

DraftTakeoff — Project Overview

Maple Street Community Hall

52 measured line(s) · Structural, Architectural, Interior, Plumbing, HVAC, Electrical, Sitework, General Requirements · US · prepared 2026-08-30

CONSTRUCTION COST

\$635k – \$953k

Concept Screening · -50% / +100%

DURATION

2 – 3 months

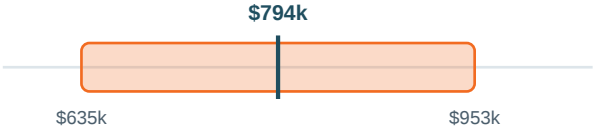
no cross-check was possible — only one method could be evaluated

PEAK CASH TO CARRY

\$333k – \$500k

around month 2

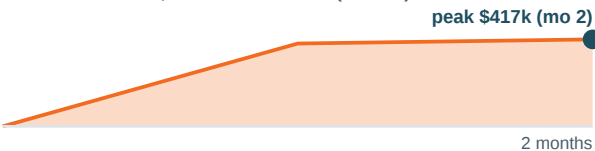
COST — WORKING RANGE



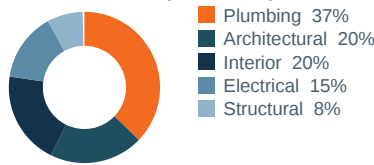
DURATION RANGE



CASH YOU CARRY, MONTH BY MONTH (MODEL)



TRADE VALUE MIX (INDICATIVE)



The five lines that carry 54% of the value — check these first

1	Water closet, floor mounted, flush valve (mark WC) Plumbing · cum 15%	\$34k
2	60 mil TPO single ply membrane, mechanically fastened Architectural · cum 28%	\$29k
3	Lavatory, wall hung, sensor faucet (mark LAV) Plumbing · cum 38%	\$22k
4	Sealed concrete — Main Hall Interior · cum 46%	\$17k
5	Metal roof deck, 1-1/2 in type B, 22 gauge Structural · cum 54%	\$17k

Indicative weights from the reference rates seeded in the workbook, across its 24 priced lines — your prices replace them.

Risk at a glance

FINANCIAL — CASH EXPOSURE

\$333k–\$500k

— peak around month 2

— ≈ 52% of the cost point, carried before payment catches up

PLAN THE FACILITY

DOCUMENTATION — WHAT THE SET TELLS US

36/100

— 1 question(s) the drawings left open

— every trade accounted for

LIMITED

SCOPE — WORK MOVING TO YOU

NOT SCORED

— the set could not be swept for scope-transfer wording

NEEDS MORE

SCHEDULE — HOW FIRM THE MONTHS ARE

2–3 mo

— one estimating method only — no cross-check was possible

— treat the ends of the range as genuinely open

UNVERIFIED

Every figure in this panel is computed from this submission — a domain this screening cannot measure (site safety, ground conditions, market appetite) is not scored rather than guessed.

What we could not see

Trade	Question for your designer
—	3 measured line(s) are low confidence — the drawings did not carry enough detail to measure them firmly.

How complete your set is

Submission completeness: 36 of 100 (LIMITED)

Your submission is missing key documents. We can still proceed, but coverage will be partial: entire trades or work sections may be excluded or carried as allowances, and the totals will NOT represent the full project. We recommend supplying the missing items first. By proceeding you accept these limitations in writing.

- No drawing set detected for trade(s): structural, architectural, plumbing, electrical, hvac
- The submitted drawing files could not be opened, so the quality of their text layer is unknown — this is not a finding that they are poor
- No specification / general-notes document detected
- Page-completeness check raised a flag that has not been confirmed by a human

Where this set moves work out of your price

We could not sweep this set for scope-transfer wording.

The drawing files this job refers to were not available to read, so no sweep was run. This is not a finding of nothing.

Trades nobody has decided about

Every standard trade in this set was either taken off or declared out of scope.

A trade nobody has decided about: it was not taken off, and it was not declared out of scope either. It leaves nothing behind to notice - no empty line, no zero, no heading.

If you take this further

We could not tell how large a full take-off of this set would be.

No page count was recorded for this submission.

How to read this

Every figure above is a RANGE, because at this stage a single number would be the one figure guaranteed to be wrong while looking authoritative. The range conforms to Concept Screening in the AACE cost-estimate classification framework, whose accepted accuracy at this level of project definition is -50% to +100%. We reference that framework; we are not affiliated with or endorsed by AACE International.

Cost basis: area x published rate — 3,200 SF x 165-331 USD/SF (escalated 2 year(s) at 5%/yr; source grade C); source: USA Estimators (estimators.us) — 500-seat church building cost guide, Oct 2024: \$150–\$300/SF for standard construction, assembly occupancy; the source range spans 67% of the point; shown at ±20% — the class accuracy statement in the footer still applies and the tails remain possible

Not for tender submission. Do not price a bid from this report. **Not a construction schedule** — the duration is a planning range, not a schedule to build to or claim against. **Not financial advice** — the cash figure is arithmetic over a preliminary curve. We measure what is drawn; anything absent from the drawings is absent here and listed above. This report is generated automatically: there are no revisions and no support.