

Commercial Preconstruction Package

Two-story office building / Rough wood framing / CP-01

A complete review path from the incoming project request to a traceable quantity model, pricing basis, supplier comparison and contractor turnover.

Package control	Review issue
Project footprint	120 FT x 75 FT; 9,000 SF per floor
Gross floor area	18,000 SF across two levels
Wall heights	Level 01: 14 FT; Level 02: 12 FT
Quantity basis	Q-101 through Q-106; Addendum 01 incorporated
Review purpose	Bid preparation and procurement planning
Release status	Not for construction; unresolved design and commercial items remain visible

Included for review

Turnover report; six-sheet drawing basis; editable quantity and pricing workbook; three supplier input schedules; 12-item clarification register; addendum reconciliation; website review preview.

Document use

The drawing basis defines the measurements used in this package. It is not a structural design, permit set or approved shop drawing. Member sizes, capacities, connections and installation requirements must be confirmed from issued design documents.

01 / The incoming request

General Contractor - Preconstruction Team

Subject: Rough-framing takeoff and bid preparation

We are preparing a proposal for a two-story office building with 18,000 SF of gross floor area. Please prepare a rough-framing takeoff and editable pricing workbook for exterior walls, interior wood-framed walls, second-floor framing, roof framing, sheathing, blocking and associated hardware.

Please reconcile Addendum 01 and compare the three supplier packages against the required quantities. Identify exclusions, substitutions and unresolved items before we finalize the bid. Separate base scope, procurement allowances and alternates.

Requested input	Review record
Document packet	Q-101 to Q-106; ADD-01; supplier schedules SA-01, SB-01 and SC-01
Requested deadline	Five working days after written scope acceptance and complete inputs
Deliverables	Marked review drawings, quantity/pricing workbook, supplier comparison, open-item register
Acceptance condition	Confirm document completeness, scope and delivery date in writing
Point of approval	Contractor retains final pricing, scope acceptance and purchasing decisions

02 / Scope and document control

Reference	Document	Revision / treatment
Q-101	Project grid and level basis	R1; 120 FT x 75 FT
Q-102	Exterior wall and opening basis	R1; opening areas bounded by level
Q-103	Interior wall runs / partition allowances	R1; 12 LF bearing-wall extension added
Q-104	Floor framing zones / openings	R1; Zone B mechanical opening included
Q-105	Roof area / equipment curbs	R1; two curb openings included
Q-106	Assembly notes / procurement interfaces	R1; unresolved engineered details flagged
SA-01 / SB-01 / SC-01	Supplier sheathing input schedules	Review inputs; do not imply purchase commitments

Scope boundaries

Includes rough wood framing, sheathing and identified hardware allowances. Excludes foundations, structural steel, drywall installation, insulation, roofing finishes, cladding and MEP work. Wood partition quantities are conditional on RFI-08. Engineered framing and connector allowances are not member-design calculations.

03 / Quantity method and area reconciliation

Control	Calculation	Result
Footprint	120 x 75	9,000 SF
Gross floor area	9,000 x 2	18,000 SF
Exterior wall perimeter	2 x (120 + 75)	390 LF per level
Level 01 exterior net area	390 x 14 - 819	4,641 SF
Level 02 exterior net area	390 x 12 - 702	3,978 SF
Floor deck net area	9,000 - 300 - 120 - 300	8,280 SF
Roof deck net area	9,000 - 180	8,820 SF

Material specification inputs

SP-01 pricing basis: exterior wall panels are 15/32 plywood, Exposure 1; floor deck is 23/32 tongue-and-groove subfloor; roof deck is 19/32 OSB. These inputs support the estimate and supplier comparison. Issued design specifications govern final product selection.

Purchasing is calculated separately

Measured quantity x (1 + allowance), rounded up to the purchasing increment. Sheathing uses 32 SF per panel. Linear stock uses the stated 12 FT or 16 FT increment. Rounding occurs by assembly or zone; a project-wide combined rounding would produce a different order quantity.

Gross stud counts are not reduced for openings. Jamb and cripple members are carried separately, avoiding an unsupported opening deduction from stud counts. Header and beam sizing remains outside this quantity model.

Opening-area schedule

Q-102 / EW-01 and EW-02 quantity source

Level / opening family	Count	Width x height	Area
L01 windows	30	3 FT x 6 FT	540 SF
L01 personnel doors	6	3 FT x 7 FT	126 SF
L01 glazed openings	2	17 FT x 4.5 FT	153 SF
L01 total	38		819 SF
L02 windows	28	3 FT x 6 FT	504 SF
L02 personnel doors	2	3 FT x 7 FT	42 SF
L02 glazed openings	2	13 FT x 6 FT	156 SF
L02 total	32		702 SF

