	5
Z08	IT / Storage	3
Z09	Central Spine Corridor	8

TOTAL 56 LED

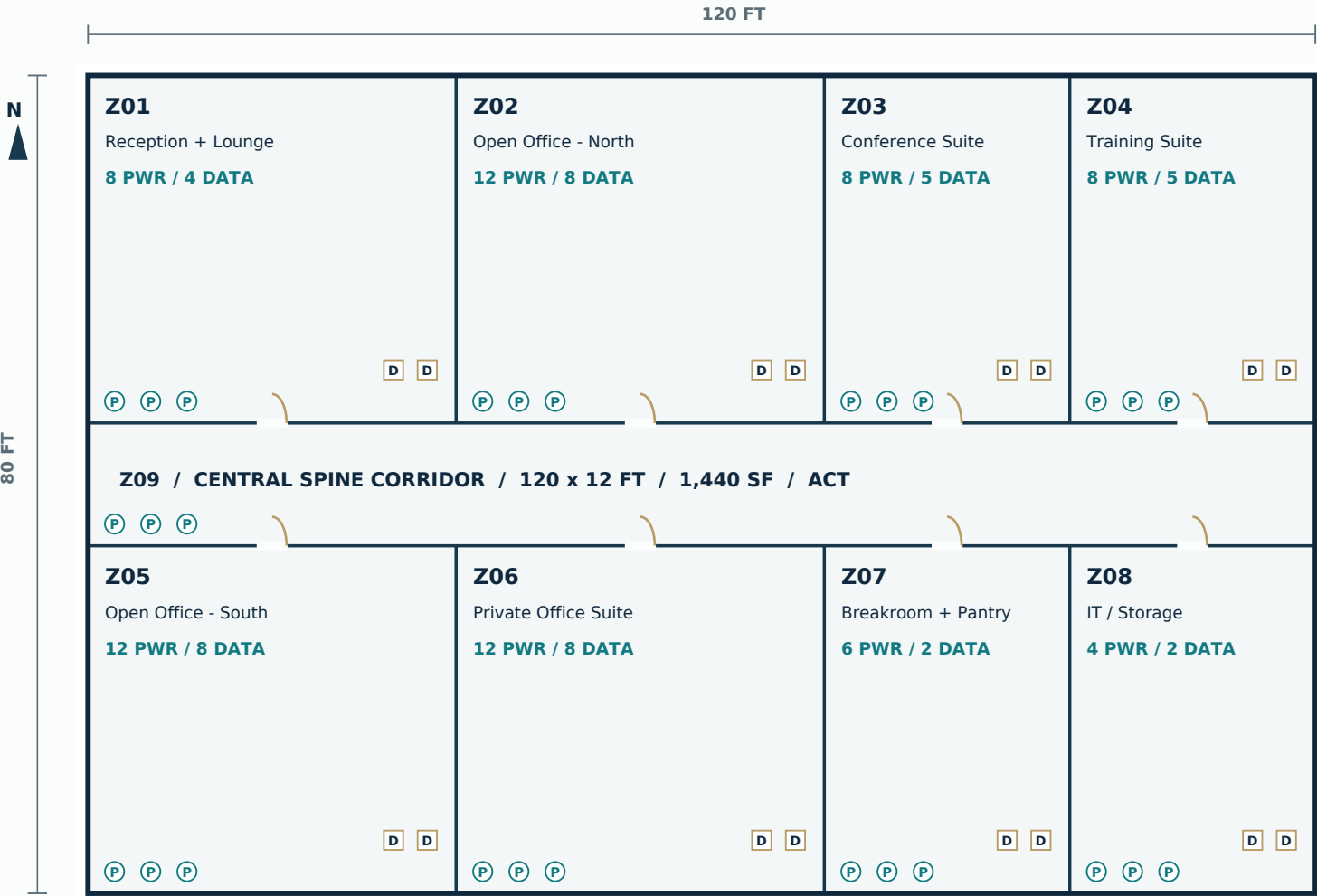
Symbols are concept fixture placements; no photometric design or circuiting verified.

