Commercial New Build Estimate: 7,200 SF Single-Story Office, Metal Framed

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This commercial estimate template covers a 7,200 SF ground-up, single-story office building with a metal frame and metal roof, finished interiors, and a paved lot. Adjust quantities and unit costs for your site and local pricing.

Division 01: General Conditions	Qty	Unit	Unit Cost	Total
Building permit, plan review, and impact fees allowance	1	lot	$18,000.00	$18,000.00
Superintendent	32	weeks	$2,800.00	$89,600.00
Project management and billing	8	months	$4,500.00	$36,000.00
Temporary facilities (office trailer, toilet, fence, power)	8	months	$2,400.00	$19,200.00
Builder risk insurance and bonds	1	lot	$22,000.00	$22,000.00
Final construction clean	7,200	SF	$0.60	$4,320.00
Division 01: General Conditions Subtotal				**$189,120.00**

Design and Engineering	Qty	Unit	Unit Cost	Total
Architectural, structural, and MEP design	7,200	SF	$9.00	$64,800.00
Geotechnical report and boundary/topographic survey	1	lot	$12,000.00	$12,000.00
Design and Engineering Subtotal				**$76,800.00**

Division 31/32/33: Sitework	Qty	Unit	Unit Cost	Total
Clearing, mass grading, and fine grade	1	lot	$48,000.00	$48,000.00
SWPPP and erosion control	1	lot	$6,500.00	$6,500.00
Building pad excavation and engineered fill	1	lot	$42,000.00	$42,000.00
Underground utilities (water, sewer, storm, conduit)	1	lot	$85,000.00	$85,000.00
Asphalt paving, base, and compaction	18,000	SF	$5.50	$99,000.00
Curb and gutter	600	lin ft	$28.00	$16,800.00
Concrete sidewalks and ADA ramps	2,400	SF	$8.50	$20,400.00
Striping, wheel stops, and site signage	1	lot	$6,500.00	$6,500.00
Landscaping and irrigation	1	lot	$38,000.00	$38,000.00
Site lighting (pole fixtures)	6	each	$4,200.00	$25,200.00

Division 31/32/33: Sitework Subtotal				$387,400.00

Division 03: Concrete	Qty	Unit	Unit Cost	Total
Footings and foundation walls	7,200	SF	$9.00	$64,800.00
Slab on grade (5 in, reinforced)	7,200	SF	$8.50	$61,200.00
Vapor barrier and compacted rock base	7,200	SF	$1.75	$12,600.00
Division 03: Concrete Subtotal				**$138,600.00**

Division 05: Metals	Qty	Unit	Unit Cost	Total
Structural steel / metal building frame	7,200	SF	$14.00	$100,800.00
Standing seam metal roof panels	8,000	SF	$11.00	$88,000.00
Metal wall panel accents at facade	3,200	SF	$22.00	$70,400.00
Division 05: Metals Subtotal				**$259,200.00**

Division 06/07/09: Framing, Insulation, and Drywall	Qty	Unit	Unit Cost	Total
Exterior metal stud wall framing and sheathing	4,080	SF	$10.00	$40,800.00
Interior metal stud partitions	3,000	SF	$4.50	$13,500.00
Drywall both sides, hung and taped (Level 4)	6,000	SF	$5.00	$30,000.00
Roof insulation (R-38)	7,200	SF	$2.20	$15,840.00
Exterior wall insulation (R-19)	4,080	SF	$2.00	$8,160.00
Division 06/07/09: Framing, Insulation, and Drywall Subtotal				**$108,300.00**

Division 08: Openings	Qty	Unit	Unit Cost	Total
Aluminum storefront glazing	1,200	SF	$75.00	$90,000.00
Exterior hollow metal doors with hardware	4	each	$3,200.00	$12,800.00
Interior solid core doors, frames, and hardware	18	each	$1,250.00	$22,500.00
Interior glass sidelites	6	each	$1,800.00	$10,800.00
Division 08: Openings Subtotal				**$136,100.00**

