FOR ARCHITECTS & DESIGNERS

Sample open-book estimate (redacted)

This sample shows how Antoon organizes an open-book estimate. Dollar amounts, vendor names and project identity are redacted. It is a format example only — not a quote.

Estimate structure

- Division / trade headers (for example demolition, framing, electrical, plumbing, finishes)
- Line items with quantity, unit, unit cost and extension columns
- Allowances listed separately and labeled as allowances
- General conditions and project management shown as their own lines
- Contingency and tax called out where applicable

Sample (redacted) trade groups

- 01 Demolition & protection — details provided at consultation
- 02 Rough carpentry / framing — details provided at consultation
- 03 Electrical — details provided at consultation
- 04 Plumbing — details provided at consultation
- 05 HVAC — details provided at consultation
- 06 Insulation & drywall — details provided at consultation
- 07 Tile, stone & countertops — details provided at consultation
- 08 Cabinetry & millwork — details provided at consultation
- 09 Paint & finishes — details provided at consultation
- 10 General conditions & project management — details provided at consultation

Notes

Budgets are reviewed during design so drawings stay aligned with cost. Final numbers depend on drawings, finishes and site conditions.

No pricing in this document is a bid. For a project-specific open-book estimate, send a set to info@antoonservices.com.

Details provided at consultation where pricing, permit notes, or project-specific terms are not listed here.