



MAKAI US GROUP LLC — BUDGET INTELLIGENCE SYSTEM

SAMPLE YOGA & COFFEE TENANT IMPROVEMENT

Preliminary Budget Estimate

PREPARED FOR

Sample Client LLC

PROJECT ADDRESS

**1234 Sample Blvd, Suite 100, Houston,
TX 77000**

BUDGET TIER

ECONOMICAL

LOCATION

Houston, Texas

DATE OF ISSUE

2026-10-16

LANGUAGE

English

CONFIDENTIAL — This document is prepared exclusively for the client named above. Pricing reflects a regional cost adjustment for the project's stated city where one is available, otherwise national-average pricing is used. Actual costs, code requirements, and permitting vary by county, state, and local market conditions. It is not for public distribution, permit submission, or bidding without independent verification of current local pricing by a licensed estimator. Estimate valid for 30 days from date of issue.

YOUR NAME
PREPARED BY · MAKAI US GROUP LLC

Project Identity

Project Name: Sample Yoga & Coffee Tenant Improvement

Address: 1234 Sample Blvd, Suite 100, Houston, TX 77000

Jurisdiction: Harris County

Occupancy Type: Type B - Business

Construction Type: Type IIB

Building Area: 3849 SF

Stories: 1

Total Occupancy Load: 107

Applicable Codes:

2015 INTERNATIONAL BUILDING CODE

2017 NATIONAL ELECTRIC CODE

2015 INTERNATOINAL ENERGY CONSERVATION CODE

2015 INTERNATIONAL PLUMBING CODE

2015 INTERNATIONAL MECHANICAL CODE

2015 FUEL AND GAS CODE

2012 TAS CODE

2015 INTERNATIONAL FIRE CODE

Estimating Entity: Makai US Group LLC | **YOUR NAME**

Report Type: Preliminary Budget Estimate



MAKAI US GROUP LLC

FORENSIC BUDGET REPORT SAMPLE YOGA & COFFEE TENANT IMPROVEMENT

TIER: ECONOMICAL | STATUS: PRELIMINARY | PHASE: FULL ANALYSIS — GRAND TOTAL | LANGUAGE: ENGLISH | LOCATION: HOUSTON, TEXAS | DATE: 2026-10-16

TOTAL SF: 3,849 SF | EST. GRAND TOTAL: \$331,353.94 | COST PER SF: \$86.09/SF | CLIENT BUDGET: \$455,850 | VARIANCE: \$124,496.06 UNDER

DIVISION 02 — DEMOLITION

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Slab Patch / Repair — new plumbing penetrations: 10 fixtures (3 WC + 3 LAV + 2 Hand Wash + 1 3-Comp + 1 Mop) + 2 showers = 12 fixture penetrations × 2 SF/penetration = 24 SF	SF	24	\$7.00	\$168.00

DIV 02 SUBTOTAL: \$168.00

DIVISION 03 — CONCRETE

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Concrete Topping 2" — not indicated on structural plans for this shell TI; no approved scope identified	SF	0	\$5.50	\$0.00
2	Saw Cutting (control joint) — not indicated on structural plans; no approved scope identified	LF	0	\$4.60	\$0.00

DIV 03 SUBTOTAL: \$0.00

DIVISION 04 — MASONRY

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	CMU Block Wall — existing shell building; exterior and demising CMU walls are EXISTING per shell condition; no new CMU construction indicated on structural plans	SF	0	\$15.50	\$0.00

DIV 04 SUBTOTAL: \$0.00

DIVISION 05 — METALS / STRUCTURAL STEEL

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	C-Joist / Hat Channel Structural Ceiling Framing — drywall ceiling rooms only: Storage 107 (63 SF) + Office 106 (67 SF) + Restroom C (73 SF) + Restroom B (86 SF) + Restroom A (92 SF) = 381 SF total drywall ceiling area; ACT (194 SF) and open/exposed structure rooms (3,273 SF) correctly excluded	SF	381	\$5.30	\$2,019.30
2	Structural Steel Column — no new columns indicated on structural plans; existing shell structure	EA	0	\$425.00	\$0.00
3	Structural Steel Beam — no beam schedule provided in uploaded plan set; flag for structural engineer confirmation	LF	0	\$113.00	\$0.00
4	Steel Lintel over new opening — no new structural openings cut through existing CMU/masonry indicated; existing shell openings assumed pre-framed	EA	0	\$600.00	\$0.00
5	Metal Deck — existing shell building; structural deck is existing; no new metal deck indicated	SF	0	\$11.25	\$0.00

DIV 05 SUBTOTAL: \$2,019.30

DIVISION 06 — CARPENTRY & MILLWORK

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Metal Stud Framing — 3-5/8" 20GA, order length 10ft (≤ 12 ft → 'up to 12ft incl. track' rate; track included — no separate track for this group)	LF	46	\$14.79	\$680.34
2	Metal Stud Framing — 3-5/8" 20GA, order length 12ft (≤ 12 ft → 'up to 12ft incl. track' rate; track included — no separate track for this group)	LF	51	\$14.79	\$754.29
3	Metal Stud Framing — 3-5/8" 20GA, order length 16ft (> 12 ft & ≤ 16 ft → '3-5/8" 20GA 14-16ft incl. track' rate; track included — no separate track for this group) — flag: framing sub to verify unbraced height and lateral bracing requirements	LF	321	\$36.26	\$11,639.46
4	Metal Stud Framing — 6" 20GA, order length 16ft (> 12 ft & ≤ 16 ft → '6" 20GA 14-16ft incl. track' rate; track included — no separate track for this group) — flag: suite-separation / code-required 6" wall; framing sub to verify	LF	182	\$26.20	\$4,768.40
5	Metal Track 3-5/8" — all 3-5/8" 20GA track (918 LF) is bundled into all-inclusive height-tiered rates above (lines 1–3); shown at \$0 to avoid double-count	LF	0	\$1.55	\$0.00
6	Metal Track 6" — all 6" 20GA track (401 LF) is bundled into '6" 20GA 14-16ft incl. track' rate above (line 4); shown at \$0 to avoid double-count	LF	0	\$1.86	\$0.00
7	Framing Screws — #7×7/16" pan-head, per LB; 6 LB per PRECISE MATERIALS TAKEOFF	LB	6	\$2.25	\$13.50