Division 09: Finishes	Qty	Unit	Unit Cost	Total
Carpet tile (offices)	4,200	SF	$6.50	$27,300.00
Luxury vinyl plank (break room, corridors)	1,200	SF	$8.00	$9,600.00
Porcelain tile (restrooms)	600	SF	$18.00	$10,800.00
Sealed concrete (storage, mechanical)	1,200	SF	$3.00	$3,600.00
Rubber wall base	1,000	lin ft	$3.50	$3,500.00
Acoustical ceiling grid and tile	6,000	SF	$5.50	$33,000.00

Interior paint (2 coats)	12,000	SF	$1.10	$13,200.00
Division 09: Finishes Subtotal				**$101,000.00**

Division 10/12: Specialties and Millwork	Qty	Unit	Unit Cost	Total
Toilet partitions and restroom accessories	6	stalls	$1,100.00	$6,600.00
Room signage and ADA signage	1	lot	$6,500.00	$6,500.00
Fire extinguishers and cabinets	8	each	$275.00	$2,200.00
Break room casework and countertops	1	lot	$28,000.00	$28,000.00
Reception desk and built-ins	1	lot	$18,000.00	$18,000.00
Window shades	1,000	SF	$6.00	$6,000.00
Division 10/12: Specialties and Millwork Subtotal				**$67,300.00**

Division 22: Plumbing	Qty	Unit	Unit Cost	Total
Plumbing rough-in and piping	7,200	SF	$5.00	$36,000.00
Plumbing fixtures (toilets, lavatories, sinks)	12	each	$1,400.00	$16,800.00
Water heater	1	each	$3,800.00	$3,800.00
Division 22: Plumbing Subtotal				**$56,600.00**

Division 23: HVAC	Qty	Unit	Unit Cost	Total
Rooftop units (7.5 ton)	4	each	$14,500.00	$58,000.00
Ductwork, diffusers, and grilles	7,200	SF	$9.00	$64,800.00
Controls, balancing, and commissioning	1	lot	$22,000.00	$22,000.00
Division 23: HVAC Subtotal				**$144,800.00**

Division 21/28: Fire Protection	Qty	Unit	Unit Cost	Total
Fire sprinkler system	7,200	SF	$4.75	$34,200.00
Fire alarm system	1	lot	$18,500.00	$18,500.00
Division 21/28: Fire Protection Subtotal				**$52,700.00**

Division 26/27: Electrical and Low Voltage	Qty	Unit	Unit Cost	Total
Electrical service and distribution	1	lot	$68,000.00	$68,000.00
LED lighting and controls	7,200	SF	$7.50	$54,000.00
Power, receptacles, and branch wiring	7,200	SF	$6.50	$46,800.00

Data and low voltage cabling	7,200	SF	$3.50	$25,200.00
Emergency lighting and exit signs	1	lot	$9,500.00	$9,500.00
Division 26/27: Electrical and Low Voltage Subtotal				**$203,500.00**

Summary

Division 01: General Conditions		$189,120.00
Design and Engineering		$76,800.00
Division 31/32/33: Sitework		$387,400.00
Division 03: Concrete		$138,600.00
Division 05: Metals		$259,200.00
Division 06/07/09: Framing, Insulation, and Drywall		$108,300.00
Division 08: Openings		$136,100.00
Division 09: Finishes		$101,000.00
Division 10/12: Specialties and Millwork		$67,300.00
Division 22: Plumbing		$56,600.00
Division 23: HVAC		$144,800.00
Division 21/28: Fire Protection		$52,700.00
Division 26/27: Electrical and Low Voltage		$203,500.00
Direct Cost Subtotal		**$1,921,420.00**
Overhead	10.0%	$192,142.00
Profit (on direct cost + overhead)	8.0%	$169,084.96
TOTAL ESTIMATE		**$2,282,646.96**

Scope of work
[Describe the work included in this estimate.]

Exclusions
[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline
Estimated [X] working days from start, weather and inspections permitting.

Payment terms
50% deposit at scheduling, 50% due at completion.

