Executive Summary

SAMPLE - Juniper Ridge Medical Office (fictional)

Full Commercial sample for a FICTIONAL project (Juniper Ridge Medical Office): 11 trades, 13-sheet set, 500+ takeoff lines, 22 marked-up plan sheets, 55 RFIs. All figures are SAMPLE FIGURES.

Preliminary total

$1,508,000

Cost by system

System	Amount	Share
Plumbing (trade subtotal)	$176,000	12%
HVAC / Mechanical (trade subtotal)	$282,000	19%
Electrical (trade subtotal)	$215,000	14%
Fire Alarm / Low Voltage (trade subtotal)	$68,000	5%
Fire Sprinkler (trade subtotal)	$58,000	4%
Drywall & Framing (trade subtotal)	$196,000	13%
Doors, Frames & Hardware (trade subtotal)	$74,000	5%
Finishes (trade subtotal)	$168,000	11%
Glass & Glazing (trade subtotal)	$92,000	6%
Millwork (trade subtotal)	$61,000	4%
Concrete (trade subtotal)	$118,000	8%
Total (direct cost)	**$1,508,000**	**100%**

Highlights

- Every plan sheet measured at full size with color-coded marked-up sheets and a legend (22 overlays across 12 plan sheets).
- Sheet register and scale check run before measuring: every plan sheet calibrated against its 20 ft grid dimension.
- Measurement QA per trade: LF by system, count cross-checks and the sheet behind every number.
- 55 discrepancies and draft RFIs, each tied to a sheet and bubbled on the marked-up sheet.
- 14 change-order risks with low / high ranges, plus exclusions and clarifications.

Top risks and RFIs

1. P-01 Floor-to-floor height not dimensioned
2. P-02 Water heater WH-1 not scheduled
3. P-03 Domestic water service size and meter location not shown
4. M-01 RTU schedules not provided
5. M-02 Fire / smoke dampers at the rated corridor
6. E-01 Service size and one-line diagram not provided

Notes

- SAMPLE ONLY: fictional project, fictional client, sample figures. No unit prices, suppliers or labor appear in any document.

SAMPLE
SAMPLE - CONFIDENTIAL
SAMPLE Client - Example Builders (fictional) · Order SAMPLE-WL-1005
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