EXAMPLE FRAMING CO.

1234 Example Road SE, Calgary, AB
403-555-0142 · estimating@example.com · GST 00000 0000 RT0001 (sample)

BID

Q-0219

Date	**Fri Oct 2, 2026, 6:40 PM**
Valid until	**Nov 1, 2026**
Bid due	**Mon Oct 5, 2026, 8:00 AM**

TO

Example Homes Ltd.
Project manager, Example Homes Ltd.
5678 Sample Avenue NW, Calgary, AB

PROJECT

Plan EH-2412: two-storey house, basement suite, detached garage
Lot 12, Block 4 · 123 Example Crescent SW, Calgary, AB
Drawings: Example Design Studio, rev 0 issued for pricing 2026-09-28, received Fri Oct 2, 4:12 PM

SCOPE: LABOUR ONLY

Frame the house, the basement suite and the garage to the drawings: floor systems (install the builder's I-joists, rim and subfloor), walls and headers, roof trusses (install), wall and roof sheathing, stairs, pony walls and guards, blocking and backing, and fall protection.

ITEM	QTY	UNIT	RATE	AMOUNT
R1 House framing, main and upper floors: floor systems (install builder-supplied I-joists, rim, 3/4" subfloor), walls, roof trusses (install), wall and roof sheathing	2,400	sq ft	$11.25	$27,000.00
R2 Basement suite: frost walls, partitions, fire-separation framing	1,100	sq ft	$3.50	$3,850.00
R3 Detached garage 22' x 22': walls, overhead door header, trusses (install), sheathing	1	lump sum	$3,180.00	$3,180.00
R4 Stairs: main to upper, basement to main	2	flight	$950.00	$1,900.00
R5 Pony walls and guards (stair, open foyer)	3	each	$150.00	$450.00
R6 Blocking and backing package (see takeoff)	640	LF	$1.75	$1,120.00
R7 Fall protection: guardrails, anchors, written plan (OHS Code Part 9)	1	lump sum	$900.00	$900.00

Subtotal	$38,400.00
GST 5%	$1,920.00
Total	**$40,320.00**

TAKEOFF (TO CHECK THE BUILDER'S LUMBER PACKAGE)

STUDS	PLATES	HEADERS	SHEATHING	BLOCKING	SUBFLOOR
1,184	2,960 LF	46	212 SHT	640 LF	74 SHT

Quantities from the AI takeoff of the drawings (wall by wall, with waste), checked by our estimator. Detail in the takeoff workbook.

CLARIFICATIONS

- RFI-01: header mark H3 (window W2, A-101) has no size on S-101. Priced as 2-2x10 SPF No.2. An engineered header, if specified, is a change.
- RFI-02: roof pitch is 7/12 on A-201 and 6/12 on A-301. Priced at 7/12; the price stands if 6/12 is confirmed.

SAMPLE

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INCLUDED

- Layout from the builder's grid and benchmarks.
- Install of I-joists, rim, hangers, trusses, beams and posts supplied by others.
- Walls, headers, wall and roof sheathing, subfloor install.
- Blocking and backing per the takeoff (640 LF), two stairs, three pony walls and guards.
- Fall protection: guardrails, anchors and a written plan per the Alberta OHS Code, Part 9.
- Framing debris placed in the builder's bin.

NOT INCLUDED

- Lumber, hardware, fasteners, I-joists, trusses, beams and hangers (by the builder and suppliers).
- Crane, forklift, bin, temporary power and heat, snow removal.
- Windows and doors, siding, roofing, insulation, drywall.
- Engineering, permits, inspection fees, surveys.
- Repairs of work damaged by others.

SCHEDULE

Start within 10 working days of award. House about 15 working days, garage and suite about 5, weather permitting.

PAYMENT

DRAW	%	WORK COMPLETED	AMOUNT
Draw 1	40%	Main floor system and walls, basement stair	$15,360.00
Draw 2	40%	Upper floor system and walls, roof trusses, wall and roof sheathing	$15,360.00
Draw 3	20%	Garage, basement suite, blocking; after the framing inspection	$7,680.00

- Each draw is billed with a proper invoice and is payable within 28 calendar days of receipt, as Alberta's Prompt Payment and Construction Lien Act requires.
- Holdback of 10% retained and released as the Act requires.
- Changes: a written change order, priced and signed before the work. Time and materials at $100.00 per crew-hour (two framers) plus materials at cost.

ACCEPTANCE

Example Homes Ltd. (name, title, signature, date)

Example Framing Co. (name, title, signature, date)

Prepared the same day the plans arrived: takeoff and pricing drafted by Alpha Seed's AI from the PDF set, flags raised for the two unclear items, checked and approved by our estimator at 6:31 PM, sent at 6:40 PM.

SAMPLE