Warranty
1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance
License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____ Date: _____

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Commercial New Build Estimate: Auto Service Center

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This commercial estimate template covers a ground-up 9,600 SF auto service center with six service bays, a customer lobby, and restrooms on a paved lot. Adjust quantities and unit costs for your site and local pricing.

General Conditions and Design	Qty	Unit	Unit Cost	Total
Building permit, plan review, and impact fees allowance	1	lot	$22,000.00	$22,000.00
Architectural, structural, MEP, and civil design	1	lot	$86,000.00	$86,000.00
Geotechnical borings and report (lift anchorage)	1	lot	$9,500.00	$9,500.00
Superintendent	30	weeks	$2,800.00	$84,000.00
Temporary facilities and site security	7	months	$3,200.00	$22,400.00
Debris bins (swapped monthly)	7	months	$650.00	$4,550.00
Final construction clean	9,600	SF	$0.55	$5,280.00
General Conditions and Design Subtotal				**$233,730.00**

Sitework	Qty	Unit	Unit Cost	Total
Excavation, site preparation, and fine grade	1	lot	$65,000.00	$65,000.00
SWPPP and erosion control	1	lot	$6,500.00	$6,500.00
Underground utilities, oil/water separator, and drains	1	lot	$98,000.00	$98,000.00
Asphalt parking and drive lanes	26,000	SF	$5.75	$149,500.00
Concrete apron at bay doors	2,400	SF	$9.50	$22,800.00
Curb, sidewalks, and ADA ramps	1	lot	$24,000.00	$24,000.00
Striping and signage	1	lot	$5,500.00	$5,500.00
Landscaping and irrigation	1	lot	$28,000.00	$28,000.00
Sitework Subtotal				**$399,300.00**

Concrete	Qty	Unit	Unit Cost	Total
Perimeter footings (stem wall and strip footing)	440	lin ft	$85.00	$37,400.00
Spread footings at columns	16	each	$1,400.00	$22,400.00
Reinforced slab on grade (6 in) with vapor barrier and base	9,600	SF	$10.50	$100,800.00
Drilled piers for 2-post lift anchorage	6	each	$1,800.00	$10,800.00
Trench drains in service bays	120	lin ft	$120.00	$14,400.00
Concrete polish and sealer in service area	7,200	SF	$4.25	$30,600.00

Concrete Subtotal				**$216,400.00**

Steel and Shell	Qty	Unit	Unit Cost	Total
Pre-engineered metal building package (steel frame)	9,600	SF	$17.00	$163,200.00
Standing seam metal roof panels	10,400	SF	$11.00	$114,400.00
Metal wall panels	5,200	SF	$12.50	$65,000.00
Roof and wall insulation (R-25)	15,600	SF	$2.40	$37,440.00
Overhead coiling or sectional doors (14 ft, with openers)	6	each	$6,800.00	$40,800.00
Storefront glazing at lobby	300	SF	$75.00	$22,500.00
Exterior and interior hollow metal doors with hardware	8	each	$2,400.00	$19,200.00
Steel and Shell Subtotal				**$462,540.00**

Interior Framing and Finishes	Qty	Unit	Unit Cost	Total
Metal stud partitions and drywall (lobby, offices, restrooms)	4,200	SF	$8.50	$35,700.00
FRP wall panels in service bays	2,400	SF	$4.75	$11,400.00
Acoustical ceiling (lobby and offices)	1,600	SF	$5.50	$8,800.00
Luxury vinyl plank and tile (lobby, restrooms)	1,600	SF	$9.50	$15,200.00
Interior paint	9,000	SF	$1.10	$9,900.00
Restroom partitions, accessories, and signage	1	lot	$7,500.00	$7,500.00
Service counter and lobby casework	1	lot	$16,000.00	$16,000.00
Interior Framing and Finishes Subtotal				**$104,500.00**