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
8	Base Cabinets — Custom/High-End (Coffee Bar front counter millwork per A413 equipment schedule; SS-1 Calcutta Helena quartz top per Finish Schedule A601)	LF	14.62	\$125.00	\$1,827.50
9	Base Cabinets — Semi-Custom (back counter millwork per A413; balance of coffee bar casework)	LF	51.33	\$125.00	\$6,416.25
10	Countertop — Quartz (SS-1: IGM Surfaces Calcutta Helena 3CM at Coffee Bar; SS-2: Spring Valley CQ at Restroom w/o shower; SS-3: White Reef 2CM at Restroom with shower — per Finish Schedule A601; counter SF not confirmed in calculator data)	SF	—	TBD — confirm with estimator	\$0.00
11	Wood Wall Panel — WD-1: Andor Willow, White Oak (Black Felt) Willow Panel, 8' height, per Finish Schedule A601 at customer/feature wall (per A312 Elevation 5 and Finish Plan A150); catalog rate is generic stand-in — real supplier quote needed for this specified product	SF	TBD	TBD — confirm with estimator	\$0.00
12	Cased Opening — Metal Frame (1 EA per calculator); no matching approved-list rate as standalone frame item	EA	1	TBD — confirm with estimator	\$0.00

DIV 06 SUBTOTAL: \$26,099.74

DIVISION 07 — THERMAL & MOISTURE PROTECTION

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Batt Insulation R-15 Rockwool — wall insulation at interior partitions per room-by-room breakdown (Studio B, Storage, Restrooms A/B/C, Studio A, Corridor, Open Space/Cafe, Kitchen); 89 bags noted in PRECISE MATERIALS TAKEOFF for ordering reference; QTY in SF: 599 LF total framing × 9 ft standard ceiling height = 5,391 SF — flag: confirm SF with framing sub	SF	5,391	\$2.00	\$10,782.00
2	Spray Foam Insulation — Office 106 per calculator room breakdown; 239 SF per PRECISE MATERIALS TAKEOFF	SF	239	\$3.00	\$717.00
3	Batt Insulation R-19 — per PRECISE MATERIALS TAKEOFF (31 bags noted for ordering); QTY in SF: 31 bags × approx. 40 SF/bag coverage = 1,240 SF — flag: R-19 location not explicitly called out in room-by-room breakdown; confirm scope with estimator	SF	1,240	\$1.51	\$1,872.40

DIV 07 SUBTOTAL: \$13,371.40

DIVISION 08 — DOORS, WINDOWS & OPENINGS

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Hollow Metal Door and Frame — Door E100: Type 7, Single, 3'×8', 18GA HM painted, 16GA HM frame, Hardware Group 5	EA	1	\$1,050.00	\$1,050.00

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
2	Solid Core Door — Type 8, Single, 3'×8', Plastic Laminate PL-1 (Wilsonart Asian Sand), Aluminum Black frame — Doors 103, 104, 105, 106, 107, 110 (6 EA per door schedule; hardware matte black per calculator PRECISE MATERIALS TAKEOFF)	EA	6	\$1,050.00	\$6,300.00
3	Door Hardware Set (standard) — for Solid Core doors above (Hardware Groups 2, 3, 7 per schedule)	EA	6	\$350.00	\$2,100.00
4	Custom Sliding/Barn Glass Door — Door 102: Type 10, Sliding, 6'×8', 1/2" Clear Glazed, Aluminum Black frame, Hardware Group A (ADA compliant)	EA	1	\$3,760.00	\$3,760.00
5	Frameless Glass Doors 103A & 104A — shower enclosure doors at Restroom A and Restroom B; priced once under Div 10 Custom Frameless Shower Glass Enclosure — excluded here to avoid double-billing	EA	0	\$0.00	\$0.00
6	Storefront Doors 100, 100A, 108 — aluminum/glass storefront-style doors; excluded per NOT IN SCOPE directive (storefront = existing/untouched)	EA	0	\$0.00	\$0.00
7	Cased Opening — Drywall/Tape/Float/Paint each face (2 faces per calculator); no matching approved-list rate for cased opening finish work as standalone item	EA	2	TBD — confirm with estimator	\$0.00
8	Interior Glass Partition — IG-103, IG-103A, IG-104, IG-104A at Restrooms A & B per A310 Glazing Types and A410 Enlarged Restroom Plan; fixed tempered glass panels, 1/2" clear tempered; estimated 108 SF — flag: confirm exact SF with glazing sub	SF	108	\$97.00	\$10,476.00

DIV 08 SUBTOTAL: \$23,686.00

DIVISION 09 — FINISHES

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Drywall 5/8" Type X Level 4 Finish — Net Wall SF per calculator (9,882 SF total net wall; includes both faces, deducts openings)	SF	9,882	\$3.11	\$30,733.02
2	Drywall Screws (box of 1,000) — 15 BOX per PRECISE MATERIALS TAKEOFF	EA	15	\$12.00	\$180.00
3	Joint Tape (per roll) — 18 RL per PRECISE MATERIALS TAKEOFF	EA	18	\$4.25	\$76.50
4	Setting Compound (5-gal bucket) — 26 BKT per PRECISE MATERIALS TAKEOFF	EA	26	\$15.00	\$390.00
5	Drywall Ceiling (painted) — Storage 107 (63 SF) + Office 106 (67 SF) + Restroom C (73 SF) + Restroom B (86 SF) + Restroom A (92 SF) = 381 SF per calculator CEILING TYPES breakdown	SF	381	\$4.85	\$1,847.85
6	ACT Ceiling Tile 2×2 — Armstrong CT-1 Acoustical Tile 2×2 per Finish Schedule A601 — Kitchen 110 (194 SF per calculator CEILING TYPES)	SF	194	\$3.50	\$679.00

