PLAN TO PRICE

MEASUREMENTS-TO-PROPOSAL / INTERNAL SAMPLE

ILLUSTRATIVE COSTS

01 / CONTRACTOR REVIEW COPY

Bathroom measurements to proposal

An anonymized measurement register, materials takeoff and internal pricing example. Use with the separate Ridge & Beam client proposal and estimated Gantt schedule.

01 / REPORTED SURFACE AREAS

SURFACE	REPORTED SF	+10% WASTE, ROUNDED SF
Hallway Bathroom / shower walls	88	97
Hallway Bathroom / shower floor	15	17
Hallway Bathroom / other floor	40	44
Primary Bathroom / shower walls	73	81
Primary Bathroom / shower floor	15	17
Primary Bathroom / tub surround	35	39
Primary Bathroom / other floor	120	132
TOTAL	386	427

Measurement basis

Areas are transcribed from a supplied contractor bathroom estimate. No dimensional survey, drawings or field verification accompany this sample. Hallway Bathroom surfaces total 143 SF; Primary Bathroom surfaces total 243 SF. Individual lengths, heights, openings and deductions are not available. Verify these before procurement or a fixed quote.

Tile order logic

Each of seven surfaces receives an illustrative 10% waste factor, rounded up separately to a whole square foot: ceiling(reported SF x 1.10). The resulting 427 SF is an ordering allowance, not installed area. Round to actual carton coverage and adjust for pattern, breakage, lot matching and spare stock. Tile and finish trim are owner-supplied; their purchase price is excluded from contractor costs.

How the documents connect

Reported areas establish the scope; the next page separates measured materials from unmeasured allowances. The cost worksheet supports contractor review and a proposed selling price. Only that selling price and the agreed scope appear in the separate client proposal.

02 / MATERIALS AND PROCUREMENT

Quantities with clear limits

ITEM	QUANTITY / BASIS	SUPPLY
Tile finish	427 SF allowance: Hallway Bathroom 158; Primary Bathroom 269. See page 1.	Owner
Shower-wall backer	13 nominal 3 x 5 ft sheets: Hallway Bathroom ceil(88 x 1.10 / 15) = 7; Primary Bathroom ceil(73 x 1.10 / 15) = 6. Verify cuts and system.	Contractor
Shower waterproofing	191 SF net: 161 wall + 30 pan. 211 SF field-area allowance after 10% waste, rounded up. Niches, overlaps, upturns, seams and penetrations additional.	Contractor
Shower bases / niches	2 base assemblies and 2 niches, one per bathroom. Exact dimensions and system unresolved.	Contractor
Tub-surround substrate	35 SF reported finish area; substrate configuration and additional backer quantities remain an allowance.	Contractor
Other-floor underlayment	160 SF net; 176 SF with 10% allowance. Verify assembly, transitions and substrate suitability.	Contractor
Setting and joint materials	Lump-sum allowance. Mortar, grout, sealant, bands, fasteners and trim quantities depend on tile, joint size and selected system.	Contractor; finish trim owner
Framing / drywall / paint	Lump-sum allowances. No verified LF, board layout or paint areas supplied; do not treat as measured takeoff.	Contractor
Fixtures / finish products	2 toilets; 2 shower valve/door sets; 1 Hallway Bathroom vanity; Primary Bathroom countertop/sinks; associated faucets, mirrors and hardware. Confirm selections.	Owner

Order only after field verification and product selection. A complete compatible waterproofing assembly is required; the area allowance is not a product specification or a complete accessory bill. The estimate includes material allowances pending final selection.

03 / INTERNAL PRICING

Illustrative cost worksheet

USD. Invented demonstration allowances, not the original contractor prices or current market quotations. Each cell is a lump-sum amount; labor and materials must be recalibrated to the actual scope and local subcontractor quotes.

WORK PACKAGE	Hallway Bathroom Labor	Hallway Bathroom Materials	Primary Bathroom Labor	Primary Bathroom Materials
Protection, demolition and handling	$2,200	$220	$2,900	$280
Framing and localized drywall repair	$650	$240	$850	$320
Plumbing modifications and fixture setting	$1,600	$350	$1,900	$450
Backer, shower base and waterproofing	$1,450	$1,100	$1,550	$1,200
Tile setting and grouting	$2,200	$500	$3,300	$750
Paint and finish carpentry	$700	$180	$1,000	$260
Cabinet / tub refinishing	$0	$0	$1,450	$400
Shower door installation labor	$350	$0	$350	$0
Vendor coordination and closeout	$450	$0	$600	$0

COST-TO-PRICE RECONCILIATION	AMOUNT
Disposal / site dumpster (combined, additional direct cost)	$1,000.00
Direct costs, including disposal	$30,750.00
Contingency calculation: direct costs x 5%	$1,537.50
Markup on cost: (direct costs + contingency) x 20%	$6,457.50
Illustrative proposal amount, before tax	$38,745.00

Markup is applied to cost, not treated as a selling-price margin. Owner finish purchases, countertop fabrication/installation, permit fees and applicable taxes are excluded. Contingency is an internal estimating reserve; it does not authorize additional scope.

REVIEW BEFORE ISSUE

Confirm conditions, measured areas, assembly selections, local repairs, trade quotes and procurement. Approve the selling price and resolve tax treatment before releasing a live proposal. The schedule adopts a 9 + 13 working-day sequence from the supplied planning chart, with added release holds and explicit vendor dependencies; shorter narrative durations in the reference are not used.