Plumbing and Compressed Air	Qty	Unit	Unit Cost	Total
Plumbing rough-in and finish (restrooms, mop sink, break area)	1	lot	$38,000.00	$38,000.00
Floor drain package in shop	1	lot	$4,500.00	$4,500.00
Water heater	1	each	$3,200.00	$3,200.00
Compressed air piping and compressor hookup	1	lot	$14,500.00	$14,500.00
Gas piping to unit heaters	1	lot	$6,500.00	$6,500.00
Plumbing and Compressed Air Subtotal				**$66,700.00**

HVAC and Ventilation	Qty	Unit	Unit Cost	Total
Rooftop unit for lobby and offices	1	each	$14,500.00	$14,500.00
Gas unit heaters in service bays	4	each	$4,200.00	$16,800.00
Shop exhaust fans and make-up air	1	lot	$18,000.00	$18,000.00
Vehicle exhaust extraction hose reels	6	each	$2,600.00	$15,600.00
Ductwork, controls, and balancing	1	lot	$17,500.00	$17,500.00

HVAC and Ventilation Subtotal				**$82,400.00**

Fire Protection and Electrical	Qty	Unit	Unit Cost	Total
Fire sprinkler system	9,600	SF	$4.25	$40,800.00
Fire alarm system	1	lot	$14,000.00	$14,000.00
Electrical service and distribution (400A, 3-phase)	1	lot	$64,000.00	$64,000.00
LED shop lighting package	9,600	SF	$3.25	$31,200.00
Lobby and office lighting	1,600	SF	$7.50	$12,000.00
Shop power, lift circuits, and receptacles	9,600	SF	$4.50	$43,200.00
Data, low voltage, and security cameras	1	lot	$14,000.00	$14,000.00
Exit signs and emergency lighting	1	lot	$6,500.00	$6,500.00
Fire Protection and Electrical Subtotal				**$225,700.00**

Summary

General Conditions and Design		$233,730.00
Sitework		$399,300.00
Concrete		$216,400.00
Steel and Shell		$462,540.00
Interior Framing and Finishes		$104,500.00
Plumbing and Compressed Air		$66,700.00
HVAC and Ventilation		$82,400.00
Fire Protection and Electrical		$225,700.00
Direct Cost Subtotal		**$1,791,270.00**
Overhead	10.0%	$179,127.00
Profit (on direct cost + overhead)	8.0%	$157,631.76
TOTAL ESTIMATE		**$2,128,028.76**

Scope of work
[Describe the work included in this estimate.]

Exclusions
[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline
Estimated [X] working days from start, weather and inspections permitting.

Payment terms
50% deposit at scheduling, 50% due at completion.

Warranty
1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance
License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____ Date: _____

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Commercial New Build Estimate: Small Retail Building

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This commercial estimate template covers a ground-up 4,000 SF retail shell with storefront glazing, a rooftop HVAC package, and a paved lot. Tenant finishes are left to the tenant; adjust quantities and unit costs for your site.

General Conditions and Design	Qty	Unit	Unit Cost	Total
Building permit, plan review, and impact fees allowance	1	lot	$14,000.00	$14,000.00
Architectural, structural, and MEP design	4,000	SF	$8.50	$34,000.00
Geotechnical report and survey	1	lot	$8,500.00	$8,500.00
Superintendent	20	weeks	$2,800.00	$56,000.00
Temporary facilities, fence, and toilet	5	months	$2,200.00	$11,000.00
Debris removal	1	lot	$5,500.00	$5,500.00
Final construction clean	4,000	SF	$0.55	$2,200.00
General Conditions and Design Subtotal				**$131,200.00**

Sitework	Qty	Unit	Unit Cost	Total
Grading, excavation, and engineered fill	1	lot	$38,000.00	$38,000.00
SWPPP and erosion control	1	lot	$4,500.00	$4,500.00
Underground utilities (water, sewer, storm, electrical conduit)	1	lot	$62,000.00	$62,000.00
Asphalt paving and base	14,000	SF	$5.50	$77,000.00
Concrete sidewalks, curb, and ADA ramps	1	lot	$22,000.00	$22,000.00
Striping and signage	1	lot	$4,500.00	$4,500.00
Landscaping and irrigation	1	lot	$18,000.00	$18,000.00
Dumpster enclosure	1	each	$7,500.00	$7,500.00
Sitework Subtotal				**$233,500.00**