Refer to workbook schedule for controlling counts: 56 LED, 18 switch positions, 4 exit signs, 8 emergency lighting units.



E-102 / CONCEPT MARKUP

POWER / DATA OUTLET SCHEDULE



E-102
DEVICE ZONING

DEVICE COUNTS

Z01 Reception + Lounge	8 / 4
Z02 Open Office - North	12 / 8
Z03 Conference Suite	8 / 5
Z04 Training Suite	8 / 5
Z05 Open Office - South	12 / 8
Z06 Private Office Suite	12 / 8
Z07 Breakroom + Pantry	6 / 2
Z08 IT / Storage	4 / 2
Z09 Central Spine Corridor	4 / 0

POWER / DATA

74 / 42

Legend: P = example power marker; D = data marker. Symbol locations are not circuit drawings.

E-102 quantities are scheduled device counts. Routing, panel capacity, low-voltage pathways and code compliance excluded.



MEASUREMENT TRACEABILITY

ROOM SCHEDULE & TAKEOFF BASIS

ROOM / FINISH / DEVICE SCHEDULE

ZONE / SPACE	SIZE FT	AREA SF	FINISH	CEILING	LED	POWER	DATA
Z01 Reception + Lounge	36 x 34	1,224	LVT	ACT	6	8	4
Z02 Open Office - North	36 x 34	1,224	CARPET	ACT	8	12	8
Z03 Conference Suite	24 x 34	816	CARPET	ACT	5	8	5
Z04 Training Suite	24 x 34	816	CARPET	ACT	5	8	5
Z05 Open Office - South	36 x 34	1,224	CARPET	ACT	8	12	8
Z06 Private Office Suite	36 x 34	1,224	CARPET	ACT	8	12	8
Z07 Breakroom + Pantry	24 x 34	816	TILE	GWB	5	6	2
Z08 IT / Storage	24 x 34	816	SEALED	GWB	3	4	2
Z09 Central Spine Corridor	120 x 12	1,440	LVT	ACT	8	4	0
TOTAL		9,600			56	74	42

REPRODUCIBLE MATH

Partition net board = 2 x (444 LF x 10 FT – 8 openings x 3 FT x 7 FT) = 8,544 SF. Add perimeter wall 3,850 SF and gypsum ceilings 1,632 SF for 14,026 SF gypsum finish; ACT + GWB ceilings = 9,600 SF.



DEMONSTRATION FINANCIAL VIEW

CSI TRADE / COST SUMMARY

ILLUSTRATIVE DIRECT COST BY DIVISION

01 General conditions		\$31,006
02 Selective demolition		\$25,284
03 Concrete/substrate		\$12,165
05 Metal framing		\$33,760
08 Doors & glazing		\$30,300
09 Finishes & ceilings		\$282,668
10 Specialties		\$7,640
12 Casework		\$17,773
22 Plumbing - partial		\$3,624
26 Electrical - partial		\$83,130
27 Data / low voltage		\$18,216

DIRECT COST	\$545,567.34	ILLUSTRATIVE ALL-IN	\$703,781.87
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All pricing is fictional, non-competitive demonstration data; no local market, vendor or subcontractor pricing was obtained.



DEMO RATE QUALIFICATIONS

PRICING STRUCTURE & CONTROL

RATE CONSTRUCTION

Materials	\$243,289.06
Labor	\$283,149.59
Equipment	\$19,128.69
Total direct	\$545,567.34

PROJECT MARKUPS

Project coordination	8%
Contingency	5%
Overhead	8%
Profit markup	8%

ADDITIVE FORMULA USED IN THIS EXAMPLE

All-in example = Direct cost × (1 + 8% + 5% + 8% + 8%) = \$545,567.34 × 1.29 = \$703,781.87, or \$73.31 per SF. This is a deliberately transparent hypothetical model, NOT a bid, quote or market-rate benchmark.

