

COMMERCIAL SUBCONTRACTOR BID ESTIMATE & TAKEOFF SUITE

CSI MasterFormat Work Breakdown Structure (WBS) • Itemized Labor, Materials & O&P

PORTFOLIO SAMPLE

1. EXECUTIVE PROJECT BID SUMMARY: 45,000 SQ. FT. COMMERCIAL ENVELOPE

TOTAL CONTRACT BID \$684,250	DIRECT FIELD COST \$547,400	GROSS PROFIT MARGIN 20.0% (\$136,850)
MAN-HOURS SCHEDULED 2,480 Hrs	BLENDED LABOR RATE \$68.50 / Hr	PAYMENT TERMS AIA G702 / G703

2. CSI MASTERFORMAT ITEMIZATION (DIVISIONS 01 - 33 BREAKDOWN)

CSI Code	Division & Scope Description	Takeoff Qty	Unit	Labor Cost	Mat/Equip	Total Cost
Div 01 31 00	General Conditions & Project Supervision	12	Wks	\$38,400	\$14,200	\$52,600
Div 07 22 00	Polyisocyanurate Roof Insulation (2.5" R-25)	450	Sq	\$24,750	\$85,500	\$110,250
Div 07 54 23	60-Mil TPO Membrane System (Fully Adhered)	450	Sq	\$49,500	\$144,000	\$193,500
Div 07 62 00	24-Ga Sheet Metal Flashing & Parapet Coping	1,840	LF	\$22,080	\$33,120	\$55,200
Div 07 72 00	Roof Hatches, Curbs & Pitch Pan Clusters	18	Ea	\$7,200	\$16,200	\$23,400
Div 01 74 19	Construction Waste Disposal & Crane Hoisting	1	LS	\$8,500	\$18,500	\$27,000
Subtotal	DIRECT JOB SITE COSTS (PRIME)	-	-	\$150,430	\$311,520	\$461,950
O&P	Overhead (10%) & Net Profit (10%) + Contingency	-	-	\$30,086	\$62,304	\$136,850
TOTAL	FINAL LUMP-SUM CONTRACT SUBMISSION BID	-	-	-	-	\$684,250

3. BID QUALIFICATIONS, EXCLUSIONS & AIA G702 DRAW MILESTONES

INCLUDED CONTRACT TERMS & STATUTORY PROTECTIONS:

- Mobilization Draw: 10% upon executed subcontractor agreement & submittal approval.
- Material Staging Draw: 40% upon bill of lading delivery and secured on-site inventory.
- Progress Draws: 40% billed semi-monthly under AIA Document G702/G703 Schedule of Values.
- Final Retainage: 10% net 30 upon GC substantial completion & manufacturer NDL warranty issuance.
- Statutory Escalation Clause: Material price volatility protection (>5% index change pass-through).
- Conditional Lien Waivers: Automated generation of statutory partial and final lien waivers.
- COI Insurance Compliance: \$2M General Liability + \$5M Commercial Umbrella + Workers Comp statutory limits.

WHAT BUYERS GET WITH THIS ESTIMATING GIG:

- * Custom Estimating Spreadsheet (.XLSX): Fully dynamic labor, material, equipment, and markup schedules.
- * CSI MasterFormat Architecture: Standardized 16 or 50 division WBS accepted by GCs, architects & public owners.
- * AIA G702 / G703 Schedule of Values: Ready-to-invoice billing milestones for seamless monthly cash flow.
- * Professional Proposal Cover Sheet: Polished PDF bid package ready to email to general contractors.