

INSERT CONTRACTOR'S LOGO HERE		SmartScope™ Residential/Remodel SmartScope™ LLC	
BID PROPOSAL – RESIDENTIAL / REMODEL CONSTRUCTION PROJECT			
PROJECT NAME / ADDRESS:		REVISED BY:	DATE:
Division	Amount	Notes	
Division 01 – General Requirements			
Includes project management, supervision, scheduling, mobilization and demobilization, temporary facilities (toilets, power, water), safety compliance, site cleanup,	105394.14		
Division 02 – Existing Conditions / Sitework			
Includes clearing and grubbing, demolition as required, excavation and backfill, trenching, gravel base, swales, drywells, basic retaining, and rough grading ready for	36912.04		
Division 03 – Concrete			
Includes footings, stem walls, thickened slabs, rebar, anchor bolts, vapor barrier, underslab insulation if required, and structural concrete flatwork for the primary	22505.5		
Division 04 – Masonry			
Includes CMU block, brick, stone veneer, masonry chimneys, masonry repair, mortar, grout, and reinforcing specific to residential scopes.	0		
Division 05 – Metals			
Includes structural steel posts and beams, brackets, hangers, columns, railings, stair stringers, and miscellaneous metal supports coordinated with framing.	4119.85		
Division 06 – Woods, Plastics, and Composites (Framing)			
Includes floor, wall, and roof framing, sheathing, beams, posts, engineered wood components, blocking, trimmers, and structural nailing patterns per plans.	72458.52		
Division 07 – Thermal and Moisture Protection			
Includes building envelope insulation, air and weather barriers, vapor barriers, housewrap, flashings, roof underlayment, and moisture protection details.	41699.97		
Division 08 – Openings (Doors & Windows)			
Includes exterior and interior doors and frames, door hardware, windows and skylights, garage doors and openers, and related weatherstripping and trim.	40977.55		
Division 09 – Finishes			
Includes gypsum wallboard and taping, texture, interior paint and stain, tile backer board, standard tile, carpet, LVP, sheet vinyl, base, and interior caulking.	52488.18		
Division 10 – Specialties			
Includes bath accessories (towel bars, mirrors, grab bars), toilet partitions when applicable, fire extinguishers and cabinets, mailboxes, and basic specialties.	0		
Division 11 – Equipment / Appliances			
Includes residential appliances (ranges, ovens, hoods, dishwashers, refrigerators, laundry equipment when provided), and specialty equipment unique to the project.	0		
Division 12 – Furnishings & Casework			
Includes cabinets and casework, countertops (laminate, solid surface, quartz), closet shelving, window treatments when specified, and interior decorative trim built into	0		
Division 13 – Special Construction			
Includes special residential structures such as sunrooms, pre-engineered greenhouses, small pre-engineered buildings, and other unique assemblies outside standard	0		
Division 14 – Conveying Systems			
Includes elevators or lifts when required, stair lifts, and other conveying equipment occasionally used in custom homes or accessibility upgrades.	0		
Division 21 – Fire Suppression (if required)			
Includes wet-pipe and dry-pipe fire sprinkler systems where required by code or owner, risers, heads, and testing/commissioning for residential-scale systems.	0		
Division 22 – Plumbing			
Includes domestic water piping, waste and vent piping, plumbing fixtures, floor drains, hose bibbs, water heaters, and standard residential plumbing connections.	18271.63		
Division 23 – HVAC / Mechanical			

Includes furnaces, heat pumps, ductwork, grilles, registers, bath fans, dryer vents, range hood ducting, and mechanical ventilation systems sized for the residence.		30850.3	
Division 26 – Electrical			
Includes service equipment, panels, breakers, feeders, branch wiring, devices, lighting, exterior lighting, equipment connections, and code-required electrical upgrades.		22052.98	
Division 27 – Communications / Data			
Includes low-voltage rough-in and trim for data, cable, phone, Wi-Fi, structured cabling, and basic home-network terminations.		0	
Division 28 – Electronic Safety & Security			
Includes smoke and CO detectors, security system rough-in, cameras, access control at doors or gates when included, and related power/low-voltage connections.		0	
Division 31 – Earthwork			
Includes overexcavation and replacement, structural fill, compaction, foundation prep, utility trenching, and final grading for foundations and flatwork.		0	
Division 32 – Exterior Improvements			
Includes driveways, sidewalks, patios, exterior stairs, landscape rock, planting beds, lawn prep, fencing, and exterior site improvements within the lot limits.		0	
Division 33 – Utilities (On-Lot Connections)			
Includes water, sewer, storm, and utility connections from the house to jurisdictional connection points (within lot), shallow utilities, and minor off-site work as applicable.		0	
	Subtotal (Before Insurance / B&O / O&P):	\$ 447,730.66	
	Insurance (1%):	\$ 4,477.31	
	B&O (0.47%):	\$ 2,104.33	
	Overhead & Profit (10%):	\$ 44,773.07	
	Subtotal with Insurance, B&O, O&P:	\$ 499,085.37	
	Sales Tax (8.6%):	\$ 42,921.34	
	TOTAL PROJECT BUDGET:	\$ 542,006.71	
INCLUSIONS (Standard for SmartScope™ Residential/Remodel): <ul style="list-style-type: none">Budget based on provided square footage, finish level, and zip-code cost profile.Includes labor, materials, equipment, and typical waste factors for listed divisions.Includes standard supervision, coordination, and quality control per local codes.			
EXCLUSIONS (May be added as options or change orders): <ul style="list-style-type: none">Land acquisition, financing costs, impact fees, and jurisdictional permit fees.Hazardous materials abatement, unforeseen structural deficiencies, and off-site improvements.Escalation beyond current assumptions, owner changes after acceptance, and third-party design fees unless specifically listed.			
LEGAL TERMS (Summary – see full contract for details): <p>SmartScope™ Residential/Remodel provides budgetary and bid-level estimates using standardized cost models. Final contract value, schedule, and scope shall be defined in a signed construction agreement between Contractor and Owner.</p> <p>SmartScope™ LLC is not acting as the Contractor of Record and is not responsible for construction means and methods, jobsite safety, or code compliance. All values should be reviewed and approved by the licensed Contractor prior to execution.</p>			
Owner / Client:		Date:	
Contractor:		Date:	