WHAT THE CLIENT CAN VERIFY

- Trace 96 item IDs from drawing zone or reference to quantity, allowance and unit rate.
- Change a zone dimension, waste percentage, equipment or labor rate in the editable workbook.
- Review CSI roll-ups, source calculations, room device schedules and internal reconciliation checks.
- Flag unverified assumptions and exclude non-specified disciplines before a genuine tender.



96-LINE DOCUMENTED BOQ

QUANTITY TAKEOFF REGISTER / 01 OF 06

UNIT RATES IN USD | GROSS AFTER WASTE | SELECTED OR ALLOWANCE SCOPE

ITEMS 001 - 016

ID	CSI	DESCRIPTION / TAKEOFF SCOPE	DRAWING	UNIT	NET	W%	GROSS	M\$/U	L\$/U	E\$/U	DIRECT \$
Q001	01	Mobilization & floor protection setup	G-001	LS	1.0	0	1.0	1,200.00	1,800.00	550.00	3,550
Q002	01	Occupied-area dust protection	G-001	SF	9,600.0	0	9,600.0	0.65	1.10	0.10	17,760
Q003	02	Remove existing floor finish	D-101	SF	9,600.0	0	9,600.0	0.15	1.90	0.24	21,984
Q004	02	Waste / container service	D-101	EA	6.0	0	6.0	360.00	110.00	80.00	3,300
Q005	03	Subfloor leveling / skimcoat	A-101	SF	2,400.0	5	2,520.0	2.20	1.75	0.15	10,332
Q006	03	Crack repair / grind	A-101	LF	180.0	5	189.0	3.10	5.20	1.40	1,833
Q007	05	10 ft metal partition studs	A-201/P1	EA	349.0	3	359.5	10.50	12.50	0.50	8,448
Q008	05	Bottom/top tracks plus door heads	A-201/P1	LF	864.0	3	889.9	2.40	3.10	0.15	5,028
Q009	05	Slotted deflection head track	A-201/P1	LF	444.0	3	457.3	5.00	3.80	0.20	4,116
Q010	05	Door opening header assemblies	A-201/D1	EA	8.0	0	8.0	38.00	92.00	5.00	1,080
Q011	05	Acoustic batt in partition cavities	A-201/P1	SF	4,272.0	5	4,485.6	1.50	1.25	0.08	12,694
Q012	05	In-wall backing / blocking	A-201/P1	LF	240.0	5	252.0	4.40	4.90	0.20	2,394
Q013	08	Solid core interior door leaf 3x7	A-201/D1	EA	8.0	0	8.0	390.00	200.00	15.00	4,840
Q014	08	Hollow metal door frames	A-201/D1	EA	8.0	0	8.0	270.00	165.00	10.00	3,560
Q015	08	Hardware/lever set	A-201/D1	SET	8.0	0	8.0	180.00	105.00	5.00	2,320
Q016	08	Door closers	A-201/D1	EA	8.0	0	8.0	145.00	85.00	5.00	1,880

Measured & allowance status, full notes, labor hours and editable formulas are provided in the Excel model.