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
7	ACT Main Tee Runner 12ft — 5 EA per PRECISE MATERIALS TAKEOFF	EA	5	\$24.38	\$121.90
8	ACT 4ft Cross Tee — 27 EA per PRECISE MATERIALS TAKEOFF	EA	27	\$8.60	\$232.20
9	ACT 2ft Cross Tee (2×2 grid) — 53 EA per PRECISE MATERIALS TAKEOFF	EA	53	\$5.85	\$310.05
10	ACT Wall Angle Trim (L-Molding 10ft) — 7 EA × 10 LF = 70 LF per PRECISE MATERIALS TAKEOFF; priced per LF at approved rate	LF	70	\$1.65	\$115.50
11	ACT Hanger Wire 12ga — 14 EA individual + 1 bundle (~133 pcs) = 147 EA per PRECISE MATERIALS TAKEOFF; bundle priced as 133 EA at per-wire rate	EA	147	\$3.69	\$542.43
12	ACT Grid Concrete Anchor/Fastener — 1 per hanger wire point = 147 EA (matching hanger wire count)	EA	147	\$1.22	\$179.34
13	Interior Paint (2 coats) — painted wall SF = 9,882 net wall SF – 1,134.98 restroom wall tile – 259.90 kitchen backsplash tile – 149 SF FRP (Kitchen 110) = 8,338 SF	SF	8,338	\$1.10	\$9,171.80
14	Interior Wall Paint (per gallon) — 60 GL per PRECISE MATERIALS TAKEOFF	EA	60	\$26.00	\$1,560.00
15	Ceiling Paint (per gallon) — 3 GL per PRECISE MATERIALS TAKEOFF (drywall ceilings only)	EA	3	\$24.00	\$72.00
16	Primer/Sealer (per gallon) — 36 GL per PRECISE MATERIALS TAKEOFF	EA	36	\$21.00	\$756.00
17	Interior Wall Tile — Restroom Wall Tile ceramic/porcelain (T-2 Ragno Stoneline Beige 12×24, T-3 Roca Pro Cement Matte 12×24, T-4 Vienna Botanical 12×36, T-5 Daltile Rigid-Clay 12×24, T-6 Ragno Stoneline Linear Deco 3D per Finish Schedule A601 at Restrooms A, B, C) — 1,134.98 SF per PRECISE MATERIALS TAKEOFF (incl. 15% waste)	SF	1,134.98	\$13.50	\$15,322.23
18	Kitchen Backsplash Tile — T-7 Ragno Gleeze Eye 3D Beige per Finish Schedule A601 at Cafe 109 east wall; 259.90 SF per PRECISE MATERIALS TAKEOFF (incl. 15% waste)	SF	259.90	\$13.50	\$3,508.65
19	Thinset/Mortar — Wall Tile (per bag) — 23 BAG per PRECISE MATERIALS TAKEOFF	EA	23	\$11.89	\$273.47
20	Grout — Wall Tile — 467 LB per PRECISE MATERIALS TAKEOFF	LB	467	\$1.99	\$929.33
21	Schluter Edge Trim — backsplash top edge; 73 LF per PRECISE MATERIALS TAKEOFF	LF	73	\$3.20	\$233.60
22	FRP Wall Panel — FRP-1: Marlite White S100 S/2/S 4'×10'×3/32" per Finish Schedule A601 — Kitchen 110 all four walls per Room Finish Schedule and A412 Kitchen Elevations; 149 SF net wall per calculator room breakdown	SF	149	\$4.25	\$633.25

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
23	Luxury Vinyl Plank LVP — FL-1 Artisan Hardwood Innova Morro Creek (Studio A 102 FL-2 Artisan Hardwood Innova Sweetwater (Studio B 108 LVP at Storage 107, Office 106, Corridor 101 per Finish Schedule; 1,761.84 SF per PRECISE MATERIALS TAKEOFF	SF	1,761.84	\$8.00	\$14,094.72
24	LVP Underlayment (per roll) — 9 RL per PRECISE MATERIALS TAKEOFF	EA	9	\$17.99	\$161.91
25	Ceramic Floor Tile — T-2 Ragno Stoneline Beige 12×24 at Restrooms A, B, C per Finish Schedule; 288.09 SF per PRECISE MATERIALS TAKEOFF (incl. waste)	SF	288.09	\$7.99	\$2,301.84
26	Thinset/Mortar — Floor Tile (per bag) — 5 BAG per PRECISE MATERIALS TAKEOFF	EA	5	\$11.89	\$59.45
27	Grout — Floor Tile — 97 LB per PRECISE MATERIALS TAKEOFF	LB	97	\$1.99	\$193.03
28	Grout Sealer — 2 QT per PRECISE MATERIALS TAKEOFF; priced per EA at approved rate	EA	2	\$14.12	\$28.24
29	Tile Leveling Clips (pack of 100) — 6 PK100 per PRECISE MATERIALS TAKEOFF	EA	6	\$84.97	\$509.82
30	Concrete Polish / Seal — SC-1 Sherwin Williams H&C Clarishield Solvent Based Wet Look 250 Sealer (Gloss, Clear) + SC-2 H&C SharkGrip Slip Resistant Additive per Finish Schedule A601 — Open Space/Cafe 100/109 (1,802 SF) + Kitchen 110 (194 SF) = 1,996 SF	SF	1,996	\$3.25	\$6,487.00
31	6 inch Rubber Cove Base — WB-1 Tarkett Johnsonite Baseworks Type TS Beige 2-1/2" Toe per Finish Schedule; 721.72 LF per PRECISE MATERIALS TAKEOFF	LF	721.72	\$1.95	\$1,407.35
32	Tile Cove Base — at Restrooms A, B, C per room breakdown; 115.14 LF per PRECISE MATERIALS TAKEOFF	LF	115.14	\$8.75	\$1,007.48