Concrete	Qty	Unit	Unit Cost	Total
Footings and foundation	4,000	SF	$9.00	$36,000.00
Slab on grade (5 in, reinforced)	4,000	SF	$8.50	$34,000.00
Vapor barrier and compacted base	4,000	SF	$1.75	$7,000.00
Concrete Subtotal				**$77,000.00**

Structure and Shell	Qty	Unit	Unit Cost	Total
Structural steel frame and roof joists/deck	4,000	SF	$15.00	$60,000.00
Exterior wall framing, sheathing, and weather barrier	3,000	SF	$11.00	$33,000.00
Exterior finish (stucco, brick veneer, or metal panel)	3,000	SF	$16.00	$48,000.00
TPO roofing with insulation (R-30)	4,200	SF	$8.00	$33,600.00
Roof drains, scuppers, and flashing	1	lot	$7,500.00	$7,500.00
Parapet and coping	280	lin ft	$38.00	$10,640.00
Structure and Shell Subtotal				**$192,740.00**

Openings	Qty	Unit	Unit Cost	Total
Aluminum storefront glazing system	600	SF	$75.00	$45,000.00
Storefront entry doors with hardware	2	each	$4,200.00	$8,400.00
Rear service door (hollow metal)	1	each	$2,200.00	$2,200.00
Interior demising wall framing and drywall (fire rated)	800	SF	$12.00	$9,600.00
Openings Subtotal				**$65,200.00**

Rough Interior Systems	Qty	Unit	Unit Cost	Total
Warm shell drywall at restrooms and utility room	1,200	SF	$6.00	$7,200.00
Restroom finishes (tile, paint, accessories)	2	each	$6,800.00	$13,600.00
Plumbing rough-in and two ADA restrooms	1	lot	$24,000.00	$24,000.00
Water heater	1	each	$2,800.00	$2,800.00
Exposed ceiling paint and shell paint	4,000	SF	$1.25	$5,000.00
Sealed concrete floor	4,000	SF	$2.50	$10,000.00
Rough Interior Systems Subtotal				**$62,600.00**

HVAC	Qty	Unit	Unit Cost	Total
Rooftop units (5 ton)	2	each	$11,500.00	$23,000.00
Ductwork and diffusers	4,000	SF	$6.00	$24,000.00
Controls and balancing	1	lot	$6,500.00	$6,500.00
HVAC Subtotal				**$53,500.00**

Fire Protection and Electrical	Qty	Unit	Unit Cost	Total
Fire sprinkler system	4,000	SF	$4.50	$18,000.00
Fire alarm rough-in and devices	1	lot	$8,500.00	$8,500.00
Electrical service (400A) and panels	1	lot	$38,000.00	$38,000.00
Shell lighting and receptacles	4,000	SF	$6.50	$26,000.00

Exterior and site lighting	1	lot	$16,000.00	$16,000.00
Exit signs and emergency lighting	1	lot	$4,500.00	$4,500.00
Exterior signage allowance (raceways and blocking only)	1	lot	$6,000.00	$6,000.00
Fire Protection and Electrical Subtotal				**$117,000.00**

Summary

General Conditions and Design		$131,200.00
Sitework		$233,500.00
Concrete		$77,000.00
Structure and Shell		$192,740.00
Openings		$65,200.00
Rough Interior Systems		$62,600.00
HVAC		$53,500.00
Fire Protection and Electrical		$117,000.00
Direct Cost Subtotal		**$932,740.00**
Overhead	10.0%	$93,274.00
Profit (on direct cost + overhead)	8.0%	$82,081.12
TOTAL ESTIMATE		**$1,108,095.12**

Scope of work
[Describe the work included in this estimate.]

Exclusions
[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline
Estimated [X] working days from start, weather and inspections permitting.

Payment terms
50% deposit at scheduling, 50% due at completion.

Warranty
1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance
License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____ Date: _____

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