96-LINE DOCUMENTED BOQ

QUANTITY TAKEOFF REGISTER / 02 OF 06

UNIT RATES IN USD | GROSS AFTER WASTE | SELECTED OR ALLOWANCE SCOPE

ITEMS 017 - 032

ID	CSI	DESCRIPTION / TAKEOFF SCOPE	DRAWING	UNIT	NET	W%	GROSS	M\$/U	L\$/U	E\$/U	DIRECT \$
Q017	08	Entry storefront glazing allowance	A-201/G1	SF	150.0	0	150.0	84.00	28.00	6.00	17,700
Q018	09	5/8in gypsum board to partition faces	A-201/P1	SF	8,544.0	10	9,398.4	1.25	2.45	0.06	35,338
Q019	09	5/8in gypsum board to perimeter inside	A-201/E1	SF	3,850.0	10	4,235.0	1.25	2.45	0.06	15,924
Q020	09	Gypsum hard-lid ceilings	A-102/C2	SF	1,632.0	10	1,795.2	1.80	3.65	0.09	9,945
Q021	09	Joint treatment Level 4 finish	A-201 + A-102	SF	14,026.0	0	14,026.0	0.52	1.75	0.04	32,400
Q022	09	ACT ceiling tile modules	A-102/C1	SF	7,968.0	5	8,366.4	2.95	2.10	0.13	43,338
Q023	09	Suspension grid / hangers	A-102/C1	SF	7,968.0	3	8,207.0	2.30	1.85	0.22	35,865
Q024	09	Wall angle / ceiling perimeter trim	A-102/C1	LF	1,056.0	5	1,108.8	1.40	1.80	0.05	3,604
Q025	09	Prime gypsum walls	A-201/P1	SF	12,394.0	0	12,394.0	0.22	0.38	0.03	7,808
Q026	09	Wall finish paint 2 coats	A-201/P1	Coat-SF	24,788.0	0	24,788.0	0.19	0.30	0.01	12,518
Q027	09	Prime gypsum ceilings	A-102/C2	SF	1,632.0	0	1,632.0	0.23	0.48	0.03	1,200
Q028	09	GWB ceiling paint 2 coats	A-102/C2	Coat-SF	3,264.0	0	3,264.0	0.20	0.40	0.02	2,024
Q029	09	Luxury vinyl tile flooring	A-101/NW	SF	1,224.0	7	1,309.7	3.85	2.15	0.16	8,068
Q030	09	Modular carpet tile flooring	A-101/N-C	SF	1,224.0	8	1,321.9	2.45	1.95	0.12	5,975
Q031	09	Modular carpet tile flooring	A-101/N-E	SF	816.0	8	881.3	2.45	1.95	0.12	3,983
Q032	09	Modular carpet tile flooring	A-101/NE	SF	816.0	8	881.3	2.45	1.95	0.12	3,983

Measured & allowance status, full notes, labor hours and editable formulas are provided in the Excel model.



96-LINE DOCUMENTED BOQ

QUANTITY TAKEOFF REGISTER / 03 OF 06

UNIT RATES IN USD | GROSS AFTER WASTE | SELECTED OR ALLOWANCE SCOPE

ITEMS 033 - 048

ID	CSI	DESCRIPTION / TAKEOFF SCOPE	DRAWING	UNIT	NET	W%	GROSS	M\$/U	L\$/U	E\$/U	DIRECT \$
Q033	09	Modular carpet tile flooring	A-101/SW	SF	1,224.0	8	1,321.9	2.45	1.95	0.12	5,975
Q034	09	Modular carpet tile flooring	A-101/S-C	SF	1,224.0	8	1,321.9	2.45	1.95	0.12	5,975
Q035	09	Porcelain tile finish	A-101/S-E	SF	816.0	12	913.9	5.70	5.10	0.55	10,373
Q036	09	Sealed exposed concrete finish	A-101/SE	SF	816.0	0	816.0	2.35	2.25	0.32	4,015
Q037	09	Luxury vinyl tile flooring	A-101/C	SF	1,440.0	7	1,540.8	3.85	2.15	0.16	9,491
Q038	09	4in resilient wall base	A-101/NW	LF	137.0	10	150.7	1.40	1.85	0.10	505
Q039	09	4in resilient wall base	A-101/N-C	LF	137.0	10	150.7	1.40	1.85	0.10	505
Q040	09	4in resilient wall base	A-101/N-E	LF	113.0	10	124.3	1.40	1.85	0.10	416
Q041	09	4in resilient wall base	A-101/NE	LF	113.0	10	124.3	1.40	1.85	0.10	416
Q042	09	4in resilient wall base	A-101/SW	LF	137.0	10	150.7	1.40	1.85	0.10	505
Q043	09	4in resilient wall base	A-101/S-C	LF	137.0	10	150.7	1.40	1.85	0.10	505
Q044	09	Tile cove base	A-101/S-E	LF	113.0	10	124.3	4.70	4.40	0.10	1,144
Q045	09	4in resilient wall base	A-101/SE	LF	113.0	10	124.3	1.40	1.85	0.10	416
Q046	09	4in resilient wall base	A-101/C	LF	216.0	10	237.6	1.40	1.85	0.10	796
Q047	09	Transitions / reducers at zone thresholds	A-101/TH	EA	8.0	0	8.0	65.00	65.00	3.00	1,064
Q048	09	LVT adhesive / accessory coverage	A-101/FIN	SF	2,664.0	5	2,797.2	0.72	0.52	0.02	3,524

Measured & allowance status, full notes, labor hours and editable formulas are provided in the Excel model.