04 / Assembly takeoff

Exterior walls

ID	Item	Net / unit	Buy quantity
EW-01	Level 01 wall sheathing / 4x8 panel	4,641 SF	5,120 SF
ST-01	Level 01 wall studs / assumed 16 in OC	297 EA	321 EA
PL-01	Level 01 double top plates	780 LF	848 LF
BP-01	Level 01 bottom plate	390 LF	432 LF
OP-01	Level 01 opening jamb and cripple allowance	152 EA	160 EA
EW-02	Level 02 wall sheathing / 4x8 panel	3,978 SF	4,384 SF
ST-02	Level 02 wall studs / assumed 16 in OC	297 EA	321 EA
PL-02	Level 02 double top plates	780 LF	848 LF
BP-02	Level 02 bottom plate	390 LF	432 LF
OP-02	Level 02 opening jamb and cripple allowance	128 EA	135 EA
HD-01	Opening header package / sizing pending	1 LOT	1 LOT

Bearing walls

ID	Item	Net / unit	Buy quantity
BW-01	Level 01 bearing-wall stud count	226 EA	245 EA
BT-01	Level 01 bearing-wall top and bottom plates	855 LF	928 LF
BW-02	Level 02 bearing-wall stud count	192 EA	208 EA
BT-02	Level 02 bearing-wall top and bottom plates	720 LF	784 LF

Interior partitions

ID	Item	Net / unit	Buy quantity
NB-01	Level 01 nonbearing wood partition studs	335 EA	362 EA
NP-01	Level 01 nonbearing partition plates	1,260 LF	1,376 LF
NB-02	Level 02 nonbearing wood partition studs	313 EA	339 EA
NP-02	Level 02 nonbearing partition plates	1,170 LF	1,264 LF

Floor system

ID	Item	Net / unit	Buy quantity
FD-A	Zone A floor deck / 4x8 panel	2,700 SF	2,944 SF
FJ-A	Zone A engineered joist package	2,700 SF	2,700 SF
RB-A	Zone A rim board	230 LF	252 LF
FD-B	Zone B floor deck / 4x8 panel	2,880 SF	3,136 SF
FJ-B	Zone B engineered joist package	2,880 SF	2,880 SF
RB-B	Zone B rim board	230 LF	252 LF
FD-C	Zone C floor deck / 4x8 panel	2,700 SF	2,944 SF
FJ-C	Zone C engineered joist package	2,700 SF	2,700 SF
RB-C	Zone C rim board	230 LF	252 LF
GB-01	Beam package / member schedule pending	1 LOT	1 LOT
PC-01	Post / column package / schedule pending	1 LOT	1 LOT

Roof system

ID	Item	Net / unit	Buy quantity
RD-01	Roof deck / 4x8 panel	8,820 SF	9,728 SF
RT-01	Engineered roof truss package	9,000 SF	9,000 SF
PB-01	Permanent bracing material allowance	960 LF	1,056 LF

Blocking / hardware

ID	Item	Net / unit	Buy quantity
BL-01	Floor edge and opening blocking	780 LF	848 LF
BL-02	Backing to scheduled fixtures	416 LF	464 LF
CN-01	Joist / beam connector package	1 LOT	1 LOT
CN-02	Holdown and anchor package	1 LOT	1 LOT
FN-01	Fastener package	1 LOT	1 LOT

Temporary scope

ID	Item	Net / unit	Buy quantity
TS-01	Temporary bracing / consumables	1 LOT	1 LOT

05 / Pricing basis and cost build

Rates are editable package inputs for contractor review, not verified supplier quotations or local market prices. Labor is modeled from measured quantities x assembly hours per unit x \$68 per hour. Engineered material packages, connector packages and unresolved detail quantities remain allowances.

Assembly group	Material input	Labor input
Exterior walls	\$29,755.38	\$49,172.50
Bearing walls	\$6,912.56	\$6,475.64
Interior partitions	\$8,791.50	\$8,372.16
Floor system	\$83,852.84	\$49,552.28
Roof system	\$71,589.76	\$40,457.28
Blocking / hardware	\$19,166.88	\$11,882.32
Temporary scope	\$1,750.00	\$4,896.00

Build to contractor review amount

Cost component	Amount
Material	\$221,818.92
Labor	\$170,808.18
Equipment allowance	\$9,800.00
Delivery allowance	\$4,200.00
Direct amount before tax	\$406,627.10
Overhead / fee input: 8% of direct amount	\$32,530.17
Risk reserve: 5% of direct + overhead	\$21,957.86
Review amount before applicable tax	\$461,115.13

Tax input is 0% because no jurisdiction is assigned; applicable tax is excluded, not confirmed zero. The delivery allowance is a project-wide planning input and is not a duplicate supplier award. Do not add the supplier comparison to the cost build a second time.

06 / Supplier source schedules

One matched material: upper-level exterior wall sheathing / EW-02

Required purchasing quantity: 137 panels. Each supplier schedule preserves its original quantity and commercial conditions. Broader engineered framing remains separately priced in the workbook.

Supplier A / SA-01

Quoted quantity	Unit price	Material amount	Delivery
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137 EA	\$24.80	\$3,397.60	\$185.00
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15/32 plywood / Exposure 1. 15-day validity; one delivery. Tax is not included in this comparison.

Supplier B / SB-01

Quoted quantity	Unit price	Material amount	Delivery
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128 EA	\$23.60	\$3,020.80	Not provided
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15/32 OSB substitution proposed. Rate at required quantity not confirmed. Tax is not included in this comparison.

