A-01 | Measured scope plan

300 SF office refresh / fictional New Jersey setting / no real client or address

Refresh one existing, vacant office: remove carpet and cove base, prepare the floor locally, install LVP and new cove base, then prime and paint walls and repaint the ceiling. Existing partitions, door and window remain.

Measurement basis: Interior finish-face dimensions. Gross wall area = 70 LF perimeter x 9 FT height = 630 SF. Deduct door 21 SF and window 16 SF. Base deducts door width only. Schematic is not to scale; use written dimensions.

Legend: F1 = floor removal and replacement; C1 = ceiling paint; W1 = wall finish paint; B1 = base replacement; P1 = primer on the same net wall area. Copper opening indicates existing window. Door swing is diagrammatic.

Existing conditions assumed: Sound, dry, level concrete slab with only minor patching; sound painted drywall and ceiling; empty room and normal working-hour access. No electrical, plumbing, HVAC, structural or fire-system changes. This is a scope illustration, not a permit or code-compliance drawing.

Quantity takeoff

Measured quantities, waste allowances and suggested order quantities

Ref / item	Calculation / basis	Net	Order
F1 / LVP	20 x 15; add 10% waste	300 SF	330 SF
B1 / Cove base	2 x (20 + 15) - 3; add 10%, round up	67 LF	74 LF
P1 / Wall primer	593 SF x 1 coat x 1.10 / 350	593 SF	2 GAL
W1 / Wall paint	593 SF x 2 coats x 1.10 / 350	593 SF	4 GAL
C1 / Ceiling paint	300 SF x 2 coats x 1.10 / 350	300 SF	2 GAL
F1 / Carpet removal	Same floor footprint	300 SF	N/A
B1 / Base removal	Same installed base length	67 LF	N/A
S4 / Transition	Existing doorway	1 EA	1 EA

Finish assumptions: Floating LVP with attached pad over compatible concrete; separate underlayment excluded. New 4-inch flexible cove base with adhesive. One wall-primer coat and two eggshell wall-finish coats; two flat ceiling-finish coats. Existing door, window and casing are excluded from painting.

Ordering notes: Paint coverage is an assumed 350 SF per gallon per coat. Paint includes 10% allowance and is rounded to whole gallons. LVP must be rounded to actual manufacturer carton coverage before ordering. Base is budgeted by bulk linear foot; verify supplied roll lengths.

Traceability: References match A-01 and the Excel workbook. Consumable supplies, disposal, delivery and minor patching are identified as lump-sum allowances in the estimate. Quantities are illustrative, not field-verified.

Complete construction estimate

Contractor working copy / illustrative costs in USD / retain internally

Work / material	Qty	Material / allowance	Hours	Labor	Direct cost
Protection and setup	1 LS	$65.00	4	$180.00	$245.00
Remove carpet; load debris	300 SF	$0.00	5	$225.00	$225.00
Remove existing base	67 LF	$0.00	2	$90.00	$90.00
Minor floor patch allowance	1 LS	$100.00	4	$180.00	$280.00
LVP with attached pad	330 SF	$1,072.50	12	$540.00	$1,612.50
Cove base with adhesive	74 LF	$122.10	5	$225.00	$347.10
Wall primer	2 GAL	$64.00	5	$225.00	$289.00
Wall paint, two coats	4 GAL	$160.00	10	$450.00	$610.00
Ceiling paint, two coats	2 GAL	$70.00	6	$270.00	$340.00
Masking and paint sundries	1 LS	$65.00	0	$0.00	$65.00
Doorway transition	1 EA	$45.00	1	$45.00	$90.00
Final cleaning	1 LS	$25.00	3	$135.00	$160.00
Disposal / delivery allowance	1 LS	$175.00	0	$0.00	$175.00

Price build-up	Amount
Direct costs	$4,528.60
Contingency: 5% of direct cost	$226.43
Overhead: 10% of cost including contingency	$475.50
Profit: 10% of cost + overhead	$523.05
Illustrative construction price	$5,753.58

57 labor hours at $45/hour including employer burden. Profit markup is 10%; profit is 9.09% of selling price. Rates include assumed acquisition taxes; no separate sales tax is modeled. All rates are fictional, not market quotes. No estimating-service fee is included.

Sample customer proposal

Fictional Example Contractor / prepared with Plan to Price Estimating

To: Demonstration Office Client (fictional)
Project: Office 101 interior refresh - DEMO-001
Basis: Scope plan A-01, Rev 1, and listed assumptions. No real property is represented.

Included work
Protect adjacent surfaces. Remove and dispose of 300 SF of carpet and 67 LF of existing base. Perform minor localized floor patching. Supply and install LVP flooring over 300 SF, 67 LF of cove base and one doorway transition. Prepare sound surfaces, prime 593 SF of walls once and apply two wall-finish coats. Apply two finish coats to the 300 SF ceiling. Remove job debris and clean the work area.

Illustrative lump-sum construction price	$5,753.58

Includes the stated labor, materials, allowances and contractor markups.

Illustrative schedule: Approximately 5-7 business days with a two-person crew used as needed. Allow for drying, material acclimation and procurement. The estimate carries 57 total person-hours; elapsed days are not full crew-days.

Example payment milestones: 30% at scheduling ($1,726.07); 40% after flooring and base installation ($2,301.43); 30% at completion ($1,726.08). These are fictional construction-payment terms, separate from Plan to Price estimating-service terms.

Exclusions and conditions: Furniture moving, major leveling, moisture remediation, concealed damage, hazardous-material removal, structural work, MEP work, permits/design services and painting of existing doors, windows or trim. Owner selections must fit the stated material allowances. Changes require a separate written price and schedule agreement.

Demonstration only: This page illustrates a proposal deliverable. It is not an offer, executable contract, tax determination or guarantee of actual costs. Plan to Price Estimating prepares estimating documents; the hiring contractor performs and warrants construction. Live proposals require field verification, current supplier quotes and project-specific terms.