96-LINE DOCUMENTED BOQ

QUANTITY TAKEOFF REGISTER / 04 OF 06

UNIT RATES IN USD | GROSS AFTER WASTE | SELECTED OR ALLOWANCE SCOPE

ITEMS 049 - 064

ID	CSI	DESCRIPTION / TAKEOFF SCOPE	DRAWING	UNIT	NET	W%	GROSS	M\$/U	L\$/U	E\$/U	DIRECT \$
Q049	09	Carpet adhesive / tack layer	A-101/FIN	SF	5,304.0	5	5,569.2	0.65	0.46	0.02	6,293
Q050	09	Porcelain thinset mortar	A-101/FIN	SF	816.0	10	897.6	1.55	2.10	0.08	3,348
Q051	09	Tile grout / sealant	A-101/FIN	SF	816.0	10	897.6	0.75	1.35	0.07	1,948
Q052	09	Breakroom under-tile membrane	A-101/FIN	SF	816.0	8	881.3	1.85	2.00	0.10	3,481
Q053	10	Wall corner guards	A-201/SP	EA	12.0	0	12.0	45.00	55.00	5.00	1,260
Q054	10	Wall protection / chair rail	A-201/SP	LF	220.0	5	231.0	6.90	8.20	0.40	3,580
Q055	10	Room identification signage	A-201/SP	EA	16.0	0	16.0	110.00	60.00	5.00	2,800
Q056	12	Breakroom base / wall cabinets	A-101/K1	LF	24.0	0	24.0	260.00	170.00	6.00	10,464
Q057	12	Quartz countertop	A-101/K1	SF	48.0	8	51.8	78.00	58.00	5.00	7,309
Q058	22	Breakroom sinks with drain kits	P-101/BR	EA	2.0	0	2.0	310.00	340.00	20.00	1,340
Q059	22	Breakroom faucet sets	P-101/BR	EA	2.0	0	2.0	240.00	190.00	12.00	884
Q060	22	Sink connection / rough-in allowance	P-101/BR	SET	2.0	0	2.0	280.00	390.00	30.00	1,400
Q061	26	LED fixtures, 2x4 or equal	E-101/L	EA	6.0	0	6.0	188.00	140.00	8.00	2,016
Q062	26	LED fixtures, 2x4 or equal	E-101/L	EA	8.0	0	8.0	188.00	140.00	8.00	2,688
Q063	26	LED fixtures, 2x4 or equal	E-101/L	EA	5.0	0	5.0	188.00	140.00	8.00	1,680
Q064	26	LED fixtures, 2x4 or equal	E-101/L	EA	5.0	0	5.0	188.00	140.00	8.00	1,680

Measured & allowance status, full notes, labor hours and editable formulas are provided in the Excel model.