Supplier C / SC-01

Quoted quantity	Unit price	Material amount	Delivery
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137 EA	\$25.10	\$3,438.70	\$0.00
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15/32 plywood / Exposure 1. One delivery included; staged delivery unresolved. Tax is not included in this comparison.

07 / Normalize before ranking

Review point	Supplier A	Supplier B	Supplier C
Required quantity	137	137	137
Quoted quantity	137	128	137
Quantity shortfall	0	9	0
At required quantity	\$3,397.60	\$3,233.20 conditional	\$3,438.70
Delivery	185.00	Unknown	Included / one drop
Comparable before tax	\$3,582.60	Unavailable	\$3,438.70
Specification	Scheduled product	Pending acceptance	Scheduled product
Current treatment	Comparable / reconfirm release	Conditional alternate	Comparable / one delivery

Decision supported

Supplier C is \$143.90 below Supplier A for the same required quantity and one delivery before tax. Supplier B has a nine-panel shortfall; its \$3,233.20 extension is conditional on rate confirmation and product acceptance, and excludes unknown delivery. No complete delivered ranking is claimed for Supplier B.

What would change the decision?

A revised delivered price, accepted product substitution, changed required quantity, staged delivery charges or expired validity can change the ranking. The workbook updates the arithmetic; the contractor must confirm the commercial and specification inputs.

08 / Clarifications and scope exposure

ID / reference	Issue	Action / bid treatment
RFI-01 / Q-102 / OP-01	Opening / header mismatch	Confirm opening and issued header schedule. Header package remains allowance
RFI-02 / Q-103 / BW-02	Addendum wall extension	Confirm revised supporting details. 10 studs and 32 LF purchasing plates added
RFI-03 / Q-105 / PB-01	Roof bracing excluded	Issue bracing layout and price. Carry provisional material and labor
RFI-04 / Q-106 / CN-02	Connector coating	Confirm coating and affected counts. Hardware price is allowance
RFI-05 / Q-102 / EW-02	Sheathing substitution	Confirm equivalence and approval. Exclude B from unconditional ranking
RFI-06 / Q-104 / FD-B	Floor openings	Confirm opening geometry and trimming. Deck -128 SF purchasing; trim allowance retained
ID / reference	Issue	Action / bid treatment
RFI-07 / Supplier C / SC-01	Delivery sequencing	Confirm two-floor staged delivery cost. No staged-delivery cost claimed included
RFI-08 / Q-103 / NB-01	Nonbearing partition material	Confirm wood versus steel locations. Wood only; no steel framing quantities
RFI-09 / Q-104 / GB-01	Engineered beam schedule	Issue beam schedule and supplier package. Separate beam allowance
RFI-10 / Pricing / P-01	Tax and taxable charges	Confirm applicable tax and taxable freight. Tax input 0%; result excludes applicable tax
RFI-11 / Q-106 / TS-01	Temporary works method	Confirm temporary bracing and access plan. Temporary means allowance
RFI-12 / Supplier A / SA-01	Quote validity / escalation	Reconfirm at order release. No escalation lock assumed

09 / Addendum reconciliation

Change	Previous basis	Current basis	Procurement effect
ADD-01.1 / Bearing wall extension	228 LF	240 LF	+12 LF / +10 studs / +32 LF plates
ADD-01.2 / Mechanical floor opening	0 SF	120 SF	-128 SF / -4 deck panels
ADD-01.3 / Roof curb pair	0 SF	180 SF	-192 SF / -6 panels

Avoid a hidden revision overwrite

The workbook preserves the previous and current measurement drivers and calculates procurement deltas separately. ADD-01.1 adds 10 bearing studs and 32 LF of purchased plates. ADD-01.2 removes four floor-deck panels and 120 SF of area-priced joists. ADD-01.3 removes six roof-deck panels without reducing the truss footprint package.

Revision cost treatment

Quantity changes flow into the current cost build. The revision tab reports the material and labor effects of the changed assemblies. It does not price redesigned headers, trimming members or unissued connection changes; those remain explicit review items.

10 / Contractor turnover

Decision	Current position	Next action
Bid quantities	Measured areas and run controls reconciled	Review the assembly allowances
Material procurement	Purchasing increments visible	Confirm specifications and stock lengths
Supplier selection	A and C comparable for one delivery; B conditional	Resolve substitution, delivery and validity
Engineered components	Floor and roof packages carried as allowances	Obtain issued schedules and supplier scope
Price release	Review amount before applicable tax	Confirm rates, tax, access and delivery
Construction release	Not issued for construction	Use approved design and shop documents

Files to use together

CP-01-Commercial-Turnover.pdf; CP-01-Drawing-Basis.pdf; CP-01-Quantity-and-Pricing.xlsx. Drawing tags match workbook assembly IDs. Supplier schedules SA-01, SB-01 and SC-01 are preserved in the source section of this report and the Supplier Inputs tab.

A practical next assignment

Replace the review inputs with your issued documents and actual supplier proposals. RedlinePrecon can then prepare a defined project assignment or reserved monthly support around your deliverables, priorities and deadlines.