DIV 09 SUBTOTAL: \$91,136.97

DIVISION 10 — SPECIALTIES

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Restroom Accessories Package — SE-1 Bobrick 36" Grab Bars, SE-2 B-4221 Toilet Seat Cover, SE-3 B-270 Sanitary Napkin Disposal, SE-4 B-4288 TP Dispenser, SE-11 B-6861.99 Two-Wall Grab Bar, SE-12 ADA Shower Grab Bar per Toilet Room Accessories Schedule (A410/A411/A601) — 3 restrooms	EA	3	\$650.00	\$1,950.00
2	Custom Frameless Shower Glass Enclosure — 2 showers verified per calculator (Restroom A 103 and Restroom B 104 per room notes); covers door leaf (103A and 104A from door schedule), return glass, and pony wall panel per shower — not double-priced in Div 08	EA	2	\$1,615.00	\$3,230.00

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
3	Arched Bathroom Mirrors — SE-6 Bobrick B-209 244B Raised Mirror per Toilet Room Accessories Schedule; confirmed by SE-6 tag in A410/A411 restroom elevations; 3 restrooms × 1 mirror each = 3 EA — flag: confirm mirror count and exact rooms with estimator	EA	3	\$2,855.00	\$8,565.00
4	Fire Extinguisher Cabinet — FEC Semi-Recessed per Code Analysis A006; 2 FEC shown on plan (1 Business Group B + 1 Assembly Group A)	EA	2	\$300.00	\$600.00
5	Interior Signage — 10 rooms per verified Room Count (1 sign/room) + ADA-required signage at 3 restrooms = 13 EA total	EA	13	\$200.00	\$2,600.00
6	Toilet Partition — all 3 restrooms are single-occupancy unisex; no stall partitions required for single-occupancy per code; shown at \$0 — estimator to confirm if any partition is desired	EA	0	\$750.00	\$0.00

DIV 10 SUBTOTAL: \$16,945.00

DIVISION 22 — PLUMBING

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Water Closet (WC) — ADA Elongated — WC-1: Swiss Madison SM-WT0904MB, St. Tropez Back-to-Wall, Elongated, 0.8/1.6 GPF Dual Flush, black flush plate — 3 EA field-verified	EA	3	\$415.00	\$1,245.00
2	Lavatory (LAV) — Undermount — LAV-1: American Standard 0614.300 Glazed Underside Rectangular Under-Counter Mount, Vitreous China, w/ Bradley SR-3300 Verge Faucet — 3 EA field-verified	EA	3	\$590.00	\$1,770.00
3	Hand Wash Sink (HS-1) — Serv-Ware HS15S-CWP, 17"×15"×13.5", 304 Series Stainless Steel — 2 EA field-verified	EA	2	\$340.00	\$680.00
4	3-Compartment Sink (SK-3) — Serv-Ware E3CWP18182-18, Faucet Krowne 17-100WL — 1 EA field-verified	EA	1	\$515.00	\$515.00
5	Mop Sink (MS-1) — Krowne M2424, 24"×24"×13" Floor Mop Sink, 18-gauge Stainless Steel, Faucet Krowne #16-127 — 1 EA field-verified	EA	1	\$340.00	\$340.00
6	Shower Valve/Trim Set + Pan/Drain Rough-in (SH-1) — Rbrohant 3-Function Exposed Shower System — Restroom A (103) and Restroom B (104) — 2 EA field-verified	EA	2	\$875.00	\$1,750.00
7	Floor Drain (FD-1) / Floor Sink (FS-1) — Krowne #22-204 FD-1 ×5 (Kitchen 110 ×3, Restroom A ×1, Restroom B ×1) + Zurn FD-2370 FS-1 ×1 (Kitchen 110) = 6 total drain units	EA	6	\$450.00	\$2,700.00
8	Water Heater Electric — WH-1: A.O. Smith LTE-120, 120-gal, 12.2 kW, 277V/1/60; Light-Service Commercial rate per approved list	EA	1	\$5,021.82	\$5,021.82

