



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):

- 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):

- 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):

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. 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.

Owner / Client:		Date:		
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Contractor:		Date:		
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Category	Description
STANDARD — Mid Level / Modern Code-Compliant Build	
What it Produces:	Default SmartScope™ cost profile
What it Produces:	Typical North American construction materials
What it Produces:	Normal framing, windows, insulation R-values
What it Produces:	Standard roofing systems
What it Produces:	Normal HVAC (gas furnace, heat pump depending on region)
What it Produces:	Typical plumbing and electrical fixture counts
What it Produces:	Standard cabinetry, flooring, trim
What it Produces:	Average amount of architectural detail

What it Produces:
What it Produces:
Use Case

PLUS — High Quality / Upgraded Components (Most Popular)

What it Produces: Balanced contingencies
What it Produces: Produces the typical contractor estimate
What it Produces: Normal spec homes, remodels, and typical residential builds.

What it Produces: Higher-grade materials and finish selections
What it Produces: Upgraded windows, doors, insulation, and roofing materials
What it Produces: Higher efficiency HVAC options
What it Produces: Additional plumbing features (higher-end tubs, fixtures)
What it Produces: Expanded electrical fixture counts
What it Produces: Premium cabinetry, flooring, tile packages
What it Produces: More architectural detail (fascia, soffits, built-ins)
What it Produces: Higher allowances for contingencies
What it Produces: Produces a mid-high level estimate for modern custom homes
What it Produces: Better-than-average homes, mid-range custom builds, higher-end remodels.

PREMIUM — Luxury Level / Architectural Finish

What it Produces: Top-tier construction materials
What it Produces: Highest-quality windows, doors, insulation, roofing
What it Produces: Maximum energy efficiency assumptions
What it Produces: High-end HVAC systems
What it Produces: Luxury plumbing fixtures (+ extra quantities)
What it Produces: Expanded lighting packages, smart home wiring
What it Produces: Custom cabinetry, hardwood flooring, large tile areas
What it Produces: Custom architectural features (coffered ceilings, soffits, beams)
What it Produces: Higher structural allowances