96-LINE DOCUMENTED BOQ

QUANTITY TAKEOFF REGISTER / 05 OF 06

UNIT RATES IN USD | GROSS AFTER WASTE | SELECTED OR ALLOWANCE SCOPE

ITEMS 065 - 080

ID	CSI	DESCRIPTION / TAKEOFF SCOPE	DRAWING	UNIT	NET	W%	GROSS	M\$/U	L\$/U	E\$/U	DIRECT \$
Q065	26	LED fixtures, 2x4 or equal	E-101/L	EA	8.0	0	8.0	188.00	140.00	8.00	2,688
Q066	26	LED fixtures, 2x4 or equal	E-101/L	EA	8.0	0	8.0	188.00	140.00	8.00	2,688
Q067	26	LED fixtures, 2x4 or equal	E-101/L	EA	5.0	0	5.0	188.00	140.00	8.00	1,680
Q068	26	LED fixtures, 2x4 or equal	E-101/L	EA	3.0	0	3.0	188.00	140.00	8.00	1,008
Q069	26	LED fixtures, 2x4 or equal	E-101/L	EA	8.0	0	8.0	188.00	140.00	8.00	2,688
Q070	26	Wall switch / controls allowance	E-101/S	EA	18.0	0	18.0	65.00	120.00	5.00	3,420
Q071	26	Duplex receptacles incl. trim	E-101/P	EA	8.0	0	8.0	56.00	105.00	5.00	1,328
Q072	26	Duplex receptacles incl. trim	E-101/P	EA	12.0	0	12.0	56.00	105.00	5.00	1,992
Q073	26	Duplex receptacles incl. trim	E-101/P	EA	8.0	0	8.0	56.00	105.00	5.00	1,328
Q074	26	Duplex receptacles incl. trim	E-101/P	EA	8.0	0	8.0	56.00	105.00	5.00	1,328
Q075	26	Duplex receptacles incl. trim	E-101/P	EA	12.0	0	12.0	56.00	105.00	5.00	1,992
Q076	26	Duplex receptacles incl. trim	E-101/P	EA	12.0	0	12.0	56.00	105.00	5.00	1,992
Q077	26	Duplex receptacles incl. trim	E-101/P	EA	6.0	0	6.0	56.00	105.00	5.00	996
Q078	26	Duplex receptacles incl. trim	E-101/P	EA	4.0	0	4.0	56.00	105.00	5.00	664
Q079	26	Duplex receptacles incl. trim	E-101/P	EA	4.0	0	4.0	56.00	105.00	5.00	664
Q080	26	GFCI receptacle allowance	E-101/P	EA	8.0	0	8.0	98.00	125.00	5.00	1,824

Measured & allowance status, full notes, labor hours and editable formulas are provided in the Excel model.



96-LINE DOCUMENTED BOQ

QUANTITY TAKEOFF REGISTER / 06 OF 06

UNIT RATES IN USD | GROSS AFTER WASTE | SELECTED OR ALLOWANCE SCOPE

ITEMS 081 - 096

ID	CSI	DESCRIPTION / TAKEOFF SCOPE	DRAWING	UNIT	NET	W%	GROSS	M\$/U	L\$/U	E\$/U	DIRECT \$
Q081	26	LED exit sign allowances	E-101/X	EA	4.0	0	4.0	220.00	180.00	10.00	1,640
Q082	26	Emergency light unit allowances	E-101/X	EA	8.0	0	8.0	170.00	135.00	8.00	2,504
Q083	26	New branch circuits budget count	E-101/C	EA	18.0	0	18.0	195.00	290.00	15.00	9,000
Q084	26	Conduit / boxes routing allowance	E-101/C	LF	2,400.0	5	2,520.0	2.80	3.00	0.20	15,120
Q085	26	Branch conductors allowance	E-101/C	LF	7,200.0	5	7,560.0	1.15	1.20	0.10	18,522
Q086	27	Cat6 data outlet / faceplate	E-101/D	EA	4.0	0	4.0	85.00	130.00	5.00	880
Q087	27	Cat6 data outlet / faceplate	E-101/D	EA	8.0	0	8.0	85.00	130.00	5.00	1,760
Q088	27	Cat6 data outlet / faceplate	E-101/D	EA	5.0	0	5.0	85.00	130.00	5.00	1,100
Q089	27	Cat6 data outlet / faceplate	E-101/D	EA	5.0	0	5.0	85.00	130.00	5.00	1,100
Q090	27	Cat6 data outlet / faceplate	E-101/D	EA	8.0	0	8.0	85.00	130.00	5.00	1,760
Q091	27	Cat6 data outlet / faceplate	E-101/D	EA	8.0	0	8.0	85.00	130.00	5.00	1,760
Q092	27	Cat6 data outlet / faceplate	E-101/D	EA	2.0	0	2.0	85.00	130.00	5.00	440
Q093	27	Cat6 data outlet / faceplate	E-101/D	EA	2.0	0	2.0	85.00	130.00	5.00	440
Q094	27	Cat6 cable pulls - allowance	E-101/D	LF	4,200.0	5	4,410.0	0.78	1.00	0.05	8,070
Q095	27	Data patch panels	E-101/D	EA	2.0	0	2.0	260.00	185.00	8.00	906
Q096	01	Final cleanup and punch support	G-001	SF	9,600.0	0	9,600.0	0.25	0.70	0.06	9,696