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
9	Grease Interceptor Outdoor — GT-1: Park/GrEase Trooper GT-1000, 1,000-gal precast concrete, below-grade buried w/ sample well; rate includes excavation, trenching, and backfill	EA	1	\$15,000.00	\$15,000.00
10	Backflow Preventer — RPZ/DCVA assembly at domestic water entry per P0.0 legend and P1.0 Domestic Water Plan	EA	1	\$650.00	\$650.00
11	Waste Line — Schedule 40 PVC (DWV) — below-slab sanitary/waste piping; 4" SS main from restroom cluster through Kitchen 110 to exterior GT-1 connection; estimated below-slab run ≈ 85 LF — flag: confirm LF with plumbing sub	LF	85	\$13.50	\$1,147.50
12	Cold Water Supply Line — Type M Copper (DCW) — overhead distribution; 1" DCW main + branch runs to all fixtures; estimated overhead run ≈ 120 LF	LF	120	\$11.75	\$1,410.00
13	Hot Water Supply Line — Type M Copper (DHW) — overhead distribution; 3/4" DHW main + 1/2" branches to all hot-water fixtures; estimated overhead run ≈ 90 LF	LF	90	\$12.25	\$1,102.50
14	Shut-Off Valves — ball valves at each fixture supply per P0.0 spec notes 4 & 5: WC ×3 (cold only) + LAV ×3 (CW+HW=6) + HS ×2 (CW+HW=4) + SK-3 (CW+HW=2) + MS-1 (CW+HW=2) + SH ×2 (CW+HW=4) + WH-1 inlet/outlet (2) = 23 EA	EA	23	\$71.50	\$1,644.50
15	Wall Clean-Outs (WCO) — per P1.0 Sanitary Sewer Plan and P4.0 cleanout details; FCO/WCO symbols at restroom entries, Kitchen 110 ×2, and exterior before building entry = 6 EA	EA	6	\$95.00	\$570.00
16	Vent Stack Penetrations and Roof Flashing — per P2.0 riser: 4"V ×2 main stacks + 3"V ×2 branch stacks penetrating roof deck = 4 penetrations	EA	4	\$205.00	\$820.00
17	Slab Saw-Cut and Patch — Below-Slab Rough-in (Point Penetrations) — WC ×3 + LAV ×3 + HS ×2 + SK-3 ×1 + MS-1 ×1 + SH ×2 + FD/FS ×6 = 18 penetrations × 2 SF = 36 SF; priced as LS allowance per approved list	LS	1	\$775.00	\$775.00
18	Underground Trench Cut and Patch — Below-Slab Line Run — 4" SS gravity line below slab from restroom cluster through kitchen to exterior GT-1 connection; estimated below-slab trench ≈ 85 LF	LF	85	\$22.75	\$1,933.75
19	Final Plumbing Inspection and Pressure Test — all systems	LS	1	\$312.50	\$312.50

DIV 22 SUBTOTAL: \$37,387.57

DIVISION 23 — HVAC / MECHANICAL

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	DX Fan Coil Unit — FCU-1 & FCU-2 (Trane BCHD060, 2,000 CFM total, 71.49 MBH, 18 kW electric heat, R-410A, 460-3-60V); CU-1 & CU-2 condensing units (Trane 4TTA4060A4000A) included in installation scope per directive 18; priced at RTU approved rate as closest available catalog tier — flag: split DX FCU+CU system, not packaged RTU; confirm equipment pricing with mechanical sub	EA	2	\$8,000.00	\$16,000.00
2	HVAC Ductwork Insulated Round/Spiral — exposed structure ceiling throughout; main trunk + branch runs serving all zones per M1.0 routing (6"Ø–12"Ø round + 12×8/16×16/12×12 rectangular sections); quantity traced from plan at 3/16"=1'-0" scale — confirm LF with mechanical sub	LF	280	\$32.50	\$9,100.00
3	Supply Air Diffusers & Grilles — Mark A (12"×8" S/A, Titus 301R), Mark B (24"×24" louvered face, Titus TMS), Mark C (6"Ø S/A) per Air Device Schedule; all zones per M1.0 plan — count traced from plan; confirm with mechanical sub	EA	18	\$150.00	\$2,700.00
4	Return Air Grilles — Mark D (24"×24" R/A perforated, Titus PAR) and Mark E (24"×12" R/A, Titus 301R) per Air Device Schedule	EA	6	\$150.00	\$900.00
5	Exhaust Fans — EF-1, EF-2, EF-3 (Broan 671, 70 CFM, ceiling mounted, 115-1-60V); one per restroom (Restroom A, B, C) per Fan Schedule and M1.0 plan symbols	EA	3	\$525.00	\$1,575.00
6	Standalone Thermostats — one per FCU zone per General Note 10 and "T" symbols on M1.0 plan; 2 locations confirmed	EA	2	\$450.00	\$900.00

DIV 23 SUBTOTAL: \$31,175.00

DIVISION 26 — ELECTRICAL

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Electrical Panels — Panel 'H' (480V/3PH/225A MLO, surface-mounted, Storage) and Panel 'L' (208V/3PH/225A MLO, surface-mounted, Storage); 2 EA new 3-phase commercial panelboards; priced at Custom 400A 3-Phase MLO Panelboard rate as closest 3-phase commercial rate on approved list — confirm actual 225A 3PH pricing with electrical sub	EA	2	\$4,096.00	\$8,192.00
2	75KVA Dry-Type Transformer — 75KVA XFMR feeding Panel L (480V→208/120V, 3PH) per E2.0/E3.0; no approved-list rate for dry-type transformer	EA	1	TBD — confirm with estimator	\$0.00
3	Branch Circuit Rough-in (EMT conduit) — 72 circuits total per panel schedules (Panel H: 30 ckts, Panel L: 42 ckts); includes wire, boxes, EMT conduit, connectors, and terminations per circuit	EA	72	\$235.00	\$16,920.00

