



BUILDING ENVELOPE & FINISHES

COMMERCIAL & MULTI-FAMILY / EXCEL + MARKED-UP PDF / 48-HOUR TURNAROUND

MASONRY (CMU) — QUANTITY TAKEOFF

Campground Shower House Replacement — Montauk State Park, Salem, MO (Project X2530-01)

PORTFOLIO SAMPLE — prepared from a publicly posted Missouri OA bid set; not commissioned client work

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Date: July 2026

Method: On-Screen Takeoff (OST); CMU wall area and grout-fill courses measured digitally at stated plan scale

Documents used: Floor Plan A-101, Building Sections A-301

Deliverables: This Excel workbook + color-coded marked-up PDF plans keyed to the condition list

SCOPE SUMMARY

Ground Face RB CMU wall, 9 ft (A-101)	3,134 SF
Rated RB CMU wall, 9 ft (A-101)	349 SF
Rated RB CMU wall, 9 ft, grout full (A-301)	324 SF
Precast sill (A-101/03)	7 LF
Precast shower seat (A4.02/10)	17 LF
Install HM frames	9 EA
Grout fill — top 2 courses @ HOW	407 LF
Grout fill — courses #6 & #7 AFF	407 LF
Grout fill — vertical course, 9 ft	927 LF
Grout fill — above openings	113 LF

ASSUMPTIONS & NOTES

1. CMU wall SF is measured net of openings, by wall type per the wall legend (ground face vs. rated, both at 9 ft height).
2. Grout fill conditions are measured in linear feet by course and location — top two courses at head-of-wall, courses #6–7 above finish floor, full vertical course, and above-opening fill — since grout is priced and placed differently by condition.
3. Precast accessories (sill, shower seat) are counted separately from CMU wall area.
4. HM frame installation is a count only; frames are furnished under the door/frame section.
5. Quantities reflect Floor Plan A-101 and Building Sections A-301.
6. Quantities are net measured; no waste factors added. Apply your own waste and pricing factors.
7. This is a quantity takeoff only. No pricing, cost data, or budget figures are included or implied.

SEE ADDITIONAL TAB(S) BELOW.

Summary

Takeoff

Exclusions

Clarifications