Measured & allowance status, full notes, labor hours and editable formulas are provided in the Excel model.



COMMERCIAL CLARITY

SCOPE / QUALIFICATIONS / EXCLUSIONS

MODEL ORIGIN

All geometry, drawing marks, door schedules, room finishes and quantities are internally generated as a fictional office tenant improvement. No client drawings were received or reproduced.

WHAT IS MEASURED

Rooms: 120 x 80 ft layout; finishes and ceilings from nine simple rectangular zones. Internal partition gross run uses 204 LF dividing zones plus 240 LF corridor edges; openings and surface areas are noted.

WHAT IS PROVISIONAL

Demolition, substrate preparation, 1,056 LF ACT angle allowance, storefront glazing, lighting control counts, conduit routes, Cat6 cabling, partial plumbing and life-safety equipment require design and field verification.

WHAT IS EXCLUDED

Complete HVAC, fire alarm, sprinkler, structural, roofing, civil works, ADA/code compliance review, permits, certifications, engineering, taxes, bonding, crew availability, actual vendor quotes and true bid contingencies.

HOW DEMO RATES ARE USED

Material, labor and equipment rates were invented for spreadsheet demonstration. They are not verified US or Canadian market rates; no geographical costs are implied. Profit is an additive markup here, not an accounting margin.

CLIENT-SHARE RULE

Share this as an illustrative capability sample only. Replace concept assumptions with verified plan sheets, specifications, RFI answers, unit-rate evidence and regional labor costs before developing a live project estimate.



INTERNAL CONTROL CHECKS

MODEL QA / RECONCILIATION

CONTROL	EXPECTED	MODEL	RESULT
Total area = 120 x 80 SF	9,600	9,600	PASS
Floor finish area across 9 zones	9,600	9,600	PASS
Ceiling coverage ACT + GWB	9,600	9,600	PASS
Partition two-face drywall net SF	8,544	8,544	PASS
Perimeter gypsum wall net SF	3,850	3,850	PASS
Scheduled light fixture count	56	56	PASS
Scheduled duplex count	74	74	PASS
Scheduled data drop count	42	42	PASS
Detailed bill line count	96	96	PASS
Direct cost reconciliation USD	545,567.34	545,567.34	PASS
Illustrative all-in total USD	703,781.87	703,781.87	PASS

Internal consistency does not validate design, legal compliance, market rates, purchase quantities, field conditions or the actual scope of work. Treat this package as a professional demonstration only.



DOCUMENT HANDOFF / NEXT STEP

HOW TO USE THIS SAMPLE

FOR A PROCUREMENT OR ESTIMATING REVIEW

- 01** Open PDF drawings A-101 / A-102 / A-201 / E-101 / E-102.
- 02** Locate zone codes and drawing references in the 96-line register.
- 03** Open the companion Excel workbook; review input assumptions and rate cells.
- 04** Compare CSI summary + QA Checks; replace fiction with verified documents.

REAL PROJECT REQUIREMENTS

- Architectural, reflected ceiling and trade-specific plans (PDF/DWG as applicable)
- Specifications, addenda, finish schedules, design clarifications and bid due date
- Project location, union/nonunion assumptions, currency and procurement basis
- Client-approved inclusion/exclusion list and measurement standard

TAKEOFF FOUNDRY

BUSINESS CONTACT CHANNEL PENDING LAUNCH APPROVAL

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