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
4	Recessed LED Can Light — Types A, B, C per fixture schedule: (A) Cooper Lighting ML4LSF5/1E5MB 4" downlight, (B) Cooper Lighting TL3PR2GMW 3" round trim, (C) Cooper Lighting RX-WO-34L835-UNV 2×2 troffer; catalog rate is generic stand-in — confirm Cooper Lighting pricing with supplier	EA	30	\$115.00	\$3,450.00
5	Track Lighting Head (allowance) — Type D: Green Creative ATM6-030-NR-DIM120V-H-BL, 7W LED track head, 120V; catalog rate is generic market allowance — confirm Green Creative pricing with supplier	EA	26	\$51.98	\$1,351.48
6	Decorative Pendant Light (allowance) — Types E, G, H, K, L, O per fixture schedule: Hudson Valley Lighting F3828-PBR, 2336-VGL, F1422-PBR, H100870/1-AGB, H10027015-AGB; Zaneen D1111/91-BLK; catalog rate is generic market allowance — named products must be confirmed against real supplier quotes	EA	12	\$124.00	\$1,488.00
7	Wall Sconce (allowance) — Type N: Hudson Valley Lighting 5634-VGL, 10W LED, 120V, 3 EA per fixture schedule; catalog rate is generic market allowance	EA	3	\$93.75	\$281.25
8	Linear/Cove LED Strip — Type F: Lumentruss NEAT-30K-24V-8T-2.9_FT-IP40-16FT, 1.5W/FT, 24V, 126 LF cove light per fixture schedule; LF items not counted in Blueprint Count EA total	LF	126	\$33.60	\$4,233.60
9	Linear/Cove LED Strip — Flex — Type M: Lumentruss TCPF-FL-HWS-E-E-LP1-35K-LP1, 1.5W/FT, 24V, 18 LF flex cove light per fixture schedule	LF	18	\$33.60	\$604.80
10	Emergency Light (90-min battery backup) — Type X: Cooper Lighting APCH7R combo emergency/exit, 5W LED, 5 EA; Type X1: Sure-Lite SEL25, 5W LED, 3 EA; total 8 EA	EA	8	\$270.00	\$2,160.00
11	Exit Light / Exterior Emergency Exit — Type X2: Lihtonia Lighting ELA-6CS, 3.4W LED, exterior emergency exit with 90-min battery backup, 3 EA per fixture schedule	EA	3	\$235.00	\$705.00
12	Duplex Outlet — standard 110V convenience receptacles; GFCI and USB outlets priced separately below; Blueprint Count 54 EA total receptacles; standard duplex allocation	EA	34	\$150.00	\$5,100.00
13	GFCI/Weatherproof Outlet — GFCI required per NEC Note 18 in restrooms, kitchen, wet locations; weatherproof at exterior per Note 17; Blueprint Count 54 EA total; GFCI/WP allocation per plan distribution	EA	14	\$58.38	\$817.32
14	Outlets with USB Port — duplex receptacles with USB ports per legend symbol at cafe/reception area; Blueprint Count 54 EA total; USB outlet allocation	EA	6	\$49.14	\$294.84
15	Light Switch / Control Device — standard wall switches, 3-pole switches, dimmers, occupancy sensors, daylight sensor switches per legend and plan; Blueprint Count: 12 EA EXACT	EA	12	\$40.00	\$480.00
16	Fire Alarm Devices — Add to Existing System — smoke detectors and occupancy sensors per plan; add devices to existing fire alarm panel per Phase Context; 3,849 SF	SF	3,849	\$1.60	\$6,158.40

DIV 26 SUBTOTAL: \$52,236.69

DIVISION 21 — FIRE SUPPRESSION

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Fire Sprinkler — Add Heads to Existing System — 3,849 SF total floor area per verified project metrics	SF	3,849	\$1.82	\$7,005.18

DIV 21 SUBTOTAL: \$7,005.18

DIVISION 28 — FIRE ALARM

#	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	Fire Alarm — New Device Install (existing panel) — 3,849 SF total floor area per verified project metrics	SF	3,849	\$1.60	\$6,158.40

Note: Fire Alarm devices are also priced within Div 26 Line 16 as part of the electrical phase output. The Div 28 line represents the standalone fire alarm division subtotal as submitted in Phase 1. To avoid double-counting in the Grand Total, Div 28 is shown here for reference but the \$6,158.40 is already captured in Div 26 Line 16. See Grand Total note below.

DIV 28 SUBTOTAL: \$6,158.40 — SEE GRAND TOTAL NOTE

CONSOLIDATED GRAND TOTAL — ALL PHASES

DIVISION	SCOPE	SUBTOTAL
Div 02	Demolition	\$168.00
Div 03	Concrete	\$0.00
Div 04	Masonry	\$0.00
Div 05	Metals / Structural Steel	\$2,019.30
Div 06	Carpentry & Millwork	\$26,099.74
Div 07	Thermal & Moisture Protection	\$13,371.40
Div 08	Doors, Windows & Openings	\$23,686.00
Div 09	Finishes	\$91,136.97
Div 10	Specialties	\$16,945.00
Div 21	Fire Suppression	\$7,005.18
Div 22	Plumbing	\$37,387.57
Div 23	HVAC / Mechanical	\$31,175.00
Div 26	Electrical (incl. Fire Alarm devices — Div 28 line items not double-counted)	\$52,236.69
Subtotal (Pre-Contingency)		\$301,230.85
Contingency (10%)	Risk Allowance	\$30,123.09

DIVISION	SCOPE	SUBTOTAL
GRAND TOTAL	Sample Yoga & Coffee TI - All Phases	\$331,353.94

Grand Total Note — Div 28 / Fire Alarm: Fire Alarm devices (3,849 SF × \$1.60 = \$6,158.40) appear in both the Phase 1 Div 28 output and the Phase 4 Div 26 Line 16. Only one instance is included in the Grand Total above (captured within Div 26). The Div 28 standalone subtotal is preserved in the division table above for phase-level reference only and is not added a second time.

Grand Total Note — Div 08: Phase 1 reported DIV 08 SUBTOTAL as \$24,386.00. Upon integration review, Line 9 (Cased Opening, 2 EA) was correctly revised to TBD/\$0.00 in the Phase 1 narrative. The corrected Div 08 subtotal used here is \$23,686.00 (removing the \$700 placeholder that was self-corrected within Phase 1).

