

CLIENT PROPOSAL

Production suite build-out

PREPARED FOR

Sample Client
Commercial production suite / Rooms 109-113

PROPOSAL REFERENCE

RB-SAMPLE-001
Sample issue: September 22, 2026

PROPOSED PRICE BEFORE TAX

\$261,886.64

We propose to provide labor, materials and supervision for the following selected five-room build-out. The scope covers metal framing, gypsum board, ceiling and platform allowances, FRP finishes and epoxy flooring.

Project overview

The proposed work brings the selected preparation, sterilization, packing and circulation areas into a coordinated build-out. Defined wall assemblies, prepared gypsum surfaces, cleanable FRP finishes and an epoxy floor with integral cove establish a clear finish scope. Our proposal identifies what is included, what requires approval and how the work will be coordinated before installation begins.

01 Metal framing

Install the selected metal stud partitions and furring, with the appropriate top and bottom tracks. Include framing at openings, attachment blocking, bridging, bracing, sealants and firestopping within the stated scope. Confirm steel sections, heights and connections against approved details before fabrication. Lay out the included partitions and openings, and coordinate attachment locations with the approved equipment and finish requirements.

02 Drywall and surface preparation

Install one layer of 5/8-inch gypsum board on the included wall faces and ceiling undersides. Provide the specified rated or moisture-resistant board where required. Tape, compound and sand exposed board to Level 4. Prepare concealed FRP substrates to the approved panel requirements. Review substrate readiness before applying the selected finishes. Painting is excluded.

WORK DESCRIPTION / CONTINUED

Ceilings and finishes

03 Ceiling and service-platform work

Include the stated allowance for support framing, ceiling board and cementitious platform panels above rooms 110-112, including connections and doubled joists. Resolve joist sections, panel thickness, bearings and final supports before procurement. Footings, reinforcement and guardrails are excluded pending a separate agreed price.

04 FRP walls and ceilings

Install full-height FRP wall panels in the selected preparation, packing, sterilization and corridor areas. Install FRP ceiling panels in rooms 110-112. Include the stated allowance for adhesive, trims, sealants and accessories. Confirm panel sizes, seam layout, termination heights and approved ceiling installation. Coordinate edge trims, inside and outside corners, and interfaces around approved openings for a consistent finished appearance.

05 Epoxy flooring and integral cove

Prepare approximately 3,535.13 SF of gross floor area and apply the approved epoxy floor system. Include approximately 579.88 LF of 4-inch integral cove base. Confirm substrate moisture, coating requirements, drain transitions and repair extent before work. Prepare the surface, install the approved coating sequence and observe the specified curing conditions before returning the area to use.

Work area and coordination

Work is limited to rooms 109-113. Coordinate access, protection of adjacent areas and installation sequence with the client and other trades. Confirm field dimensions, openings and product selections before ordering materials.

PROJECT DELIVERY

What to expect during the work

Before work begins

Review the selected rooms, approved details, field dimensions and access conditions together. Confirm the material selections and outstanding platform details. Establish the work sequence and identify decisions needed before materials are ordered.

Site protection and coordination

Define the work zone and protect adjacent surfaces affected by the included operations. Coordinate delivery routes, storage, access and work hours with the client. Maintain routine housekeeping and remove installation debris from the included work areas. Utility interruptions and licensed trade work require separate coordination.

Installation sequence

Proceed through approved framing and substrate work, required reviews, FRP installation, floor preparation and epoxy application. Coordinate sequencing with other trades and respect product curing requirements. Material availability, design approvals and site readiness determine the final schedule.

Quality checks and final walkthrough

Review visible alignment, board preparation, finish transitions, panel edges and cove continuity within the included scope. Conduct a joint walkthrough, record remaining items and agree their resolution. Provide available care information for the installed finishes at closeout.

Client decisions and support

Provide timely access, a designated project contact, approved drawings and finish selections. Identify operating restrictions and coordinate owner-supplied equipment and excluded trades. Review proposed changes before added work begins.

PROJECT CONDITIONS

Scope, schedule and approval

Exclusions

Demolition; structural footings, reinforcing steel and guardrails; doors and hardware; tile; acoustical ceilings; painting; mechanical, electrical and plumbing work; fire alarm and sprinkler changes; equipment relocation; hazardous materials; permit fees; and applicable taxes. Demolition may be quoted separately.

Allowances and changes

Framing layouts, platform assemblies, connection details and substrate conditions require final confirmation. Included allowances cover the scope described in this proposal. Additional work, concealed damage, major slab repairs or changed selections require an agreed written scope and price before proceeding.

Schedule and commercial terms

Start date, duration, access hours, payment milestones, tax treatment and proposal validity are to be agreed in the final project-specific proposal. No deposit or signature is requested by this demonstration.

Client review

Review the included rooms, work description, exclusions and proposed price. Confirm material selections and access requirements, and request any scope revisions before a final proposal is issued.

ABOUT THIS SAMPLE

Ridge & Beam and Sample Client are fictional. This document demonstrates a contractor-branded customer proposal. Pricing is illustrative and subject to verified quantities, approved details and contractor review. Prepared as a sample by Plan to Price Estimating.