CONSOLIDATED FLAGS & NOTES — ALL PHASES

#	DIVISION	FLAG	ACTION REQUIRED
1	Div 06	Countertop — Quartz (TBD): SS-1 Calcutta Helena at Coffee Bar, SS-2 Spring Valley CQ at Restroom w/o shower, SS-3 White Reef at Restroom with shower — all confirmed quartz per Finish Schedule A601; counter SF not in calculator data	Confirm exact counter SF per location with millwork sub; price at \$60.00/SF approved rate once confirmed
2	Div 06	Wood Wall Panel WD-1 (TBD): Andor Willow White Oak (Black Felt) 8' height at customer feature wall per A601 and A312 Elevation 5 — SF not in calculator data	Confirm wall SF with estimator; price at \$9.75/SF approved rate (generic stand-in — real supplier quote needed for this specific product)
3	Div 06	Cased Opening Metal Frame (TBD): 1 EA per calculator; no matching approved-list rate as standalone frame item	Estimator to provide unit cost
4	Div 06	Framing — 16ft order-length groups: 3-5/8" 20GA 321 LF and 6" 20GA 182 LF at 16ft order length — tall wall conditions	Framing subcontractor to verify unbraced height, lateral bracing, and deflection requirements before finalizing
5	Div 07	R-19 Batt Insulation: 31 bags noted in PRECISE MATERIALS TAKEOFF but no room assignment in room-by-room breakdown; SF quantity (1,240 SF) estimated from bag count	Estimator to confirm which wall/ceiling area R-19 covers and verify SF

#	DIVISION	FLAG	ACTION REQUIRED
6	Div 08	Cased Opening Drywall Finish (TBD): 2 faces per calculator; no matching approved-list rate for cased opening finish work as standalone item	Estimator to provide unit cost; currently \$0/TBD
7	Div 08	Interior Glass Partitions IG-103/103A/104/104A: Fixed tempered glass panels at Restrooms A & B per A310 and A410 — SF estimated at 108 SF from elevation dimensions	Confirm exact SF with glazing subcontractor
8	Div 09	Venetian Plaster PT-3 (Studio B 108 accent wall per Finish Schedule A601): No approved-list rate for Venetian Plaster — not priced	Estimator to obtain specialty plaster subcontractor quote; add as TBD line item
9	Div 09	T-8 Rickert Tile Fanal Pearl Tropic Grey 1338 (A312 Elevation 5 — customer feature wall): Shown in elevation but not captured in calculator wall tile SF breakdown	Confirm if this tile area is included in the 259.9 SF kitchen backsplash or is a separate scope; price accordingly
10	Div 10	Mirrors (3 EA): Confirmed by SE-6 tag in A410/A411 restroom elevations (one per restroom); A312 Elevation 5 mirrors are at customer feature wall per floor-plan callout binding — not restroom	Estimator to confirm mirror count and locations; A313 Elevation 12 shows 3 mirrors and Elevation 13 shows 2 mirrors — binding to specific rooms needs field confirmation
11	Div 10	Toilet Partitions: All 3 restrooms are single-occupancy unisex — no stall partitions assumed required per code	Confirm with estimator/AHJ if any partition is desired
12	Div 22	WH-1 Power Rating vs. Capacity Tier: A.O. Smith LTE-120, 120-gal, 12.2 kW — Light-Service power rating for 91-120 gal tank; priced at approved Light-Service Commercial rate (\$5,021.82)	Verify unit selection with plumbing subcontractor before finalizing

#	DIVISION	FLAG	ACTION REQUIRED
13	Div 22	GT-1 Grease Interceptor — Sample Well: Park/GrEase Trooper GT-1000, 1,000-gal outdoor buried; rate includes excavation and backfill; sample well shown on P1.0	Confirm whether sample well installation is included in interceptor subcontractor scope or requires separate pricing
14	Div 22	Pipe Material — CPVC vs. Copper Conflict: P0.0 General Notes specify Schedule 40 CPVC for domestic water piping; Phase 5 context specifies Copper; Copper rates applied per estimator's phase context override	Confirm with plumbing subcontractor which material the permit set will use; CPVC would reduce supply line costs
15	Div 22	Waste Line & Trench LF — Estimated Quantities: Below-slab SS run of 85 LF scaled from P1.0 at 3/16"=1'-0" scale	Verify exact below-slab run length with plumbing subcontractor from permit drawings before bid
16	Div 22	SK-1 Drop-In Hand Sink (Cafe 109): P3.0 fixture schedule lists SK-1 as a Drop-In Hand Sink separate from HS-1 Hand Wash Sinks; field-verified count includes 2 EA Hand Wash Sinks (HS-1) — SK-1 may be an additional fixture	Confirm whether SK-1 is included in the 2 EA Hand Wash Sink count or is an additional fixture requiring its own line item
17	Div 23	Equipment type mismatch: Phase context specifies RTU but M1.0 plan shows split DX Fan Coil Unit (FCU) + Condensing Unit (CU) system — Trane BCHD060 FCU with Trane 4TTA4060A4000A CU; priced at RTU approved rate (\$8,000/EA) as closest available catalog item	Confirm with mechanical sub — actual FCU+CU split system pricing may differ materially from a packaged RTU
18	Div 23	Ductwork LF (280 LF): Traced from plan at 3/16"=1'-0" scale; plan shows mixed round (6"–12"Ø) and rectangular (12×8, 16×16, 12×12) duct	Mechanical subcontractor to confirm total duct LF and provide all-in duct pricing including insulation, hangers, and fittings

#	DIVISION	FLAG	ACTION REQUIRED
19	Div 23	R-410A Refrigerant: Both FCU and CU schedules specify R-410A; no A2L cost premium applied	Verify with mechanical sub whether Houston jurisdiction requires R-454B transition for new equipment permitted in 2025; if so, add equipment cost premium
20	Div 26	Blueprint Count Override Applied: Estimator-provided 71 EA fixture count overrides fixture schedule totals (schedule shows 214+ EA fixture units including 144 track heads); fixture type breakdown proportioned from schedule ratios within 71 EA cap	Confirm intended scope with electrical engineer — schedule Type D (144 track heads) alone exceeds the 71 EA Blueprint Count
21	Div 26	75KVA Dry-Type Transformer (TBD): Shown on E2.0/E3.0 feeding Panel L (480V→208/120V, 3PH); no approved-list rate — priced TBD; typical installed cost range \$8,000–\$15,000 for this size	Confirm with electrical subcontractor
22	Div 26	NEMA 6-30R Outlets (208V specialty): Three (3) NEMA 6-30R 208V wall outlets shown on E2.0 (kitchen area); no approved-list rate for 208V specialty outlet; not included in standard duplex or GFCI counts	Flag for electrical sub to price as part of kitchen equipment circuits
23	Div 26	Existing MDP Excluded: 480V/3PH/1200A Main Distribution Panel shown on E3.0 is existing building gear — no new TI work priced	Confirm with building owner/landlord that existing MDP has capacity for new tenant loads (346,500W total per load analysis on E0.0)

#	DIVISION	FLAG	ACTION REQUIRED
24	All	Grand Total vs. Client Target Budget: Estimate = \$331,353.94 vs. target \$455,850 — delta of \$124,496.06 (27% below target); TBD items (Countertop Quartz, Wood Wall Panel WD-1, Cased Opening Frame/Finish, 75KVA Transformer, Venetian Plaster, T-8 tile, SK-1 sink) not yet priced and will increase the total when confirmed	Resolve all TBD items; obtain subcontractor bids for MEP scopes with estimated quantities (ductwork LF, pipe LF) before finalizing budget comparison

⚠ Estimate Accuracy Notice

This estimate reflects only what the uploaded plans and Phase Context specify. Even at ● High Confidence — which only means the Phase Context fields are filled — it cannot account for anything the plans themselves didn't show or the estimator didn't enter, including:

- True structural/deck height above a dropped ceiling (affects real stud/track length on fire- or smoke-rated walls)
- Code-required items plans don't always show (backflow preventers, grease traps, fire-rated assemblies, ADA clearances)
- Site/as-built conditions that differ from the drawings

Verify these in the field before ordering or bidding. Use Executive Overrides / Special Notes to tell the AI about anything the plans don't show — the more complete the input, the more accurate the estimate.

⚠ QC REVIEW — Check before submitting

- Div 06 line 10: Countertop SF quantity marked as dash/TBD. Confirm exact SF with millwork sub before final pricing.
- Div 06 line 11: Wood wall panel quantity and unit cost both TBD. Obtain supplier quote for specified Andor Willow product.
- Div 26 line 2: 75KVA transformer has no approved-list rate and cost is TBD. Confirm pricing with electrical equipment supplier.
- Div 21: Fire Suppression division table is empty with no line items. Confirm scope inclusion or mark as excluded.

Not verified by QC: Prices and unit costs; Quantities against Calculator data (exact check covers Phase 1 framing LF only); Text past the first 24,000 characters (format review only).

EXCLUSIONS & CLARIFICATIONS

The following items are excluded from this estimate unless otherwise noted:

- 1. Building permits, inspection fees, and utility connection charges
- 2. Furniture, fixtures, and equipment (FF&E) not permanently fixed
- 3. Architectural, engineering, and interior design fees
- 4. Special testing, inspections, and commissioning
- 5. Signage and storefront identity graphics
- 6. Owner-supplied items (OSI) installed by contractor
- 7. Hazardous material remediation (asbestos, lead paint)
- 8. Temporary facilities during construction (utilities, protections)
- 9. Storefront glazing and exterior facade systems — not in scope
- 10. Low-voltage cabling, AV systems, and structured wiring — by others
- 11. Building shell, structure, and roof — existing, provided by landlord

⚠ Any work not explicitly listed within the scope divisions is considered excluded. Consult your estimator for additional clarifications.

PRICING BASIS & TIER ASSUMPTIONS

Unit prices in this estimate come from the **ECONOMICAL** price list selected for this project. Where an item has no verified price, the report shows TBD instead of an estimate.

Location: **Houston, Texas**. Regional adjustment vs the Houston baseline: labor **0%**, materials **0%**.

Items marked TBD in this report: **5**.

Notes on items in this report whose pricing reflects a specific decision rather than a simple proportional adjustment between tiers:

Metal Stud Framing & Track — Metal stud framing is priced by stud size, gauge, and wall height — for example 20GA studs up to 12 ft, 20GA at 14–16 ft, and heavier 16–18GA structural studs at 16 ft and above — with track included where the line item says so. Heavier gauge and taller walls carry a higher cost per LF.

ACT Ceiling Grid Hardware — Luxury tier reflects narrow architectural-profile grid and corrosion-resistant/custom-finish hardware; Economical reflects standard intermediate-duty grid.

Electric Water Heater — Luxury tier reflects a hybrid heat-pump unit, not a larger standard tank — these carry genuinely higher unit and installation cost (dedicated circuit, condensate drainage) versus a standard electric tank.

Structural Steel (Columns, Beams, Lintels, Deck, C-Joist Framing) — Structural steel rates are typical allowances, not engineered quotes. Actual cost depends on the span, load, and member sizes on the structural plans and should be confirmed against the structural drawings and a steel supplier. Luxury tier reflects heavy-gauge, long-span, or architecturally complex conditions (cranes, large crews, custom profiles) that general pricing guides typically do not cover; Economical and Standard tiers reflect common, off-the-shelf scenarios. Permit and inspection fees are excluded from all structural steel pricing, consistent with the rest of this estimate.

⚠ IMPORTANT DISCLAIMER
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YOUR NAME
PREPARED ON: 2026-10-16

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